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**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
FEBRUARY 5TH, 2020 AT 1:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the regular meeting of the Planning Commission on December 4th, 2019
- 3)** Citizens' Participation
(A three-minute limit per person)
(A twelve-minute limit per topic)
- 4)** Case #P01-20 – Public hearing and consideration of approval of a rezone request from A-1 (Rural Agricultural) to a PUD (Planned Unit Development) for a 40.08-acre property, located 630 feet west of the northwest corner of North Bryan Avenue and East 45th Street
Applicant: Mass Architects
- 5)** Case #P02-20 – Public hearing and consideration of approval of a rezone request from R-2 (Combined Residential) to C-3 (Highway Commercial) for a 0.11-acre property, located 60 feet east of the northeast corner of North Harrison Avenue and East Whittaker Street
Applicant: Judy Akerman
- 6)** Case #P03-20 – Public hearing and consideration of approval of a conditional use permit for a cell tower for a 0.29-acre property, located at 1310 North Kickapoo Avenue
Applicant: Troy Williams
- 7)** Case #S01-20 – Consideration of approval of a preliminary plat for Hyatt Addition, Section IV, a 6.57-acre property located east of North Harrison Avenue and south of East 45th Street, for the purpose of a single-family development
Applicant: Hyatt Development, LLC
- 8)** Case #S10-19 – Consideration of approval of a final plat for Hyatt Addition, Section IV, a 6.57-acre property located east of North Harrison Avenue and south of East 45th Street, for the purpose of a single-family development
Applicant: Hyatt Development, LLC
- 9)** Consideration of approval of an amendment to the City of Shawnee Code of Ordinances, Chapter 22, Zoning Code, Section 155, Agricultural Uses, Subsection 4, Dimensional Standards, amending the agricultural dimensional standards for minimum street frontage (feet)
- 10)** Planning Director's Report
- 11)** Commissioners Comments and/or New Business
- 12)** Adjournment

PLANNING COMMISSION MINUTES

DATE: DECEMBER 4TH, 2019

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, December 4th, 2019, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1: Roll Call

Upon roll call the following members were present:

Present: Deem, Walker, Bergsten, Kienzle, Melot

Absent: Matthews, Rowell

Meeting was called to Order.

AGENDA ITEM NO.2: Consideration of approval of the minutes from the regular meeting of the Planning Commission on November 6th, 2019

Chairman Bergsten asked Commissioners for any comments, questions, or a vote. Commissioner Deem requested a change to the Minutes. She stated that she gave the wrong name for the mill property company. The correct name is the Shawnee Saw Mill. Commissioner Melot made a motion to approve the minutes; seconded by Commissioner Deem.

Motion passed:

AYE: Deem, Walker, Bergsten, Kienzle, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO.3: Citizens' Participation

Chairman Bergsten opened the public portion of the meeting and announced that this is an open time for discussion for those with questions on topics not on the Agenda and asked if anyone would like to come forward.

No one came forward and Chairman Bergsten closed the public portion of the meeting.

AGENDA ITEM NO.6: Case #P14-19 – Public hearing and consideration of approval of a rezone request from RE (Residential Estate) to C-3 (Highway Commercial) for a 2.58-acre property, located at 39405 West MacArthur Street

Applicant: Gregory Peck

Planning Director Rebecca Blaine presented staff report. Director Blaine noted the item had been deferred from the prior month upon the applicant's request. She stated that at the time this application was submitted, the Planning Department had been working under the 2005 Comprehensive Plan, and the Planning Commission deferred the item until the 2019 Comprehensive Plan was adopted, which was adopted October 21st, 2019 by the City Commission. She briefly described the characteristics of the property and the application. She stated the 2019 Comprehensive Plan designates the future land use of this property to be low density residential. She noted there have been five protest letters submitted against the application, including a petition by Redeemer Lutheran Church. She stated staff recommends denial of the rezone.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward. Gary Dowdy came forward to speak against the application. He stated before this area had been annexed by the City of Shawnee, there did not exist regulations that residents favored. He stated the fact that the 2019 Comprehensive Plan designates the future land use of this area to be residential is encouraging to him, and that they would like to maintain that status for as long as they can.

Lewis Walters, the pastor of the Redeemer Lutheran Church, came forward to speak against the application. He shared a three-year study conducted by the Ohio State University in Denver, Colorado. He stated they found that marijuana shops are linked to higher levels of property crimes in nearby areas. He stated they loan part of their facility to the EPIC Charter School.

No one else came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Kienzle made a motion to deny the rezone; seconded by Commissioner Walker.

Motion passed:

AYE: Deem, Walker, Bergsten, Kienzle, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO.4:

Case #P21-19 – Public hearing and consideration of approval of a rezone request from A-1 (Rural Agricultural) to C-3 (Highway Commercial) for a 4.68-acre property, located 250 feet south of the southwest corner of Highway 102 and Lake Road

Applicant: Linda Nowlin

Planning Director Rebecca Blaine presented staff report. She stated the 2019 Comprehensive Plan notes that this area lacks services to serve residents and visitors to the Twin Lakes, and that this property designates this area to have some commercial services. She stated staff recommends approval of the rezone.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Melot made a motion to approve the rezone; seconded by Commissioner Kienzle.

Motion passed:

AYE: Deem, Walker, Bergsten, Kienzle, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #P22-19 – Public hearing and consideration of approval of a conditional use permit for a manufactured home for a 6.4-acre property, located at 39182 Clearpond Road

Applicant: Karen Hinrichs

Planning Director Rebecca Blaine presented staff report. She stated the zoning in the area is all agricultural. She stated the 2019 Comprehensive Plan recommends this area remains agricultural. She stated staff recommends approval.

Commissioner Kienzle asked if the conditional use permit would only be for the applicant's manufactured home throughout its life. Director Blaine stated it is, and that if the ownership changes, the conditional use permit would remain in affect unless the manufactured home were removed.

Commissioner Deem asked about the letter requesting deferment. Director Blaine stated the Planning Department requires an abstractor's list, whose information is derived by the County Assessor's Office. She stated when ownership changes, the county takes 30 to 45 days to update their records, and that the author of the letter bought his property during this time frame, so notification of this conditional use permit had been sent to the previous owner. She stated the Planning Department also publishes a public hearing notice in the *Shawnee News-Star* and posts a sign on the property. She stated the Planning Department has consulted with the City's representation, and they have been told they did their due diligence.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. Bill Madole came forward to speak in favor of the conditional use permit. He stated he has lived next to the subject property his entire life, and he has known the applicant for all her life. He stated his property borders the longest stretch of property involved on the three sides of this property. He stated they have been great neighbors to him. He stated this property is rural and the City getting utilities out there is low on their priority list.

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Walker made a motion to approve the conditional use permit; seconded by Commissioner Deem.

Motion passed:

AYE: Deem, Walker, Bergsten, Kienzle, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO.6:

Case #P14-19 – Public hearing and consideration of approval of a rezone request from RE (Residential Estate) to C-3 (Highway Commercial) for a 2.58-acre property, located at 39405 West MacArthur Street

Applicant: Gregory Peck

This item was moved up to an earlier portion of the meeting by Chairman Bergsten.

AGENDA ITEM NO.7:

Planning Director's Report

Planning Director Rebecca Blaine reminded everyone there will be a listening session hosted by the City Commission from 6:00 PM to 9:00 PM regarding the Broadway Project. Commissioner Kienzle asked if it was originally scheduled to be at the church. Director Blaine stated there was a non-City affiliated session at First Christian Church. She stated it is available on the Shawnee CTV Facebook page for viewing. Commissioner Kienzle asked how the session went. Director Blaine stated it was a good session.

Chairman Bergsten asked about what is being built at the Domino Plaza Addition. Director Blaine a SSMH medical complex is being built.

Commissioner Deem asked if there has been a response from the Shawnee Saw Mill. Director Blaine said there has not been a response.

Commissioner Kienzle noted there has been improvements at the U-Haul facility on North Harrison Avenue. Commissioner Melot stated somebody said to her a lot has been done with that facility.

AGENDA ITEM NO. 8:

Commissioners Comments and/or New Business

Chairman Bergsten asked Commissioner Melot for an update on the status on the bike lanes project on Broadway. Commissioner Melot stated someone told her this morning the bike lanes project is the most controversial issue they have ever seen. She stated the Broadway project is a lot more than just bike lanes. She stated much of the cost is associated with lighting, getting the sewer and utility lines corrected, restriping the street and street repairs, and intersection safety. She stated that while the bike lanes are the most controversial part of the project, they are the least expensive part of it. She stated there are people strongly in favor and against the bike lanes. She stated they expect large attendance at tonight's session. Chairman Bergsten stated it is sad to see something happen and then people who had not previously said anything make complaints against it. Commissioner Melot stated public discussion of the project had been publicly announced starting in February 2017.

Commissioner Melot asked about the downed light pole at Woodland Park. Director of Engineering Michael Ludi stated he does have an update on that. He stated OG & E do not have a timeline to replace it because they must engineer it. Commissioner Walker recalled an article he read in the newspaper about the number of street lights that were not working and why it takes time to replace them. Commissioner Kienzle asked about the lighting on both sides of I-40. Mr. Ludi stated they are working on that. He stated copper wiring theft is a major issue right now.

Commissioner Melot asked about the lighting under the airport. Mr. Ludi stated he does have replacing them in the budget. He stated he is in the process of looking for an appropriate lighting product. He noted replacing them is a very expensive process. Chairman Bergsten asked if solar power been considered. Mr. Ludi stated it has not been considered at that level. He stated there are governmental standards on how bright the lights must be.

Commissioner Melot reminded everyone to go to the Christmas parade on December 5th, 2019. She stated she heard there are almost 100 parade entries.

Commissioner Kienzle stated she received an e-mail by Stacey Moore, Director of Tourism at the Chamber of Commerce. She stated the e-mail stated Ms. Moore put resources together for a public art resource team, with the goal being creating a positive environment for the arts to thrive. Their tasks would be to review proposals for new or updated public art installations. She stated the 2019 Comprehensive Plan had recommendations for public art. She stated the City needs to make sure Ms. Moore knows everything regarding public art in the 2019 Comprehensive Plan. She stated she sent Ms. Moore information that Commissioner Kienzle had taken to the Oklahoma City Arts Commission regarding roles and duties for chairs and vice-chairs for arts commissions.

Chairman Bergsten thanked Director of Engineering Michael Ludi for his input, and Mr. Clover for participating as legal representation.

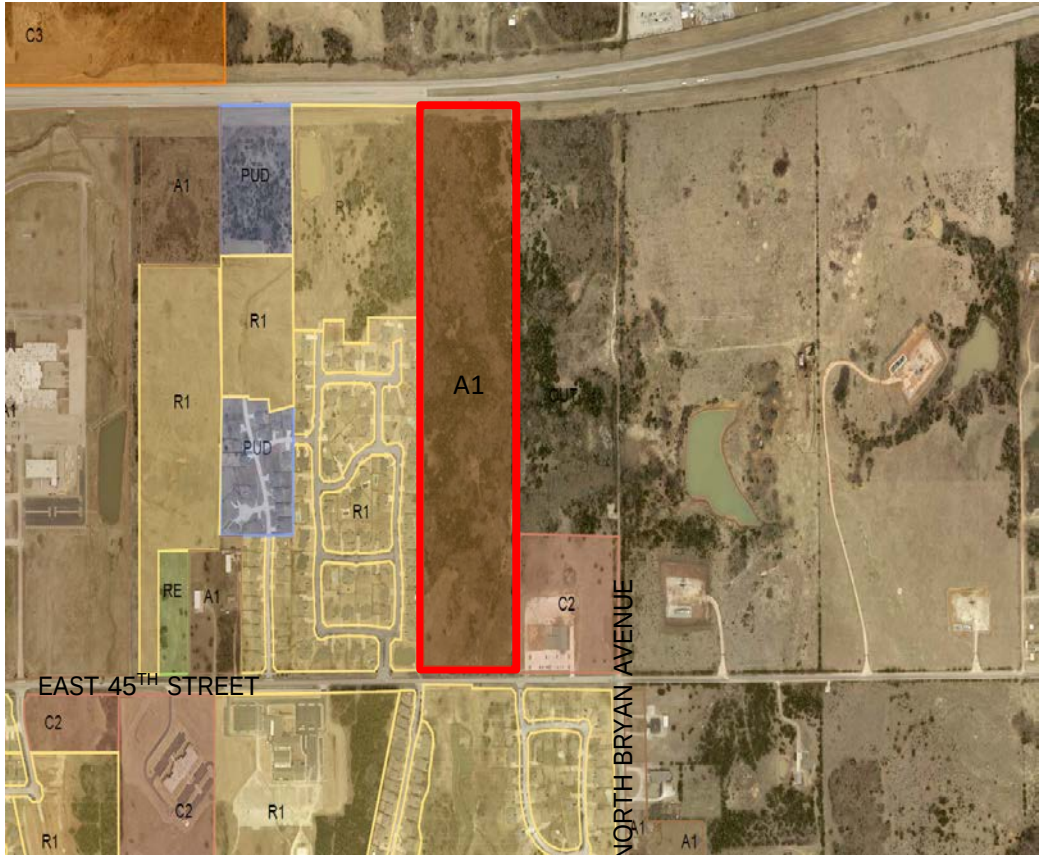
AGENDA ITEM NO.9:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Joseph Barker
Planning Commission Secretary

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org	City of Shawnee OKLAHOMA		CASE # P01-20 PUBLIC HEARING DATE: February 5th, 2020 CITY COMMISSION DATE: February 18th, 2020		
APPLICANT: Mass Architects	1225 North Broadway Place Oklahoma City, Oklahoma, 73103		duane@massarch.com		
PROPERTY ADDRESS/LOCATION: 630 feet west of the northwest corner of East 45th Street and North Bryan Avenue					
The applicant, Mass Architects, is requesting a rezone from A-1 to PUD on a strip of land 630 feet west of the northwest corner of East 45th Street and North Bryan Avenue. The stated proposed use is for a campus to be managed by the National Institute on Developmental Delays (NIDD).					
EXISTING ZONING: A-1	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: R-1 (Single-Family Residential) C-2 (Limited Office)	SUBDIVISION: N/A	PROPERTY SIZE: 40.08 acres	

STAFF RECOMMENDATION

The proposed Planned Unit Development is the New Campus for the National Institute on Developmental Delays. The tract of land this development is proposing to locate their facility on is just over 40 acres in area. 26 acres of this tract will remain undeveloped in order to have the required drainage detention, as well as providing walking and riding trails throughout the area. The remaining approximately 14 acres will be developed in two phases. Phase I will be 10 acres and will be for direct program developing, including a children's museum, child development center, multi-purpose gymnasium, indoor pool, administration building, a family retreat center, chapel, and individual cabins to serve the camp functions. The indoor pool is intended to offer community membership, and the children's museum will provide operating hours for public visitation. In addition to these services, Phase I will also incorporate community gardens, open air pavilions, and an outdoor amphitheatre; these can be shared with the community. Phase II will be 4 acres and is a secondary development area for future phases of growth or partnerships, which would conform with the developmental standards set forth in the PUD Design Statement.

The underlying zoning district will be C-1 (Neighborhood Commercial) in the primary developed area with permitted uses for the following:

- Administrative and professional office;
- Active open spaces;
- Child and youth services;
- Museums; and
- Other uses.

There will also be allowable uses for fitness, recreational, and gym related functions.

The underlying zoning district will be A-1 (Rural Agricultural) in the more natural areas to allow for the equine program, indoor arena, and riding trails.

The requirements for setbacks, developed area, landscaping, and other provisions of these two respective zoning districts will apply to developments on the property.

The development will utilize off-street parking with internal driveway. Development for Phase II may include an additional drive along the west boundary of the tract.

The infrastructure for the primary development area will be executed in a single phase and will include four of the cabins. The remaining cabins will be constructed as the program grows. Secondary development, if any, will be determined at a future date.

Being a development with an underlying use of A-1 in the areas to remain natural and C-1 in the primary development area, both sections are required to abide by the standards of Section 155, Subsection 4 and Section 165, Subsection 4, respectively, of the Zoning Code. If rezoned to the underlying districts under this PUD, it would conform to these standards; however, there is a side yard setback that is two (2) feet for every one (1) foot of building height if the side property line in question abuts a residential district. The west side of the property abuts an R-1 district.

Chapter 22 of the Code of Ordinances, Zoning Code, Section 190, General Provisions of Planned Unit Development (PUD), Subsection 5, Criteria for Planned Unit Development Review and Approval, lists design standards that are required to be included as review criteria for a PUD:

1. The proposed PUD shall be designed to provide for the unified development of the area in accordance with the spirit and purpose of the Comprehensive Plan and the land use and zoning districts adjacent to it – *This proposal fits the purpose and intent of the 2019 Comprehensive Plan in multiple facets:*
 - a. *First, it addresses a need the Comprehensive Plan addresses in the availability of parks in the east side of town, where the Comprehensive Plan states “areas on the east end of town and near the reservoir are underserved [with parks] within the half-mile radius [the distance assumed that most residents are comfortable walking to a park],” on page 37 in Chapter 1. As stated in the Design Statement, there will be community gardens, open air pavilions, and an outdoor amphitheater that can be shared with the community;*
 - b. *The Comprehensive Plan states on page 79 in Chapter 3 that an issue facing the Interstate Corridor area is the character and appearance of the area. Staff believes, based upon the submitted Master Development Plan, that the greenspace and trails that would be created by this development create a good first impression of the City of Shawnee; and*
 - c. *The future land use of this area is intended to be low density residential with greenway mixed in. While this area is more so intended for the development of single-family detached dwellings, this does not preclude the development of institutional uses, so long as the use is compatible with the area. With proper landscaping, buffering, and screening, a PUD such as this should have minimal negative effects on the surrounding residential areas. In addition, the proposal adds an amphitheater and trails that will be available to surrounding neighborhoods and easily accessible;*
2. Design of the PUD may provide for modifications of any conventional zoning, subdivision, or other development standard requirements set forth in City code. In addition, a unified/master signage plan may be approved which modifies advertising and sign allowances, provided that in no case, shall the overall signage of a development exceed what would have been permissible under the standard code provisions if the development was not part of a PUD – *Signage is not referenced in the PUD Design Statement;*
3. Density, land use, and intensity of use requirements shall be based on the PUD Master Plan and shall be reviewed carefully for conformance to the Comprehensive Plan – *Staff believes the density, land use, and intensity of use is in conformance with the Comprehensive Plan;*
4. Building Code requirements shall not be reduced or modified in the design of a PUD;
5. The maximum number of dwelling units with a PUD shall be based on calculation of gross density. Gross density shall be established in the PUD Master Plan and shall be calculated by dividing the total land area to be developed for residential uses (exclusive of arterial streets) by the number of dwelling units – *There will not be long-term residential uses in the development;*
6. Location and type of housing shall be established in a general pattern and shown on the Master Development Plan Map;
7. Open space and landscaping requirements shall not be reduced in the design of a PUD;
8. Amenities: Amenities should be considered as an important justification for development and City approval of a PUD. Where gross or net densities are to be increased to promote economy of development, or where other methods of land use intensification are proposed, useable open space should be furnished along with provision for its permanent retention and continued maintenance. Sidewalks and pedestrian ways shall be planned where it is necessary to provide for amenity and public safety – *There is a significant amount of useable open space in the PUD available to the public. Sidewalks and pedestrian ways are not discussed in the Design Statement. The Design Statement does discuss in detail the public trails on the premises itself, however;*
9. Minimum Land Area and Frontage: The minimum area and frontage for a PUD request involving office, commercial and industrial land uses should generally be at least the minimum required by the conventional zoning associated with the proposal, provided that a private street network may also be authorized as a substitute for public street frontage – *The proposal meets these standards;*

10. Streets: The following are general design standards for streets:
- Street design should be innovative and should restrict through traffic from residential areas as much as possible.
 - Encouragement should be given to design of short local streets serving limited areas, such as the residential cul-de-sac.
 - Development of a private street system should be considered appropriate under certain conditions subject to approval of the City Engineer. However, a private street system shall not serve as a reason for reduction in minimum design and paving standards in urban areas.
 - On-street parking bays or other similar areas shall not be approved.
11. Adjacent Land Uses: The following general guidelines shall be used to establish the relationship of the PUD to abutting land uses:
- The Master Development Plan Map shall show graphically the treatments that will be employed to separate the PUD from abutting properties, including commitments to landscaping, screening, earth berms, or similar techniques – *On the Master Development Plan Map, there is a hole in the landscape buffer north-northeast of the proposed indoor arena. In addition, the Design Statement will need to explicitly state the height of the landscaping buffer. It is required to be between six (6) and eight (8) feet; and*
 - It is appropriate to specifically establish area with height limitations where a transition to more intense uses is proposed or where a higher intensity development is proposed to abut a lower intensity area – *This is not addressed in the Design Statement.*
12. Mixed Land Use Developments: Where a PUD proposes a mix of uses which would generally be incompatible with a conventional development, the PUD Master Plan should specifically establish appropriate guidelines to assure a harmonious development; and
13. Common Access: In commercial or industrial developments, the PUD Master Plan should establish specific standards and locations for common access driveways both within the development and abutting arterial streets.

It should be notated that the proposal cannot expand development into the flood plain.

The subject request is in conformance with City Zoning Code and the 2019 Comprehensive Plan. Therefore, Staff hereby recommends approval of the requested rezone from A-1 (Rural Agricultural) to PUD (Planned Unit Development).

APPROVE		APPROVE WITH CONDITIONS		DENY	
ATTACHMENTS: (CIRCLE)		SUBMITTED PLANS		PUBLIC HEARING PETITION/ APPLICATION FORM	
LEGAL NOTICE		LEGAL DESCRIPTION			
PUBLIC COMMENTS		AGENCY COMMENTS		RESPONSE TO STANDARDS	
No protest letters have been received at this time.					

THE CITY OF SHAWNEE
PLANNED UNIT DEVELOPMENT
PUD – NIDD/Home Integrations, Inc.
MASTER DESIGN STATEMENT FOR

The National Institute on Developmental Delays and
Home Integrations, Inc.
New Campus

December 6, 2019

prepared by:

MASS ARCHITECTS. **BIG IDEAS.**
1225 N BROADWAY PL., OKLAHOMA CITY, OK 73103
405.231.1990 | MASSARCH.COM

PUD – NIDD: MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Planned Unit Development (Section 22-190.8).

1. Introduction

The Planned Unit Development for Home Integrations, Inc. and the National Institute on Developmental Delays (NIDD) aims to create a harmonious location for their campus of programs aligned within the surrounding community as well as the greater Shawnee population.

2. Owner and Developers

National Institute on Developmental Delays
14106-C Acme Rd
Shawnee, OK 74804

Shaw-Homa, Inc.

3. Location

The property is located on the north side of East 45th Street between Lilly Valley Street and Bryant Via and extends north to Interstate 40. There are residential neighborhoods immediately adjacent to the west and across 45th Street to the south. The east side has a church along the frontage with vacant, undeveloped land along the remaining property boundary.

Legal Description: 27-SR W1/2 E1/2 SE

4. PUD Description

The area is approximately 40 acres and will include 26 acres of natural, undeveloped area for both required drainage detention while also providing walking and riding trails throughout, keeping with the properties original agricultural use classification.

Approximately 10 acres will be developed in the first phase for direct program development including a children's museum, child development center, multi-purpose gymnasium, indoor pool, administration building, a family retreat center, chapel, and individual cabins to serve the camp functions. **The pool is intended to offer community membership, and the children's museum will provide operating hours for public visitation.** These 10 acres will also integrate community gardens, open air pavilions, and an outdoor amphitheater that can also be shared with the community. Refer to the Master Development Plan for building layouts, square footages, parking areas, and configurations.

Another 4 acres is shown as a secondary development area for future phases of growth or partnerships in accordance with the development standards set forth in this PUD.

5. Existing PUD Zoning Districts

The property is currently zoned A1. The adjacent zonings are R1 to the west and south and A1 to the east.

6. Special Development Regulations

The City of Shawnee Comprehensive Plan outlines this subject property with future land use of residential within the overlay character district Traditional Neighborhood. This PUD will follow the most restrictive conventional zoning that will follow that intent while allowing the symbiotic functions proposed. The primary developed area shall align with the zoning classification of C1 (neighborhood commercial) with *permitted* uses for administrative and professional office, active open spaces, child and youth services, museums, and other uses along with the *allowable* uses for fitness, recreational, and gym related functions. The more natural areas of the Master Development Plan will follow the conventional zoning for A1 to allow for the equine program, indoor arena, and riding trails. Aligning with the zoning classifications of C1 and A1 shall include respective requirements for landscaping, setbacks, developed area, and other provisions.

7. Proposed Streets

The initial phase of development shall not incorporate private or public streets, but shall employ off-street parking with internal driveways. The main entry approach shall meet all City code standards for separation distance, clearance, and sight lines. Any second phase development may include an additional drive along the west property boundary and will be constructed to City standards for a private road.

8. Physical Characteristics

The property has a waterway winding from north to south that must be maintained making it unsuitable for typical, single-family development, but very enticing for the programs developed by NIDD. The property is heavily wooded and the Master Development Plan aims to retain as much of that character as possible. The grades are relatively flat outside the banks of the waterway. The Master Development Plan keeps all development and construction outside of the prescribed FEMA floodway.

9. Topographical Map

Refer to attached USGS Contour Map.

10. Drainage Information

There is an existing waterway through the site. The civil engineering for the property will

include adequate drainage studies to meet local and federal guidelines for detention to ensure appropriate run-off control to surrounding areas.

11. Utilities

Utilities will be extended from services located along East 45th Street. Easements will be developed in collaboration with utility service providers and the City of Shawnee.

12. Proposed Structures

Refer to the Master Development Plan for building layouts, square footages, parking areas, and configurations.

13. Development Phasing

The infrastructure for the primary development area is to be executed in a single phase with all buildings to include only four of the cabins. The remaining cabins will be constructed as the program enrollment grows. Any secondary development is to be determined at a future date.

14. Provisions for the Ownership and Maintenance of Common Space

Said open space may be dedicated to a private association or to the public provided that dedication to the public shall not be accepted without the approval of the City Commission;

A homeowner or property owner association shall be created if other satisfactory arrangements have not been made for improving, operating, and maintaining common facilities, including private street drives, service and parking areas, and recreation areas; and

Covenants shall be submitted to reasonably insure the continued compliance with the approved PUD Master Plan, unless not required by the City.

15. Attachments

Exhibit A	Legal Description
Exhibit B	Master Development Plan
Exhibit C	USGS Contour Map

Exhibit A – Legal Description

Legal Description:
27-SR W1/2 E1/2 SE



Area Summary

Total Master Plan Area	40 acres
Primary Development Area	10 acres
Secondary Development Area	4 acres
Natural / Undeveloped Area	26 acres

Proposed Building Sizes

Administration Building	6,000 sf	Cabins (each, 12 included)	1,125 sf
Children's Museum	6,325 sf	Chapel	800 sf
Child Development Center	3,025 sf	Indoor Equine Arena	18,000 sf
Gym	14,875 sf	Covered Pavilion (each, 2 included)	1,600 sf
Indoor Pool Facility	13,340 sf	Community Garden Storage	300 sf
Family Retreat	4,500 sf	Outdoor Theater Stage	200 sf



National Institute on
Developmental Delays

MASTERPLAN
Home Integrations, Inc.
Child Development Center
Camp Facilities

Version:
Date: 12/02/2019
USGS Contour Map - 10'

A1.1

MASS ARCHITECTS.
BIG IDEAS.



PLANNING COMMISSION APPLICATION

Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only	
Case Number:	<u>P1-20</u>
Project Number:	<u>191160</u>
Date Filed:	<u>12/6/2019</u>
_____ Planning Commission Secretary	

REQUEST:

____ Rezoning
____ Conditional Use Permit
____ Rezoning w/Conditional Use Permit
☒ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from _____ District to _____ District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): E 45th St.

LEGAL DESCRIPTION: 27-SR W 1/2 E 1/2 SE

PROPERTY OWNER (S): SHAW-HOMA, INC.

PROPERTY AGENT (APPLICANT): MASS ARCHITECTS INC.

APPLICANT'S ADDRESS: 1225 NO. BROADWAY PLACE

CITY: OKC. STATE: OK. ZIP: 73103

EMAIL ADDRESS: dvane@massarch.com

TELEPHONE NUMBER: (409) 231-1990 CONTACT NUMBER: (409) 231-1990.

DIMENSIONS OF PROPERTY: AREA: 40 ACRES WIDTH: 650'
LENGTH: 2,665' FRONTAGE: 650'

CURRENT ZONING: A1 CURRENT USE: VACANT.

PROPOSED ZONING: PUD PROPOSED USE: CAMPUS

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OFFICIAL OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

[Signature]
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. 02366121

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

Matthew Radcliffe

From: Duane Mass
Sent: Friday, December 6, 2019 11:10 AM
To: Matthew Radcliffe
Subject: Fw: GOOD DAY SIRSI!

From: bhenry@henry-adams.net <bhenry@henry-adams.net>
Sent: Tuesday, December 3, 2019 3:17 PM
To: Duane Mass
Cc: gadams@henry-adams.net
Subject: Re: GOOD DAY SIRSI!

Hello, Duane-

If I understand your question correctly, I think the application to rezone from A-1 to a PUD should be in the name of Home Integration, Inc., who will also be the owner for the life of the Planned Unit Development. I believe the property is currently held in the name of Shaw-Homa, Inc., which is wholly owned by Terry W. West and C. Brad Henry. You can also indicate, if required, that the current owners give permission to rezone the property.

Hopefully, this answers all your questions. Please let me know if you need anything else.

Warmest holiday wishes,
Brad



Brad Henry
Henry Adams Companies, LLC
2600 John Saxon Blvd.
Norman, OK 73071
(405) 253-8500
bhenry@henry-adams.net

From: Duane Mass <duane@massarch.com>
Date: Tuesday, December 3, 2019 at 2:11 PM
To: Gerald Adams <gadams@henry-adams.net>, Brad Henry <bhenry@henry-adams.net>
Subject: GOOD DAY SIRSI!

Got a question,

We are getting ready to turn in the PUD to Shawnee, almost 100% done. We have a pre-submission (here is what we are going to turn in, do you consider this sufficient) meeting, tomorrow, to get the ball rolling on the PUD. We are listing

City of Shawnee OK
405-878-1666

REC#: 02366121 12/06/2019 3:54 PM
OPER: SB TERM: 021
REF#: 2309
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
191160 550.00CR
MASS ARCHITECTS
NONE
Z-REZONING 550.00CR

TENDERED: 550.00 CHECK
APPLIED: 550.00-

CHANGE: -----
0.00

Visit www.ShawneeOK.org
For More Information

is hereby given that the City of
Shawnee, Oklahoma, will conduct a public
hearing on a proposed rezoning of property
located within the City of Shawnee.

property requesting a rezoning is de-
scribed as follows:

West Half of the East Half of the
Southeast Quarter (W/2 E/2 SE/4) of Sec-
tion Thirty-two (32), Township Eleven (11)
North, Range Four (4) East of the Indian
Meridian, Pottawatomie County, Okla-
homa.

General Location Known As:
30 feet west of the northwest corner of
East 45th Street and North Bryan Ave-
nue

Current Zoning Classification:

R-1 (Rural Agricultural)

Requested Zoning Classification:

PUD (Planned Unit Development)

Proposed Use of Property

Campus for National Institute on Develop-
mental Delays

Applicant: Mass Architects, Inc.



The "Zoning Map of the City of Shawnee,
Oklahoma" will be amended accordingly to
reflect such change if approved by the City
Commission.

The public hearing will be held in the City
Commission Chambers in City Hall, 16 W.
9th St. Shawnee, Oklahoma, as follows:

February 5th, 2020 AT 1:30 P.M.:
CITY OF SHAWNEE PLANNING COM-
MISSION

February 18th, 2020 AT 6:00 P.M.:
CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of
Shawnee, Oklahoma will have the oppor-
tunity to appear and be heard with regard
to the rezoning. The Commission reserves
the right to limit discussion and debate on
the proposed rezoning in the public hearing,
in which event those persons appearing in
support or opposition of the proposed re-
zoning will be allotted equal time. Any for-
mal protest must be filed in writing with the
City Clerk during normal working hours be-
fore 5:00 p.m. a minimum of three (3) days
prior to the hearing. If there are any ques-
tions about the proposal, or you need ad-
ditional information prior to the public hear-
ing, please contact the Planning Depart-
ment at 405-878-1616. A copy of the ap-
plication is available for public inspection
during normal working hours in the Plan-
ning Secretary's Office at 222 N. Broad-
way.

Affidavit of Publication

The Shawnee News-Star
215 N. Bell
Shawnee OK 74801
(405) 273-4200

State of Oklahoma
County of Pottawatomie

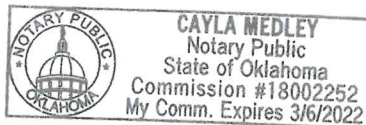
I, Wanda Westerman, of lawful age, being duly sworn upon
oath, deposes and says that I am the Legal Advertising
Account Executive of The Shawnee News-Star, a Daily
publication that is a "legal newspaper" as that phrase is
defined in 25 O.S. §106 for the City of Shawnee, for the
County of Pottawatomie, in the State of Oklahoma, and
that the attachment hereto contains a true and correct copy
of what was actually published in said legal newspaper in
consecutive issues on the following date(s):

Insertion Date(s): Jan. 19th, 2020
Publishing Fee: \$95.15

Wanda Westerman, Account Executive

Signed and sworn to before me this 20th day of Jan., 2020.

Cayla Medley, Notary Public
My Commission Expires: March 6th, 2022
Commission No. 18002252





CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

The West Half of the East Half of the Southeast Quarter (W/2 E/2 SE/4) of Section Thirty-two (32), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: December 16, 2019 at 7:30 AM

First American Title Insurance Company

By: *Terrie Dugan*
Terrie Dugan
Abstractor License No. 4396
OAB Certificate of Authority #
File No. 2463608-SH99

OWNERSHIP LIST**ORDER NO. 2463608**DATE PREPARED: December 31, 2019
EFFECTIVE DATE: December 16, 2019 at 7:30 A.M.

NO.	OWNER	LOT	BLK	ADDITION
	Antonia Chiareli 1608 Lady Lane Shawnee, OK 74804	4	8	Woodsong Addition Phase II
	James Monroe & Sandra Bullard 1612 Lady Lane Shawnee, OK 74804	5	8	Woodsong Addition Phase II
	Venkata Damera & Shella Gundavaram 4715 Gracelann Shawnee, OK 74804	6	8	Woodsong Addition Phase II
	Woodsong Homeowners Assoc 4608 Gracelann Shawnee, OK 74804	A		Woodsong Addition Phase I
	Michael T & Judith M Piggott 4600 Gracelann Shawnee, OK 74804	1	3	Woodsong Addition Phase I
	Jason & Meredith Eaker 4604 Gracelann Shawnee, OK 74804	2	3	Woodsong Addition Phase I
	Kent & Holly Workman 4608 Gracelann Shawnee, OK 74804	3	3	Woodsong Addition Phase I
	Tracy & Khanh Nguyen 4612 Gracelann Shawnee, OK 74804	4	3	Woodsong Addition Phase I
	Mitchell Worley & Carrie McCoy 4616 Gracelann Shawnee, OK 74804	5	3	Woodsong Addition Phase I
	Joe L Jr & Hollie Garcia 1613 Woodstock Shawnee, OK 74804	1	1	Woodsong Addition Phase I
	Arthur & Peggy Duggan 4506 Gracelann Shawnee, OK 74804	1	2	Woodsong Addition Phase I
	Richard & Judy Tomanka 4510 Gracelann Shawnee, OK 74804	2	2	Woodsong Addition Phase I
	Steven Louis Matthews 2002 Revocable Trust 4514 Gracelann Shawnee, OK 74804	3	2	Woodsong Addition Phase I
	Donald L Rueb & Janice J Stewart 4505 Gracelann Shawnee, OK 74804	1	4	Woodsong Addition Phase I
	Janice K Gee 4509 Gracelann Shawnee, OK 74804	2	4	Woodsong Addition Phase I

James E Richardson Revoc Trust 4513 Gracelann Shawnee, OK 74804	3	4	Woodsong Addition Phase I
Rita L Rowan Revocable Trust 4517 Gracelann Shawnee, OK 74804	4	4	Woodsong Addition Phase I
Charles Caldwell & Lara Del Mashek 4521 Gracelann Shawnee, OK 74804	5	4	Woodsong Addition Phase I
Kay E & Kathryn R Neiden Trust 4601 Gracelann Shawnee, OK 74804	6	4	Woodsong Addition Phase I
Kerrie Autrey & Sherrie Hartzell 4605 Gracelann Shawnee, OK 74804	7	4	Woodsong Addition Phase I
Michael L & Patricia L Simmons P O Box 645 Shawnee, OK 74802	8	4	Woodsong Addition Phase I
Paul & Jane D Epperson Trust 4613 Gracelann Shawnee OK 74804	9	4	Woodsong Addition Phase I
Kari Gilliam 4617 Gracelann Shawnee, OK 74804	10	4	Woodsong Addition Phase I
Lane Hogin Howard 4621 Gracelann Shawnee, OK 74804	11	4	Woodsong Addition Phase I
Mark & Kimberly D Bowlan 4625 Gracelann Shawnee, OK 74804	12	4	Woodsong Addition Phase I
Scott McDonnell 5200 N Bryan Shawnee, OK 74804			Bg 767.51'S NE/C S/2 NE/4; S240.71' SWLY on a curve right 1051.81' N402.87'; E674.02'; S110'; E375'; POB 32-11N-4E
Thomas M & Kelly R Junk Trust of Thomas M Junk Rev Trust 7400 East Fort Worth Street Broken Arrow, OK 74014			Tract A Bg 307.75' N SW/C NE NE SE N307.72' NE 32-11N-4E
Constance F & Max E Clark C/O Bridget Cook 19515 E 122 nd St Broken Arrow, OK 74014			Bg 314.02'N0°3'57"E & 216.32'S88°22'56"W SE/C NE NE SE S88°22'56"W 218.73' N0°3'57"E 307.82 to a point on the South R/W line of I-40 thence NE along the S R/W line on a curve to the left Radius of 21605.92' a distance of 218.77'; S0°3'57"W 313.67' to POB subject to a R/W described as by SW/C of said tract N0°3'57"E 24.29'; N87°49'57"E 218.80'; S0°3'57' W 26.39'; S88°22'56"W 218.73 32-11N-4E
Terry West W Trust of Trust C/O Brad Henry 124 W Highland Shawnee, OK 74801			W/2 E/2 SE 32-1 1N-4E

Kathryn West 5602 N Bryan Shawnee, OK 74804			Bg NW/c S/2 NE E900.35'; S670.7'; E583'; S402.87' SWLY on a curve right 463.96' W 107.13' N 1057.55' POB 32-11N-4E
DP Kinslow Inc 4438 N Harrison Shawnee, OK 74804			Commencing SW/C SE/4 E474.64' N1639.96' to POB N954.33' E773.14' NELY on a curve 61.06' S900.12' W429.66' S13.24' 260.26' SWLY on a curve 46.47' W144.51' POB Less a 19 acre tract described in JTQCD 2017-11952
Bryant Builder C/O Ron Turner 4417 Lilly Valley Shawnee, OK 74804		A	Enchanted Gardens
Paul & June Liles 4427 Lilly Valley Shawnee, OK 74804	20	1	Enchanted Gardens TOD to Dana Michelle Nursick & David Brent Liles
Immanuel Baptist Church 1451 E 45th Shawnee, OK 74804	1	1	also described as bg NW/C N/2 NE E 1223.99' S16°29'37"W 1384.28' W794' N1326.54 POB
Chrispin Ngira Ogama 4434 Lilley Valley Shawnee, OK 74804	2	1	Enchanted Gardens
Wanda June White Trust 4430 Lilly Valley Shawnee, OK 74804	4	1	Enchanted Gardens
Mary H White 4428 Lilly Valley Shawnee, OK 74804	5	1	Enchanted Gardens
KDA Investments LLC 4436 Lilly Valley Shawnee, OK 74804	1	1	Enchanted Gardens
Disa E Chambers 4432 Lilly Valley Shawnee, OK 74804	3	1	Enchanted Gardens
Kay & Jon B Conley 4425 Lilly Valley Shawnee, OK 74804	19	1	Enchanted Gardens

Orville & Clela Johnson 4411 Bryant Shawnee, OK 74804	26	1	Enchanted Forest
Enchanted Forest Homeowners C/O Jean Lancaster 4409 Kent Rd Shawnee, OK 74804	1	1	Enchanted Forest
Louis Steven & Cindy L Hall 2201 Dukes Realm Shawnee, OK 74804	1	2	Enchanted Forest
Shawnee Bible Church 2100 E 45th Shawnee, OK 74804			Bg SE/C SE SE SE thence W290.29' POB W370' N412' E370' S412' 32- 11N-4E
Vernon & Gloria A Pickett 2204 Dukes Realm Shawnee, OK 74804	24	1	Enchanted Forest
Charles E & Doris I Norton 4412 Bryant Shawnee, OK 74804	2	1	Enchanted Forest
Linda L Robinson 4410 Bryant Shawnee, OK 74804	3	1	Enchanted Forest
Todd B & Terri L Tata 2203 Dukes Realm Shawnee, OK 74804	2	2	Enchanted Forest
Regina S & Jeffery S Jarvis 2202 Dukes Realm Shawnee, OK 74804	25	1	Enchanted Forest

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # P02-20 PUBLIC HEARING DATE: February 5th, 2020 CITY COMMISSION DATE: February 18th, 2020	
APPLICANT: Judy Akerman		1125 Morning Side Court Shawnee, Oklahoma, 74804		Akermans4940@att.net
PROPERTY ADDRESS/LOCATION: 60 east of the northeast corner of North Harrison Avenue & East Whittaker Street				
The applicant, Judy Akerman, is requesting a rezone from R-2 to C-3 on a strip of land 60 feet east of the northeast corner of North Harrison Avenue and East Whittaker Street. The stated proposed use is for a commercial development.				
EXISTING ZONING: R-2	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: R-2 (Combined Residential) C-3 (Highway Commercial)	SUBDIVISION: Whittaker's Addition	PROPERTY SIZE: 0.11 acres

STAFF RECOMMENDATION

The applicant has stated the proposed use is for a commercial development. No specific use has been called out. The subject site is 0.11 acres in size. Adjacent properties are zoned R-2 (Combined Residential) and C-3 (Highway Commercial). The 2019 Comprehensive Plan intends for this area to be mixed use. The deficit in affordable housing stock and the limited diversity in housing types are issues that the 2019 Comprehensive Plan discusses in depth, and this property's current zoning allows for the construction of duplexes, triplexes, and townhouses. However, the pattern of growth in this area is that of the C-3 District; furthermore, the subject lot is nonconforming and there are issues with how much of it is buildable once site maximum site coverage restrictions are considered. The maximum site coverage is 35%, so only a maximum of 1,662.5 square feet of this lot can be built upon in its current form, making the construction of duplexes and triplexes difficult to implement. The applicant intends to combine the lot with the two adjacent C-3 zoned lots that they own. This would eliminate two nonconforming lots, including a C-3 zoned lot at the northeast corner of North Harrison and East Whittaker.

The rezone is required to conform to Section 22-165.2 of the Zoning Code, "Uses [in commercial districts]," which assures that the C-3 zoning district is used to provide for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusement and service establishments. There is no specific proposed use. The rezone is also required to conform to Section 22-165.4 of the Zoning Code, "Dimensional Standards [in commercial districts]." If rezoned to C-3, it would conform to these standards only upon an administrative lot combination with the two adjacent lots the applicant owns.

The subject request is in conformance with City Zoning Code and the 2019 Comprehensive Plan. Therefore, Staff hereby recommends approval of the requested rezone from R-2 (Combined Residential) to C-3 (Highway Commercial) upon the following condition:

- 1. The applicant combines this property with 915 East Highland and the northeast corner of North Harrison and East Whittaker.**

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING
PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

No protest letters have been received at this time.



PLANNING COMMISSION APPLICATION

Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only	
Case Number:	<u>P02-20</u>
Project Number:	<u>200014</u>
Date Filed:	<u>12/20/2019</u>
_____ Planning Commission Secretary	

REQUEST:

☒ Rezoning
☐ Conditional Use Permit
☐ Rezoning w/Conditional Use Permit
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from RT 2 District to C3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): Whittaker Street

LEGAL DESCRIPTION: _____

PROPERTY OWNER (S): Judy L. AKerman

PROPERTY AGENT (APPLICANT): Judy L. AKerman

APPLICANT'S ADDRESS: 1125 Morning Side Ct

CITY: Shawnee **STATE:** OK **ZIP:** 74804

EMAIL ADDRESS: akermans4940@att.net

TELEPHONE NUMBER: (405) 406-9980 **CONTACT NUMBER:** ()

DIMENSIONS OF PROPERTY: AREA: 4,750 sq ft WIDTH: 50'
LENGTH: 95' FRONTAGE: 50'

CURRENT ZONING: R2 **CURRENT USE:** Vac

PROPOSED ZONING: C3 **PROPOSED USE:** Commercial

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

**APPLICATION, OFFICIAL OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING**

Judy L. AKerman
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ **DATE:** _____

CITY COMMISSION ACTION: _____ **DATE:** _____

PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____

Doc Stamps: 11.25

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Central Oklahoma Community Action Agency, Inc., an Oklahoma corporation, party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto James D. Akerman and Judy L. Akerman, husband and wife, of 904 East Whittaker, Shawnee, OK 74801, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property and premises situated in Pottawatomie County, Oklahoma, to-wit:

Lots Twenty-one (21) and Twenty-two (22), Block "A" of the AMENDED PLAT of Block Two (2) of the AMENDED PLAT OF WHITTAKER'S ADDITION to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof;

subject to rights-of-ways, easements, building and use restrictions and covenants of record, and thereunto belonging; and warrants the title to same.

To have and to hold said described real property and premises unto the said parties of the second part, and to their successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 21 day of December, 2007.

Return To:
James & Judy Akerman
915 E. Highland
Shawnee, OK 74801



CENTRAL OKLAHOMA COMMUNITY ACTION AGENCY, INC., an Oklahoma corporation

BY: Bill Bynum
BILL BYNUM,
CHAIRMAN OF THE BOARD

STATE OF OKLAHOMA)
) SS:
COUNTY OF POTTAWATOMIE)

Before me, in and for said County and State, on this 21 day of December, 2007, personally appeared Bill Bynum, Chairman of the Board of Central Oklahoma Community Action Agency, Inc., an Oklahoma corporation, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

[S E A L]



D. B. Bynum
NOTARY PUBLIC

Commission No. _____

My Commission Expires: _____

STATE OF OKLAHOMA
Pottawatomie County
Documentary Stamps: \$ 11.25

3H1117692/Akerman

City of Shawnee OK
405-278-1666

REC#: 02373412 1/02/2020 11:22 AM
OPER: SB TERM: 021
REF#: 1430
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
200014 280.00CR
AKERMAN, JUDY
904 E WHITTAKER ST
Z-REZONING 280.00CR

TENDERED: 280.00 CHECK
APPLIED: 280.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information

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property requesting a rezone is de-
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reof.

neral Location Known As:
feet east of the northeast corner of
th Harrison & East Whittaker
rent Zoning Classification:
(Combined Residential)
requested Zoning Classification:
(Highway Commercial)
posed Use of Property
nmercial Development
licant: Judy Akerman



“Zoning Map of the City of Shawnee,
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a public hearing will be held in the City
mmission Chambers in City Hall, 16 W.
St. Shawnee, Oklahoma, as follows:

bruary 5th, 2020 AT 1:30 P.M.:
Y OF SHAWNEE PLANNING COM-
SSION
bruary 18th, 2020 AT 6:00 P.M.:
Y OF SHAWNEE CITY COMMISSION

this time any interested citizen of
awnee, Oklahoma will have the oppor-
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ing, please contact the Planning Depart-
ment at 405-878-1616. A copy of the ap-
plication is available for public inspection
during normal working hours in the Plan-
ning Secretary's office at 222 N. Broad-
way.

In witness my hand this 9th day of Janu-
ary, 2020.

Affidavit of Publication

The Shawnee News-Star
215 N. Bell
Shawnee OK 74801
(405) 273-4200

State of Oklahoma
County of Pottawatomie

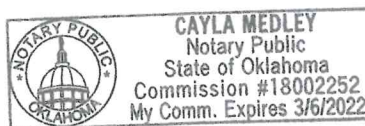
I, Wanda Westerman, of lawful age, being duly sworn upon
oath, deposes and says that I am the Legal Advertising
Account Executive of The Shawnee News-Star, a Daily
publication that is a “legal newspaper” as that phrase is
defined in 25 O.S. §106 for the City of Shawnee, for the
County of Pottawatomie, in the State of Oklahoma, and
that the attachment hereto contains a true and correct copy
of what was actually published in said legal newspaper in
consecutive issues on the following date(s):

Insertion Date(s): Jan. 19th, 2020
Publishing Fee: \$94.25


Wanda Westerman, Account Executive

Signed and sworn to before me this 20th day of Jan., 2020.


Cayla Medley, Notary Public
My Commission Expires: March 6th, 2022
Commission No. 18002252





CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

Lots Twenty-one (21) and Twenty-two (22), Block "A" of the AMENDED PLAT of Block Two (2) of the AMENDED PLAT of WHITTAKER'S ADDITION to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

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Dated: July 19, 2019 at 7:30 AM

First American Title Insurance Company

By: 

Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2425780-SH99

OWNERSHIP LIST

ORDER NO. 2425780

DATE PREPARED: July 29, 2019

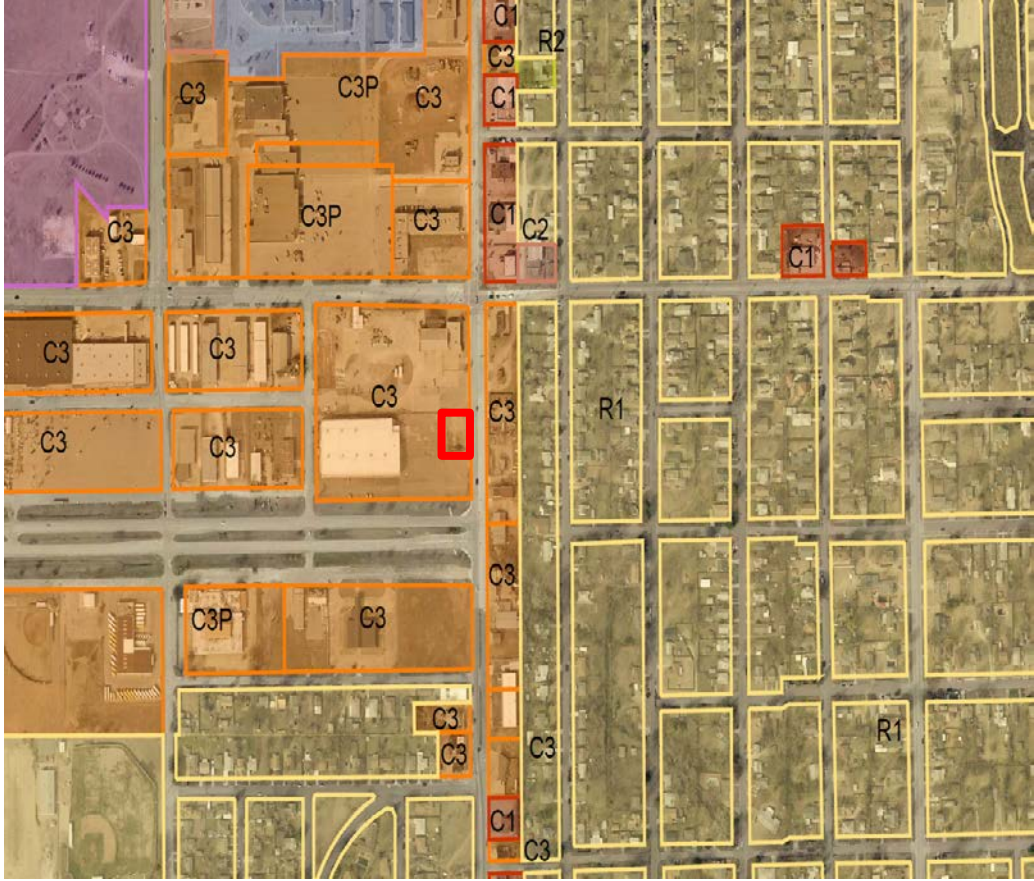
EFFECTIVE DATE: July 19, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
AKERMAN JUDY L 1125 MORNINGSIDE CT SHAWNEE, OK 74804	21-22	A	WHITAKER
AKERMAN JUDY L 1125 MORNINGSIDE CT SHAWNEE, OK 74804	23-24. LESS W.02 ACRES OF 24	A	WHITAKER
STATE OF OKLA 200 NE 21ST OKLA CITY, OK 73105		A	BEG NW/C LOT 24 S95' SW/C E20' NW14.14' N95' W10' POB BLK A WHITAKER
STATE OF OKLA 200 NE 21ST OKLA CITY, OK 73105		A	BEG SW/C LOT 1 N95' E192' S27' W172' SW14' S58' W10' POB BLK A WHITAKER
AKERMAN JUDY L 1125 MORNINGSIDE CT SHAWNEE, OK 74804	1-7, LESS W7' OF 8 HWY RR TO STATE	A	WHITAKER
AKERMAN AUTO SALES LLC 1125 MORNING SIDE COURT SHAWNEE, OK 74804	E18' OF 8 & ALL OF 9-12	A	WHITAKER
JERRY MATTHEWS RENTAL PROPERTIES LLC 617 E MAIN SHAWNEE, OK 74801	13-14	A	WHITAKER
ROSS DEWAYNE TRUSTEE OF CHRIS ROSS FAMILY IRREV TRUST 6108 BETHEL RD SHAWNEE, OK 74804	15-16	A	WHITAKER
HOLLEMAN SAMMY & KIMBERLY 916 E WHITTAKER SHAWNEE, OK 74801	17-18	A	WHITAKER
COWAN WANDA & CLAUDA KLUTTS 13901 COKER RD SHAWNEE, OK 74801	19-20	A	WHITAKER
STATE OF OKLA 200 NE 21ST OKLA CITY, OK 73105	N100' OF 1	2	WHITAKER AP

STATE OF OKLA 200 NE 21ST OKLA CITY, OK 73105	S50' OF 1	2	WHITAKER AP
BEDWELL DAVID D & FRANKIE L 712 N KICKAPOO SHAWNEE, OK 74801	N100' OF 2-5 & N100' OF W5' OF 6	2	WHITAKER AP
BEDWELL DAVID D & FRANKIE L 712 N KICKAPOO SHAWNEE, OK 74801	S50' OF W5' OF 6 & S50' OF 2-5	2	WHITAKER AP
COZY NEST ENTERPRISES LLC 915 E WHITTAKER SHAWNEE, OK 74801	E20' OF 6 & ALL OF 7-8	2	WHITAKER AP
LOWDER THOMAS & CHICHI P O BOX 307 SHAWNEE, OK 74802	9-10	2	WHITAKER AP
NEWBY KEITH D 921 E WHITTAKER SHAWNEE, OK 74801	N/2 OF 11-12	2	WHITAKER AP
BEAUFORD JOSHUA 495 HARDESTY DR SHAWNEE, OK 74804	S/2 OF 11-12	2	WHITAKER AP
CORRICK DAVID R & CARL D 920 E 11TH SHAWNEE, OK 74802	15 & E17' OF 16	2	WHITAKER AP
HENDERSON JACK & BETTY 916 E 11TH SHAWNEE, OK 74801	W8' OF 16 & ALL OF 17 & 18	2	WHITAKER AP
CAMPOS FRANCISCO PORRAS & WYTHEMA ANN PORRAS 912 E 11TH SHAWNEE, OK 74801	19-20	2	WHITAKER AP
HARRISON MERRILY D 40500 GARRETTS LAKE RD SHAWNEE, OK 74804	21-22	2	WHITAKER AP
BEDWELL DAVID D & FRANKIE L 712 N KICKAPOO SHAWNEE, OK 74801	23	2	WHITAKER AP
STATE OF OKLA 200 NE 21ST OKLA CITY, OK 73105	24	2	WHITAKER AP
CORRALEZ FRANCISO & ESTHER L 404 N HARRISON SHAWNEE, OK 74801	8-9	1	BEARDS PT BLK A

KLUTTS CLAUD & WANDACOWAN 2232 N BONITA SHAWNEE, OK 74801	7, LESS E5'	1	BEARDS PT BLK A
STATE OF OKLA 200 NE 21ST OKLA CITY, OK 73105	E5' OF 4-7	1	BEARDS PT BLK A
B & J LAND CO INC P O BOX 1809 SHAWNEE, OK 74802			BEG SW/C LOT 1 N29.80' E117.20' SE44.13' W150' TO POB. AND LOTS 2 THRU 6 LESS EAST 5' TO STATE , BLK 1 BEARDS PT BLK A (SONIC DRIVE-IN)
STATE OF OKLA 200 NE 21ST OKLA CITY, OK 73105	1, LESS TR	4	BEARDS PT BLK A
BROWN GARY SCOTT & TINA 820 E HIGHLAND SHAWNEE, OK 74801	2*	18	BEG SE/C BLK 18 N140' W160' S140' E160' POB RICHARD & MARY'S
CHLOUBER DON REV TRUST SALLY CHLOUBER TRUSTEE P O BOX 1601 SHAWNEE, OK 74802			S110' OF S/2 BLK 21 RICHARD & MARY'S
DAVIS DREAM TEAM INC 131 MILT PHILLIPS SEMINOLE, OK 74868	25-30, LESS HWY RR	3	PATCHINS
GENN KENNETH JOHN & TONYA DEE 512 N ELM SHAWNEE, OK 74801	21-22	3	PATCHINS
DAVIS DREAM TEAM INC 131 MILT PHILLIPS SEMINOLE, OK 74868		3	BEG 10' N SW/C LT24 E120.30' N25*E 22.29' N20.' TO NE/C LT23 W130.3' TO NW/C LT23 S40. POB PATCHINS
STATE OF OKLA 200 NE 21ST OKLA CITY, OK 73105		3	BEG SW/C LOT 24 E130.3' N30. SW22.29' W120.3' S10.' POB PATCHINS
BEASLEY TERRY 421 E WALNUT TECUMSEH, OK 74873			LOTS 1 THJRU 6 & W23' LOT 7 LESS BEG NW/C LOT 1 TH E190' NE/C LOT 8 S21' W175' S44*221.24' N36' POB, BLK 1 WHITAKERS AP

WILSON EMMA M 1002 E WHITTAKER SHAWNEE, OK 74801	30-32	1	WHITAKERS AP
DOUBLE LOU INC 19277 CHARLESTON POINTE SHAWNEE, OK 74801	N85' OF 1-3	5	WHITTAKER

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # P03-20 PUBLIC HEARING DATE: February 5th, 2020 CITY COMMISSION DATE: February 18th, 2020	
APPLICANT: Troy Williams		1900 NW Expressway, Suite 800 Oklahoma City, Oklahoma, 73118		Troy.Williams@branchcomm.net
PROPERTY ADDRESS/LOCATION: 1310 North Kickapoo Avenue				
The applicant, Troy Williams, is requesting a conditional use permit for a cell tower at 1310 North Kickapoo Avenue. The only structure on the property is a billboard. The proposed cell tower would be on the northwest section of the property.				
EXISTING ZONING: C-3	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial)	SUBDIVISION: N/A	PROPERTY SIZE: 0.29 acres

STAFF RECOMMENDATION

The proposed cell tower is an unmanned 110' sectional monopole to be owned by AT&T. The proposed project also includes an equipment shelter and ice bridge; a generator; new power and telco utilities; new grounding system; and nine (9) LTE antennas. In addition, a 12' access road and a fiber line to the right-of-way are being proposed. The fenced compound will be 50' by 50', and the lease area 18' by 24'. There will be a 6' wide landscape buffer on the north, south, and east sides of the compound.

Chapter 22, Zoning Code, Section 175, General Use Restrictions, Subsection 20(B), Communication Towers/Cell Phone Towers, defines the conditions for approval of a communication/cell phone tower. They are as follows:

1. Maximum height of all towers shall not exceed one hundred ninety-nine (199') feet – *The proposed cell tower is 110';*
2. All monopole towers shall maintain a setback one hundred twenty (120%) percent of the tower height from the property line. All sectional towers shall maintain a setback of eighty (80%) percent of the tower height from the property line – ***The applicant obtained a variance for this condition at the December 19th, 2019 Zoning Board of Adjustments meeting;***
3. Any unmanned equipment building shall not contain more than seven hundred fifty (750') square feet of gross floor area and shall not be more than twelve (12) feet in height – *The SATN73 shelter is 8' by 14', making it 112 square feet in area. The shelter is 8' tall and is on a platform that is 3'8";*
4. Satellite and microwave dishes attached to a monopole shall not exceed one (1) meter in diameter or two (2) meters in diameter if attached to a lattice tower – *There are no satellite or microwave dishes in the submitted plans;*
5. A sight-proof fence not less than seven (7) feet in height from finished grade shall be installed around a transmission tower or monopole and equipment building with access through a locked gate – *There is a proposed 7' slats chain link fence with a gate;*
6. No excess equipment or parts shall be stored within the site;
7. Lights for illumination shall be determined by the Federal Aviation Administration (FAA) and the City of Shawnee on all tower locations – *The shelter will have lighting near the door and the generator*
8. No commercial advertising or signage shall be allowed on any tower;
9. All towers shall meet the minimum construction and structural load standards specified in the adopted building code;
10. All towers must setback its height distance from any structure that is being occupied – *This standard is being met by the current proposal;*
11. Monopole and lattice towers can affix themselves to existing city or private structures as long as they meet all other requirements. These towers are not to exceed twenty (20') feet above the roofline of the existing structure. In no case shall the height of the tower be located to fall beyond the edge of the roof line;
12. Any tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna or tower shall remove same within ninety (90) days of receipt of notice from the City of Shawnee notifying the owner of such abandonment. If not removed within ninety (90) days, the City may remove said tower at owner's expense;
13. A site plan shall be submitted which shows parking spaces and access easement to the property line/tower site – *There is a graveled compound, but no parking spaces are delineated;*
14. The application should look at co-location on an existing tower, and if not feasible, indicate why it is not feasible – *The applicant has submitted a letter regarding this requirement, stating "[T]here are no existing towers or structures within a half mile of this location that meet any height requirements necessary to provide Cellular, Data or Broadband WiFi (sic) coverage to this underserved area of Shawnee";*
15. Must show written approval from property owner as to placement of the tower – *The applicant has submitted this document in the form of a lease;*
16. After installation of the tower, the owner must submit as-built plans to be kept on file;

17. The applicant must provide a certificate of design by the design engineer as to compliance with the City Code upon completion of the tower;
18. As part of the approval process the owner must submit annually to the Shawnee City Inspection Department an inspection report on each tower as to compliance with Federal Communications Commission (FCC) and FAA standards; and
19. An appeal to any interpretation of this ordinance must be appealed to the Shawnee Board of Adjustment.

Chapter 22, Zoning Code, Section 185, Off-Street Parking and Unloading, Subsection 6, Ownership or Control of Lot, requires that the land upon which the off-street parking is located shall be owned or controlled by the same entity which owns or controls the land on which the principal use is located. The gravel compound will be leased by the applicant. Subsection 10, Amount of Space Required, states that the Planning Director can make a determination of the parking demand to be created by the proposed use, and the amount of parking thus determined shall be the off-street parking requirements for the permitted use.

The 2019 Comprehensive Plan intends for this area's future land use to be high intensity commercial. A cell tower in this location does not violate the purpose and intent of the Comprehensive Plan. Being zoned C-3, a conditional use permit is required prior to getting approval to construct a communication/cell phone tower. The purpose of this zoning district is to provide for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusement and service establishments which serve the entire community but do not, and should not necessarily, locate in more restrictive commercial districts. The proposed use does not violate the intent of the Zoning Code.

Staff hereby recommends approval of the conditional use permit upon the following conditions:

1. No excess equipment or parts shall be stored within the site;
2. No commercial advertising or signage shall be allowed at any time;
3. Upon final inspection, the tower shall meet the minimum construction and structural load standards specified in the adopted building code;
4. After installation of the tower, the owner must submit as-built plans to be kept on file with the City;
5. The applicant must provide a certificate of design by the design engineer as to compliance with the City Code upon completion of the tower; and
6. The owner must submit annually to the City of Shawnee Planning Department an inspection report on the tower as to compliance with Federal Communications Commission (FCC) and FAA standards.

APPROVE	APPROVE WITH CONDITIONS	DENY
No protest letters have been submitted at this time, and two letters of support have been submitted.		
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM
		LEGAL NOTICE
		LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS

ZONING BOARD OF ADJUSTMENTS

DATE: December 19th, 2019

The Zoning Board of Adjustment met at a scheduled meeting on Thursday, December 19th, 2019 at 2:30 p.m. in the Commission Chambers at City Hall, Shawnee, Oklahoma, Pottawatomie County, pursuant to notice duly posted as prescribed by law. Rebecca Blaine, Planning Director for the City of Shawnee, presented the staff reports. Staff reports are available upon request.

AGENDA ITEM NO. 1:

Roll Call

Upon roll call the following members were present: Crystal Richardson, Holly Gordon, and Tim Burg.

A quorum was declared present.

NOTE: Mat Thomas and Mark Cannon were absent.

AGENDA ITEM NO. 2:

Approval of the November 21st, 2019 Zoning Board of Adjustment Meeting Minutes

Commissioner Burg made a motion to approve the minutes; seconded by Commissioner Richardson.

Motion carried:

AYE: Richardson, Gordon, Burg

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 3:

Case #Z03-19 – Public hearing and consideration of approval of a variance request for the setbacks and height of a cell tower for a property located at 1310 North Kickapoo Avenue

Applicant: Troy Williams

Planning Director Rebecca Blaine presented staff report. She stated AT&T has applied for this variance to enhance cellular data, broadband, Wi-Fi, and FirstNet coverage in this area. She briefly described the characteristics of the property. She stated the Zoning Code requires the setbacks for cell towers to be 80% of the height of the cell tower in question. She stated the cell tower would not interfere with any permanent structures within its radius. She stated Oklahoma Natural Gas and Locke Supply Co. have submitted letter of support for this application. She noted the Zoning Code is old and does not reference self-collapsing cell towers in its regulations. She briefly summarized the rest of the application.

Chairwoman Gordon praised the design of the packet submitted by staff.

Director Blaine opened the public portion of the meeting and asked anyone who wished to speak to state their name and sign in. Troy Williams, the applicant, came forward. He stated they will be leasing the entire tract of land, and they can therefore clean up the entire tract of land. Commissioner Richardson asked about the self-collapsing aspect of the tower. Mr. Williams stated it is a sectional tower with three sections. He stated that it designed not to fall over onto other buildings.

Commissioner Burg asked if this cell tower would correct some of the issues regarding gaps in cell service. Mr. Williams stated it would. He discussed future plans for additional cell towers in Shawnee.

Chris Boyd came forward to speak as a representative of the Sac & Fox Nation. He stated they are not necessarily against the cell tower. He requested more time to respond to the public noticing in the future. He stated the Sac & Fox Nation has requested if any inadvertent discovery of human remains or any kind of cultural resources that may have belonged to the Sac & Fox Nation that activates be halted until they have had an opportunity to evaluate the cultural significance of what is discovered.

Jeremy Fincher of the Sac & Fox Nation came forward. He requested a minimum of 30 days-notice for holding.

Mr. Williams stated they would do an environmental analysis on the property. If something is found, they will stop and notify everyone. Mr. Fincher asked if the packet was publicly available. Director Blaine stated it is. City Attorney Joseph Vorndran stated legally they have a prescribed time period for noticing. He stated that in a government-to-government relationship, the City can give them notice, but the formal notice will follow the protocol prescribed by law. Chairwoman Gordon thanked Mr. Fincher and Mr. Boyd for coming forward.

No one else came forward and Chairwoman Gordon asked for a motion. Commissioner Burg made a motion to grant the variance as requested; seconded by Commissioner Richardson.

Motion passed:

AYE: Richardson, Gordon, Burg

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 4:

Case #Z04-19 – Public hearing and consideration of approval of a variance request for the lot width of 6 proposed tracts of land for residential use for a property located 264 feet south of the southwest corner of Patterson Road and Lake Road

Applicant: Mason Schwartz

City Attorney Joseph Vorndran presented staff report. He noted the drawing that has been provided to the Board. He stated that the Interim Planning Director prior to Director Blaine made some representations that were relied upon by the developer and subsequently by individuals who purchased some of these tracts of land. He stated there are violations of current zoning, but that these individuals were reasonable to rely on the representations made by the Interim Planning Director at the time. He clarified this variance would not set a precedent for future developments in the City.

Chairwoman Gordon open the public portion of the meeting. Mason Schwartz, the applicant, came forward. He summarized the characteristics of the tracts of land being created and provided some additional background on the history of the proposed development. He stated the tracts cannot be redone since some have already been sold.

Jesus Garcia came forward with concerns. He asked why some of the tracts were designed the way they were, expressing concern for specifically Tract 6. He expressed concern about how close the frontages of the tracts are to each other. He stated the City has not seemed to take into consideration the community in this area. He stated there is little to no law enforcement presence out there, and that the roads are in poor condition.

Aaron Wade came forward with concerns about law enforcement presence and the conditions of the roads. He stated the City needs to do a better job on those aspects.

Mr. Schwartz came forward again to address the concerns of Mr. Garcia and Mr. Wade. He stated the area of the tracts meet the standards of the Zoning Code. He stated they can grant a cross-access agreement to make some of the rear tracts use one access point. Commissioner Burg asked Mr. Schwartz who designed the tracts. Mr. Schwartz stated his client sat down with the previous City employee who was involved in this project and that they did it together. He stated the reason the tracts came out the way they did was because they wanted all the tracts have at least 330' of the width in the rear portions of the tracts.

No one else came forward and Chairwoman Gordon closed the public portion of the meeting. Mr. Vorndran reiterated that there is an unnecessary hardship. He also stated the population density is permissible in the Rural Agricultural District. He noted that the comments on roads and law enforcement is outside the scope of this public hearing, and that those elements could not be part of the analysis leading to the staff recommendation of approval. He stated the conditions are peculiar to the property and that the variance would cause substantial detriment to the public good or impair the purposes and intent of the Zoning Code and Comprehensive Plan. He stated the concerns of Mr. Garcia and Mr. Wade are more appropriate to be expressed to the City Commission. He stated the variance would be the minimum necessary to alleviate the hardship.

Chairwoman Gordon asked for a motion. Commissioner Burg motioned to grant the variance as requested; seconded by Commissioner Richardson.

Motion passed:

AYE: Richardson, Gordon, Burg

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 5:

Planning Director's Report

Planning Director Rebecca Blaine did not have a report.

AGENDA ITEM NO. 6:

Commissioners Comments and/or New Business

Commissioner Burg asked Director Blaine to pass along to the proper authorities the concerns Jesus Garcia and Aaron Wade expressed regarding the lack of law enforcement presence and the conditions of the roads in the Shawnee Twin Lakes area.

Chairwoman Gordon expressed agreement with Commission Burg's comment.

AGENDA ITEM NO. 7:

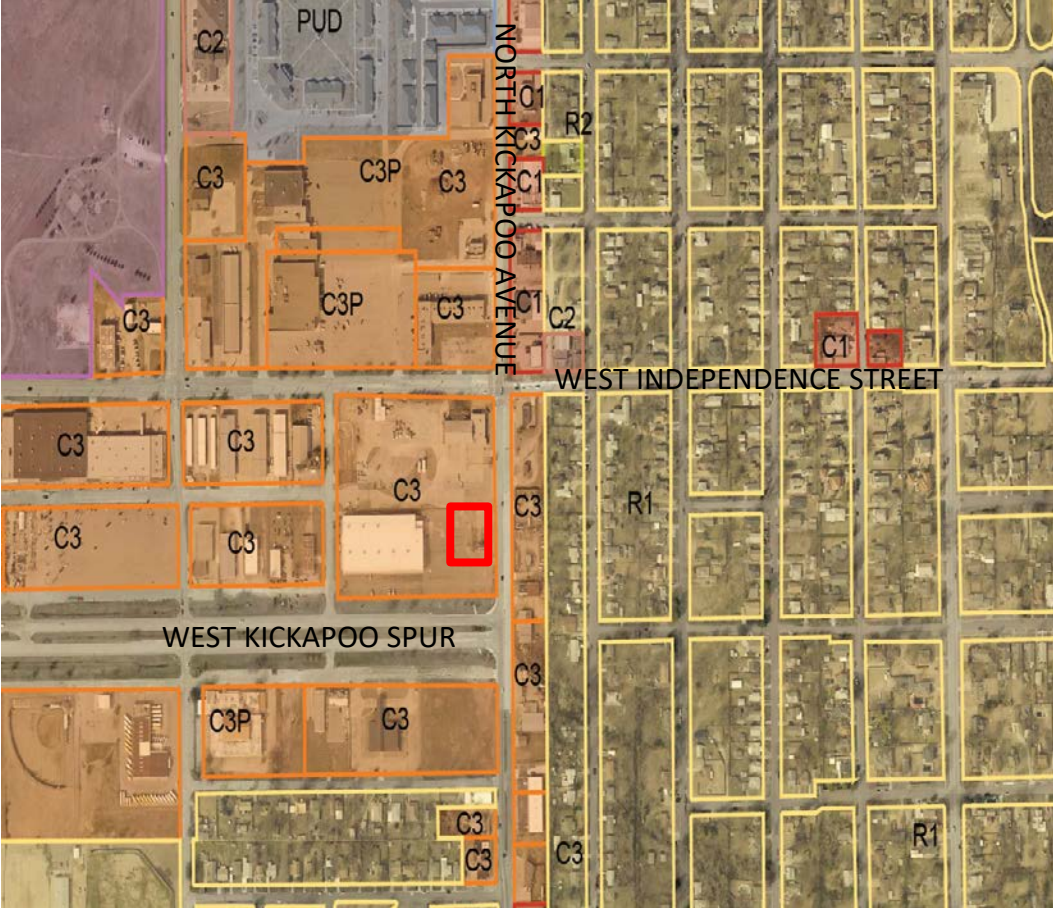
Adjournment

Meeting was adjourned.

Chairwoman/Vice-Chairman

Joseph Barker

Zoning Board of Adjustment Secretary

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # Z03-19 PUBLIC HEARING DATE: December 19th, 2019	
APPLICANT: Troy Williams		1900 Northwest Expressway, Suite 800 Oklahoma City, Oklahoma, 73118		
PROPERTY ADDRESS/LOCATION: Southeast corner of North Harrison Avenue & Transportation Parkway				
The applicant, Troy Williams, is requesting a variance for the setbacks of a proposed 110-foot monopole sectional cell tower. The subject property is located at 1310 North Kickapoo Avenue.				
EXISTING ZONING: C-3	EXISTING LAND USE: Vacant Commercial	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial)	SUBDIVISION: N/A	PROPERTY SIZE: 0.29 acres

STAFF RECOMMENDATION

The applicant has requested a deviation from the Zoning Code to allow for a 110-foot monopole sectional cell tower to be within the 88-foot required setbacks for a tower of this height. The property is currently zoned C-3. Chapter 22 of the Code of Ordinances, Zoning Code, Section 175, General Use Restrictions, Subsection 20, Communication Towers/Cell Phone Towers, B(2), states that "All sectional towers shall maintain a setback of eighty (80%) percent of the tower height from the property line". Thus, the proposed cell tower will require setback variances. Our ordinance is antiquated and does not mention self-collapsing towers; therefore, the fall radius requirement is in reference to an archaic tower design that would be a sole structure that would literally fall over in one direction due to high wind gusts, a tornado, or another act of God.

Chapter 22 of the Code of Ordinances, Zoning Code, Section 200, Board of Adjustment, Subsection 7, Variances, states that a variance may be granted only upon finding by the Board of Adjustment that:

- The application of the Code to the particular piece of property would create an unnecessary hardship;
- Such conditions are peculiar to the particular piece of property involved;
- Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Code or the Comprehensive Plan; and
- The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Within City limits, there are gaps of coverage between existing cell towers in the cellular coverage network. There are few properties within this gap that adequately meet the needs this cell tower is intended to fill coverage wise. Because of this, the application of the code to this area results in an unnecessary hardship, and the conditions surrounding the lack of available suitable properties for a cell tower to meet the coverage needs are peculiar. The City of Shawnee has limited authority in its review of cell towers and for what reasons they may be denied as mandated by the Federal Communications Commission.

Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Zoning Code or the 2019 Comprehensive Plan, in the opinion of Staff.

Staff hereby recommends the Zoning Board of Adjustment grant the requested variance for a 110-foot monopole sectional cell tower

APPROVE

APPROVE WITH CONDITIONS

DENY

**ATTACHMENTS:
(CIRCLE)**

SUBMITTED PLANS

**PUBLIC HEARING
PETITION/
APPLICATION FORM**

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



SITE INFORMATION

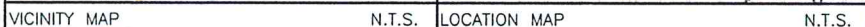
TYPE SATN73 SHELTER CONFIGURATION

NEW EQUIPMENT AND ANTENNAS ON:
PROPOSED 110' SECTIONAL MONOPOLE

$$\text{BFE} = 1056.16'$$

DRAWING INDEX

<u>TELEPHONE COMPANY:</u>	<u>POWER COMPANY:</u>
AT&T	OG&E
1-580-924-3600	1-888-988-9747



DRIVING DIRECTIONS

DEPART 405 N BROADWAY AVE, OKLAHOMA CITY, OK 73102 ON DEAN A MCGEE AVE (EAST) 76 YDS TURN LEFT (NORTH-WEST) ONTO N E K GAYLORD BLVD, THEN IMMEDIATELY BEAR RIGHT (NORTH) ONTO N BROADWAY AVE 0.1 MI TURN RIGHT (EAST) ONTO (NW) 5TH ST 0.3 MI KEEP STRAIGHT ONTO RAMP TO YDS TAKE RAMP (RIGHT) ONTO I-235 [US-77] 0.9 MI AT EXIT 1A, TAKE RAMP (LEFT) ONTO I-40 [US-270] 0.6 MI ROAD NAME CHANGES TO I-35 [I-40] 0.9 MI TAKE RAMP (LEFT) ONTO I-40 [US-270] 28.0 MI AT EXIT 181, TURN RIGHT ONTO RAMP 0.3 MI TAKE RAMP (RIGHT) ONTO US-177 [US-270] 4.3 MI KEEP RIGHT ONTO RAMP 0.5 MI ROAD NAME CHANGES TO US-270 BUS [W KICKAPOO SPUR ST] 0.7 MI TURN LEFT (NORTH) ONTO US-270 BUS [N KICKAPOO ST], THEN IMMEDIATELY BEAR LEFT (NORTH) ONTO N KICKAPOO ST 87 YDS BEAR RIGHT (NORTH) ONTO (N) KICKAPOO ST [N KICKAPOO AVE] 43 YDS ARRIVE OK1453 KICKAPOO & INDEPENDENCE

A&E DRAWING REVIEW

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

ONE CALL NUMBER:



**CALL OKIE
ONE CALL 811
(800) 522-6543
CALL 3 WORKING DAYS
BEFORE YOU DIG!**

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE: IBC 2015
STRUCTURAL CODE: IBC 2015
PLUMBING CODE: IPC 2015
MECHANICAL CODE: IMC 2015
ELECTRIC CODE: NEC 2017
FIRE/LIFE SAFETY CODE: IBC 2015, IFC 2015, NFPA 101, OSHA 1926

VENDOR:



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PH: (405) 529-8134

CRB
COMPANIES LLC

CRB COMPANIES, LLC
7335 SOUTH LEVVIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 442-4551

PRODUCED BY:



**SPECIALTY TELECOMMUNICATIONS
SERVICES, PLLC.
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167**

SITE NAME:
**KICKAPOO &
INDEPENDENCE**

SITE NUMBER:
OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:	PROJECT #:	REVISION
T1	OK1453	B
	BY: JWM CKD BY: JWM	

DIVISION 1 – GENERAL REQUIREMENTS

1.1 INTENT

- A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
- B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON AND NOT THE OTHER, IT SHALL BE ACCOMPLISHED AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH.
- C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK STIPULATED IN THE CONTRACT.
- D. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

1.2 CONFLICTS

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OFF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
- B. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE BEEN FULLY INFORMED PRIOR TO BIDDING.
- C. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

1.3 CONTRACTS AND WARRANTIES

- A. EACH CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR-OF-RECORD, AND PROVIDING JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION. THE CONTRACTOR SHALL BE REIMBURSED ONLY THE AMOUNT OF ANY FEE PAID AS FOLLOWS:
 1. PLAN REVIEW FEE.
 2. BUILDING PERMIT FEE.
 3. CONNECTIONS AND INSPECTIONS FEE.
- B. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.

1.4 STORAGE

ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

1.5 CLEAN UP

- A. THE CONTRACTORS AT ALL TIME SHALL KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE EXTERIOR: VISUALLY INSPECTED EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER REGION MATTER.
 1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
 2. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSES DOWN THE EXTERIOR OF THE STRUCTURE.
- C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM WALLS/FLOOR/CEILING.
 1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
 2. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

1.6 CHANGE ORDER PROCEDURE

- A. THE CONTRACTOR CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/ OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HOURS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURE REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

1.7 RELATED DOCUMENTS AND COORDINATION

- A. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE RESPONSIBILITY OF THE CONTRACTOR.

1.8 SHOP DRAWINGS

- A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS TO THE OWNER FOR APPROVAL.
- B. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO BEING SUBMITTED TO THE OWNER.

1.9 PRODUCTS AND SUBSTITUTIONS

- A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
- B. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER, SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

1.10 QUALITY ASSURANCE

- A. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:
 - ANSI TIA/EIA – 222 – C
 - IBC 2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
 - BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA) IBC 2012
 - NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL AMENDMENTS 2009
 - UNDERWRITER LABORATORIES APPROVED ELECTRICAL PRODUCTS
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 - SPECIFICATIONS (AISC)
 - LIFE SAFETY CODE NFPA – 101-IBC 2012

1.11 ADMINISTRATION

- A. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- B. SUBMIT A BAR LIKE PROGRESS CHART NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE WORK.
- C. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
- D. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
- E. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WILL WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL WPCS SAFETY REQUIREMENTS IN THEIR AGREEMENT.
- F. CONTRACTOR MUST PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO THE OWNER.
- G. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- H. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.

1.12 INSURANCE AND BONDS

- A. CONTRACTOR AT THEIR OWN EXPENSE SHALL CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE TO THE OWNER. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.
- B. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
- C. CONTRACTOR MUST PROVIDE PROOF OF INSURANCE.

DIVISION 2 – SITE WORK AND DRAINAGE

1.1 WORK INCLUDED:

REFER TO THE SURVEY AND SITE PLAN FOR WORK INCLUDED.

1.2 RELATED WORK

- B. INSTALLATION OF ANTENNA SUPPORT SYSTEM

1.5 SEQUENCING

- A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
- B. IF REQUIRED, GRADE, SEED, FERTILIZED AND MULCH DISTURBED AREAS IMMEDIATELY AFTER BRINGING THE SITE AND ACCESS ROAD TO BASE COURSE ELEVATION. WATER TO ENSURE GROWTH.
- C. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE.

1.7 WARRANTY

- A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO SURROUNDING PROPERTY CAUSED BY CONSTRUCTION.
- B. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.

2.1 MATERIALS

- A. SITE MATERIALS: FILL MATERIAL – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARDS SPECIFICATION.
- B. SOIL STABILIZER FABRIC SHALL BE MIRAFI – 500X.
- C. NON-STRUCTURAL SITE CONCRETE SHALL BE 3000 PSI BREAKING STRENGTH AT 28 DAYS. COMPLY WITH GENERAL PROVISIONS OF DIVISION 3 CONCRETE SPECIFICATIONS.

2.2 EQUIPMENT

- A. COMPACTING SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. LARGER AREA SHALL BE COMPACTED BY SHEEPS FOOT, VIBRATOR OR RUBBER TIRE ROLLERS WEIGHING AT LEAST FIVE TONS. WATER TREATMENT MAY BE REQUIRED TO OBTAIN COMPACTION. SMALLER AREAS SHALL BE COMPACTED BY POWER-DRIVE, HAND HELD TAMPERS.

3.1 INSPECTIONS

LOCAL BUILDING INSPECTION SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

3.2 PREPARATION

- A. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION EFFORTS GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES BELOW ORIGINAL GROUND LEVEL.
- B. UNLESS OTHERWISE INSTRUCTED BY THE OWNER, REMOVE TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
- C. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, REMOVE SOFT SPOTS AND COMPACT TO 95% STANDARD PROCTOR.
- D. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE GRUBBED AREAS WITH STABILIZER MAT PRIOR TO REPLACEMENT OF FILL OR BASE MATERIAL.

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ENGINEER:



NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
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SHEET NUMBER: PROJECT #:		REVISION:	
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BY: JWM		CKD BY: JWM	
		B	

3.3 INSTALLATION

- A. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF THE OWNERS LEASE PROPERTY UNLESS AUTHORIZED BY PROJECT MANAGER, IN WRITING.
- B. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND TO LEASE LINE.

3.4 FIELD QUALITY CONTROL

- A. COMPACTION SHALL BE 90% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% UNDER PLATFORM AREA. SETTLEMENT WILL BE EXCAVATED AND REFLLED AT CONTRACTOR'S EXPENSE.

3.5 QUALITY ASSURANCE

- A. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE E ZINC, 1.8 OUNCES PER SQUARE FOOT.

3.6 APPLICABLE STANDARDS

- A. ASTM-A120 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS FOR ORDINARY USES.
- B. ASTM-123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
- C. ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
- D. ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
- E. ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED CHAIN LINK FENCE FABRIC.
- F. ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
- G. ASTM A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP STRUCTURAL QUALITY.
- H. ASTM-A585 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT. EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.

SPECIAL CONSTRUCTION TOWER & ANTENNA INSTALLATION

1.1 WORK INCLUDED

- A. IF REQUIRED, ERECT FURNISHED TOWER.
- B. GROUND TOWER TEMPORARILY DURING ERECTION. GROUNDING SHOULD INCLUDE BASE(S) AND ANCHORS.
- C. IF REQUIRED, INSTALL THREE (3) SIDE ARMS, CONSISTING OF OWNER REPRESENTATIONS.
- D. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND OWNER SPECIFICATION.
- E. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
- F. INSTALL FURNISHED GALVANIZED STEEL WAVE GUIDE LADDER.
- G. INSTALL WAVE GUIDE BRIDGE AS INDICATED ON DRAWING.
- H. SUPPLY AND INSTALL ONE INSULATED GROUND BAR AT EQUIPMENT CABINET.
- I. SUPPLY AND INSTALL GROUNDING KITS WITH LONG BARREL DOUBLE CRIMPED COMPRESSION LUGS. (SIM. TO ANDREW-223700TD OF APPROVED EQUAL) ATOP TOWER BASE BEFORE ENTERING THE EQUIPMENT. GROUNDING LEADS TO BE CONNECTED TO INSULATED GROUND BAR.
- A. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.
- B. CONCRETE PIERS FOR FOUNDATIONS SHALL BE DRILLED AND POURED ON THE SAME DAY.

2.2 RELATED WORK

2.3 REQUIREMENTS OF REGULATOR AGENCIES

- A. FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE, INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.
- B. INSTALL ANTENNA, ANTENNA CABLES AND GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
 1. EIA - ELECTRONIC INDUSTRIES ASSOCIATION TIA-EIA-222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
 2. FAA - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460-IH, OBSTRUCTION MARKING AND LIGHTING.
 3. FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING AND LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
 4. AISI - AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

5. NEC - NATIONAL ELECTRICAL CODE - ON TOWER LIGHTING KITS.
6. UL - UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL PRODUCTS.
7. IN ALL CASES, PART 77 OR THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS.
8. IBC 2012 LIFE SAFETY CODE NFPA - 101

3.3 INSTALLATION

- A. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELEVATION PRIOR TO FOUNDATION CONSTRUCTION.
- B. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
- C. THE CONTRACT INCLUDES ALL NECESSARY GRADING, BANKING, DITCHING AND UNLESS OTHERWISE INDICATED, COVERING TWO INCHES OF SURFACE COURSE. ALL ROADS OR ROUTES UTILIZED FOR ACCESS TO THE SITE, COMMENCING AT THE POINT OF INTERSECTION WITH THE NEAREST PUBLIC THOROUGHFARE, ARE INCLUDED IN SCOPE UNLESS OTHERWISE NOTED.
- D. WHEN APPROVING A EXISTING ACCESS ROAD, GRADE THE EXISTING ROAD TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
- E. PLACE FILL OR STONE IN 6 INCH MAXIMUM LIFTS AND COMPACT BEFORE PLACING NEXT LIFT.
- F. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT BEYOND THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.
- G. RIP RAP SHALL BE APPLIED TO THE SIDES SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS AND TO ALL OTHER SLOPES GREATER THAN 2 : 1.
- H. RIP RAP SHALL BE APPLIED TO THE SIDES OF SLOPES OF DITCHES OR DRAINAGE SWALES AS INDICATED ON PLANS.
- I. RIP RAP ENTIRE DITCH FOR SIX FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
- J. SEED, FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS AND DITCHES, DRAINAGE, SWALES, NOT OTHERWISE RIP-RAPPED.
- K. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES OR CULVERTS BE PLACED SO THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SITE. IF OWNER DESIGNS OR ELEVATIONS CONFLICT WITH THIS GUIDANCE ADVISE THE OWNER IMMEDIATELY, IN WRITING.
- L. IF DITCH LIES WITH SLOPES GREATER THAN TEN PERCENT, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AND RIP RAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET ABOVE THE CULVERT ENTRANCE.
- M. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- N. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- O. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEED AND LANDSCAPED AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

3.5 PROTECTION

- A. PROTECT SEEDING AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES. STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
- B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTION WIRE AND SECURED TO 2 1/2 INCH X 2 INCH X 4 FOOT STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
- C. ALL EXPOSED AREAS SHALL BE PROTECTED AGAINST WASHOUTS AND SOIL EROSION.

FENCE (IF REQUIRED)

1.1 WORK INCLUDED

REFER TO SITE PLANS FOR SIZE AND LOCATION OF FENCE AND GATES TO BE INSTALLED.

1.2 RELATED WORK

- A. COORDINATE FENCE GROUNDING WITH ELECTRICAL SUBCONTRACTOR.
- B. REFER TO DMSION 2 - CONCRETE FOR SPECIFICATION OF CONCRETE AND GROUT.

1.4 SEQUENCING

- A. IF THE SITE AREA HAS BEEN BROUGHT ON TO SURFACE COURSE ELEVATION PRIOR TO FENCE CONSTRUCTION, FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SIDE SURFACE COURSE.

1.5 SUBMITTALS

- A. MANUFACTURER'S DESCRIPTIVE LITERATURE.
- B. CERTIFICATE OF COMPLIANCE THAT SPECIFICATIONS HAVE BEEN MET.

2.1 FENCE MATERIAL

- A. ALL FABRIC WIRE, RAILS, POLES, HARDWARE AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
- B. FABRIC SHALL BE SIX FOOT HIGH (VERIFY W/PROJECT MANAGER) TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FOR THE TOP AND BOTTOM EDGES, FABRIC SHALL CONFORM TO SPECIFICATIONS OF ASTM A-392 CUSS 1.
- C. ALL POSTS SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER (OD PER FENCE INDUSTRY STANDARD).

LINE	2 5/8 INCHES
CORNER	4 INCHES
GATE	4 INCHES

- D. ALL TOP AND BRACE RAILS SHALL BE 1 1/4" DIAMETER SCHEDULE - 40 MECHANICAL SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- E. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
- F. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188 DEGREE ATTACHMENT, OR EQUAL.
- G. THE GUIDE (LATCH ASSEMBLY) SHALL BE MERCHANTS METAL MODEL 20B3, OR EQUAL.
- H. LATCHES, STOPS AND KEEPERS SHALL BE PROVIDED FOR ALL GATES.
- I. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.
- J. DOUBLE GATE SHALL HAVE A HEIGHT PLUNGER BAR WITH DOME CAP.
- K. A NO. 9 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
- L. PLACE A SIX INCH BY 1/2 INCH DIAMETER EYE-BOLT TO HOLD TENSION WIRE AT LINE POSTS.
- M. STRETCHER BARS SHALL BE 3/16 BY 3/4 INCH OR HAVE EQUIVALENT CROSS SECTION AREA.
- N. ALL CORNER GATE AND END PANELS SHALL HAVE A 3/8 INCH TRUSS ROD WITH TURNBUCKLES.
- O. ALL POST EXCEPT GATE POST SHALL HAVE A COMBINATION CLIP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- P. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO THE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
- Q. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
- R. BARBED WIRE SUPPORT AND SHALL BE CAST IRON WITH SET BOLT AND LOCK WIRE IN THE ARM.
- S. ALL CAPS SHALL BE CAST IRON.
- T. CONCRETE WILL BE MIXED PRIOR TO INSERTION INTO FENCE POST HOLE.

EXECUTION

3.1 EQUIPMENT

EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT.

3.2 INSPECTION

EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.

3.3 INSTALLATION

- A. POST FOUNDATIONS SHALL HAVE A MINIMUM SIX-INCH CONCRETE COVER UNDER POST.
- B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB WITHIN ONE INCH IN EIGHT FEET.
- C. AT CORNER POSTS, GATE POSTS AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED STRETCHER AND TENSION BAND-CLIPS AT 15 INCH INTERVALS.
- D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BANDS-CLIPS AT 15 INCH INTERVALS.
- E. ATTACH FABRIC TO BRACE RAILS, TENSION WIRE TRUSS RODS WITH THE CLIPS AT FOOT INTERVALS.
- F. A MAXIMUM GAP OF TWO INCHES WILL BE PERMITTED BETWEEN THE CHAIN LINK FABRIC AND THE FINAL GRADE.
- G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
- H. CONCRETE FOR FENCE POST SHALL HAVE A MINIMUM OF 2,500 PSI BREAKING STRENGTH AT 28 DAYS.

3.4 PROTECTION

UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT COLOR TO MATCH THE GALVANIZED PROCESS.

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GENERAL NOTES			
SHEET NUMBER: PROJECT #:			
GN2 OK1453			
BY: CKD BY: JWM			
B			

ELECTRICAL NOTES

SCOPE

1. SHALL INCLUDE ALL LABOR, MATERIALS AND APPLIANCES REQUIRED FOR THE FURNISHING, INSTALLING AND TESTING, COMPLETE AND READY FOR OPERATION OF ALL WORK SHOWN ON THE DRAWING AS SPECIFIED HEREIN:

- | | |
|------------------------|-------------------------------|
| 1. ELECTRIC SERVICE | 4. MISCELLANEOUS MATERIALS |
| 2. CONDUIT AND RACEWAY | 5. TELEPHONE CONDUITS |
| 3. CONDUCTORS | 6. LIGHTNING ARRESTING SYSTEM |

CODES

1. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST EDITIONS OF:
A. THE NATIONAL ELECTRICAL SAFETY CODE
B. THE NATIONAL ELECTRIC CODE - NFPA-70
C. LOCAL AND STATE AMENDMENTS
D. REGULATIONS OF THE SERVING UTILITY COMPANY
2. ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST ALL EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. ALL TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER. WITHOUT EXPENSE TO THE OWNER ALL WARRANTIES CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

CO-ORDINATION

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH ALL SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS PARAGRAPH WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION

1. COORDINATION OF ALL SLEEVES, CHASES, ETC., WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. ALL CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. ALL NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE WORK UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING SHALL BE PROVIDED BY THIS CONTRACTOR.
3. SEAL ALL PENETRATION THROUGH WALL AND FLOORS WITH APPROVED GROUT.

EXTERIOR CONDUIT

1. ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.

RACEWAYS

1. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE RIGID STEEL, EMT OR SCH 40 PVC AS INDICATED ON THE DRAWINGS.
2. WHERE INSTALLED ON EXTERIORS AND EXPOSED TO DAMAGE, ALL CONDUIT SHALL BE RIGID STEEL. ALUMINUM CONDUIT SHALL NOT BE ALLOWED.
3. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT.
4. UNDERGROUND CONDUITS SHALL BE RIGID STEEL OR SCHEDULE 40 PVC AS INDICATED ON THE DRAWINGS.
5. ALL CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. ALL CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
6. PROVIDE SUPPORTS FOR ALL CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. ALL CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.
7. BURIAL DEPTH OF ALL CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION.
8. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND BUILDING OWNER.

EQUIPMENT

1. ALL DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TAPE.
2. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT, AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK.

CONDUCTORS

1. FURNISH AND INSTALL CONDUCTORS CALLED FOR IN THE DRAWINGS. ALL CONDUCTORS SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. ALL CONDUCTORS SHALL BE COPPER. THE USE OF ALUMINUM CONDUCTORS SHALL NOT BE ALLOWED. ALL CONDUCTORS SHALL BE UL LISTED AND SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
B. ALL CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND SMALLER MAY BE SOLID OR STRANDED.
C. CONNECTION FOR #10 AWG AND SMALLER SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP-ON SLEEVES WITH NYLON INSULATOR.
3. ALL CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.
4. THE RACEWAY SYSTEM SHALL BE COMPLETE BEFORE INSTALLING CONDUCTORS.

PENETRATIONS

1. CONTRACTOR SHALL COMPLY WITH UL PENETRATIONS DETAILS FOR PENETRATIONS OF ALL RATED WALLS, ROOF, ETC.

GROUNDING

1. ALL ELECTRICAL NEUTRALS, RACEWAYS AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT & ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED BY ONE POINT ONLY.
2. PROVIDE GROUND CONDUCTOR IN ALL RACEWAYS.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 - LIGHTNING PROTECTION AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.
5. ALL GROUNDING SYSTEM CONDUCTORS AND CONNECTIONS BELOW GRADE SHALL BE THERMAL WELDS AT GROUND RODS AND AT A MIN. OF 30" BLOW GRADE.
6. ALL INSTALLATIONS SHALL BE VERIFIED.
7. ALL GROUND WIRE SHALL BE #2 AWG BARE SOLID TINNED COPPER UNLESS NOTED OTHERWISE.
8. ALL GROUND WIRES SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND RING WITH GRADUAL BEND AS REQUIRED. GROUND WIRES SHALL NOT BE LOOPED OR SHARPLY BENT.
9. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF GROUND RODS AND GROUND RING WITH FOUNDATION AND UNDER GROUND CONDUIT.
10. EACH EQUIPMENT CABINET SHALL BE CONNECTED WITH (2) #2 AWG INSULATED SOLID TINNED COPPER WIRE TO GROUND BAR. EQUIPMENT CABINETS SHALL EACH HAVE (2) CONNECTIONS.
11. ANTENNA GROUND KITS SHALL BE FURNISHED BY AT&T WIRELESS AND INSTALLED BY ELECTRICAL CONTRACTOR.
12. KOPR-SHIELD ANTI-OXIDATION COMPOUND SHALL BE USED ON ALL GROUNDING CONNECTIONS.
13. ALL EXOTHERMIC CONNECTIONS SHALL BE INSTALLED UTILIZING THE PROPER CONNECTION/MOLD AND MATERIAL FOR THE PARTICULAR APPLICATION.
14. ALL BOLTED GROUNDING CONNECTIONS SHALL BE INSTALLED WITH A LOCK WASHER UNDER THE NUT. HARDWARE FOR BOLTED CONNECTIONS SHALL BE A MINIMUM OF 3/8" AND SHALL BE STAINLESS STEEL.
15. GROUNDING WIRE SHALL NOT BE INSTALLED OR ROUTED THROUGH HOLES IN ANY METAL OBJECTS OR SUPPORTS TO PRECLUDE ESTABLISHING A "CHOKE" POINT.
16. PLASTIC CLIPS OR METAL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTORS SHALL BE USED TO FASTEN AND SUPPORT GROUNDING CONDUCTORS. FERROUS METAL CLIPS WHICH COMPLETELY SURROUND THE GROUNDING CONDUCTOR SHALL NOT BE USED.
17. STANDARD BUSS BARS (CIGBE AND MIGB) SHALL BE FURNISHED AND INSTALLED. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD.
18. THE GROUNDING CONNECTION TO THE POWER AND TELCO SECTIONS OF THE PPC CABINET SHALL BE MADE BY CONNECTION A CONDUCTOR FROM THE GROUND RING TO THE FACTORY FURNISHED BUSS BAR IN EACH COMPARTMENT.
19. THE CONTRACTOR SHALL SUPPLY AT&T WIRELESS WITH RESULTS FROM PRE-CONSTRUCTION (CO-LOCATION ONLY) AND POST-CONSTRUCTION OHM TESTING (GROUND) RESULTS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE NEW SUPPLEMENTAL GROUND FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO EQUIPMENT. THE TEST SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT, PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. THE GROUND SYSTEM RESISTANCE TO EARTH SHALL NOT EXCEED 5 OHMS. IF THE GROUND TEST EXCEEDS THE MAX. OF 5 OHMS, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUND CONNECTIONS AS REQUIRED TO MEET THE 5 OHMS MAX.
21. IF COAX ON ICE BRIDGE IS MORE THAN 6'-0" FROM A GROUND AB AT THE BASE OF THE TOWER, A SECOND GROUND BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE RUN TO GROUND THE COAX GROUND KIT AND THE IN-LINE SURGE ARRESTOR (SURGE ARRESTORS INSTALLED BY LUCCENT ONLY HAVE A 6'-0" LEAD)
22. CONTRACTOR SHALL REPAIR/REPLACE EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE CONTRACTORS EXPENSE.

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SITE NAME:

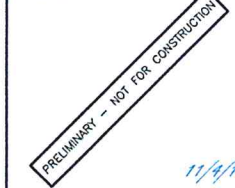
**KICKAPOO &
INDEPENDENCE**

SITE NUMBER:

OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/9/19	PRELIM ISSUE	JWM

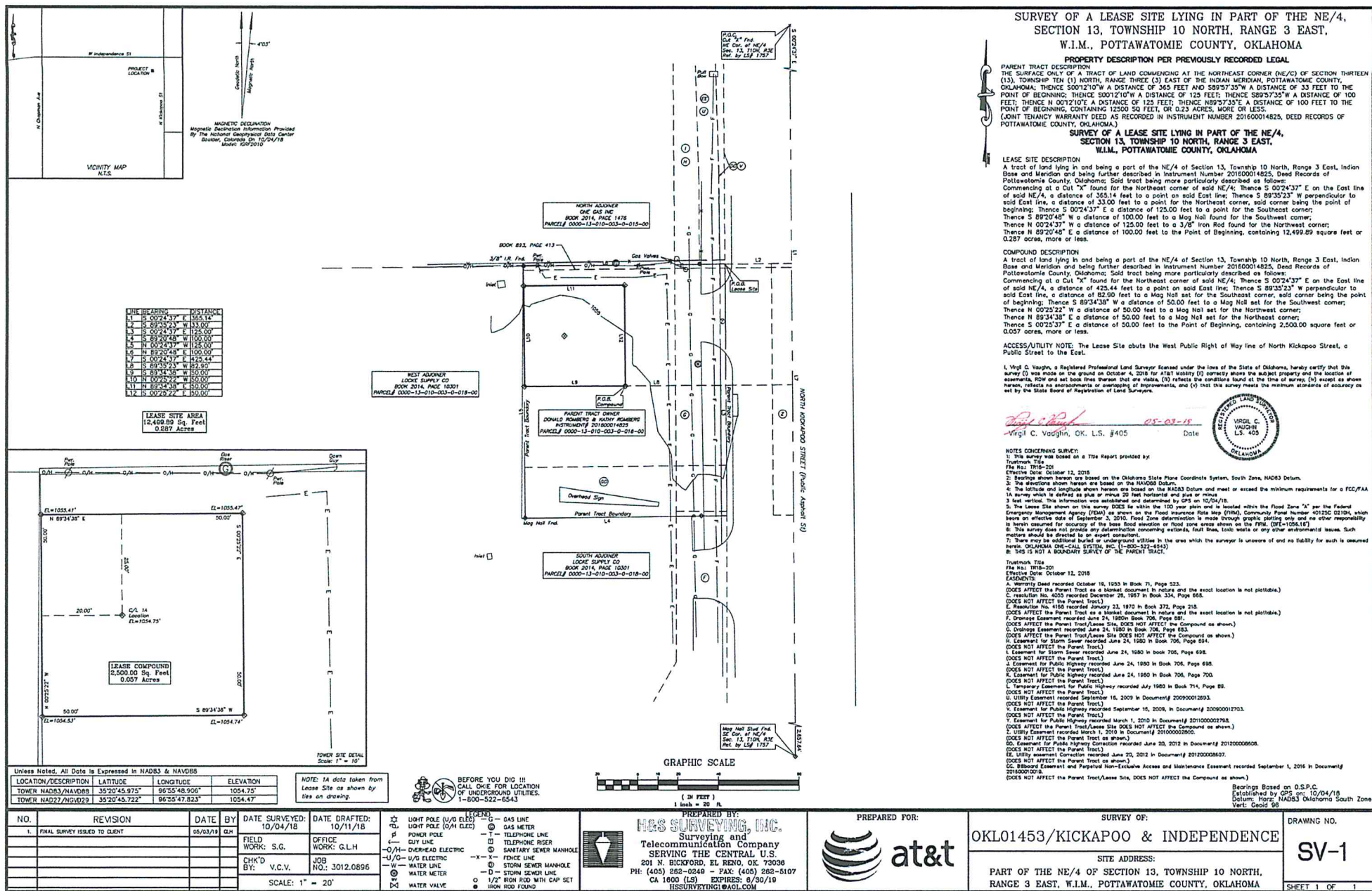
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:	PROJECT #:	REVISION:
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BY: JWM	CKD BY: JWM	

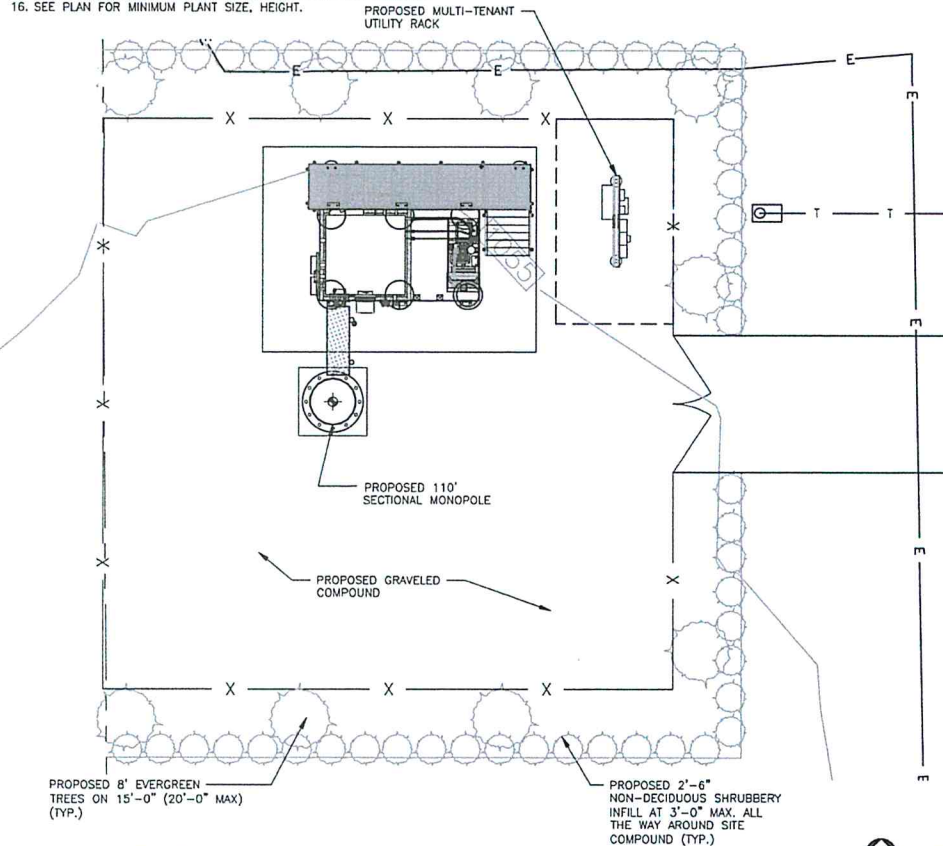
14564642.AE205.191004.3167A0996.OK1453.NSB.Rev.B Construction Drawings.dwg - Sheet:GN4 - User: JM-Coy - Nov 04, 2019 - 5:10pm

- | ABBREVIATIONS | |
|-------------------------------------|---|
| A - AMPERE | PNL - PANEL |
| AFG - ABOVE FINISHED GRADE | PNLBD - PANEL BOARD |
| ATS - AUTOMATIC TRANSFER SWITCH | PVC - SCH 40 RIGID NON-METALLIC CONDUIT |
| AWG - AMERICAN WIRE GAUGE | RGS - RIGID GALVANIZED STEEL CONDUIT |
| BCW - BARE COPPER WIRE | SW - SWITCH |
| BFG - BELOW FINISHED GRADE | TGB - TOWER GROUND BAR |
| BKR - BREAKER | UL - UNDERWRITERS LABORATORIES |
| C - CONDUIT | V - VOLTAGE |
| CKT - CIRCUIT | W - WATTS |
| DISC - DISCONNECT | XFMR - TRANSFORMER |
| EGR - EXTERNAL GROUND RING | XMTR - TRANSMITTER |
| EMT - ELECTRIC METALLIC TUBING | |
| FSC - FLEXIBLE STEEL CONDUIT | |
| GEN - GENERATOR | |
| GPS - GLOBAL POSITIONING SYSTEM | |
| GRD - GROUND | |
| IGB - ISOLATED GROUND BAR | |
| IGR - INTERIOR GROUND RING (HALO) | |
| KW - KILOWATTS | |
| NEC - NATIONAL ELECTRIC CODE | |
| PCS - PERSONAL COMMUNICATION SYSTEM | |
| PH - PHASE | |
-
- | LEGEND | |
|---|---|
| ----UGP---- | UNDERGROUND ELECTRICAL CONDUIT |
| ----UGT---- | UNDERGROUND TELEPHONE CONDUIT |
|  | KILOWATT - HOUR METER |
| ----- | UNDERGROUND BONDING AND GROUNDING CONDUCTOR |
|  | GROUND ROD |
|  | CADWELD |
|  | GROUND ROD WITH INSPECTION WELL |
|  | MECHANICAL CONNECTION |



GENERAL PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED OR COVERED IN PINE STRAW AS SPECIFIED.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
8. THE CONTRACTOR AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AND MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
15. UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST.
16. SEE PLAN FOR MINIMUM PLANT SIZE, HEIGHT.



1 LANDSCAPING PLAN

SCALE: 0' 5' 10' 20' 30'

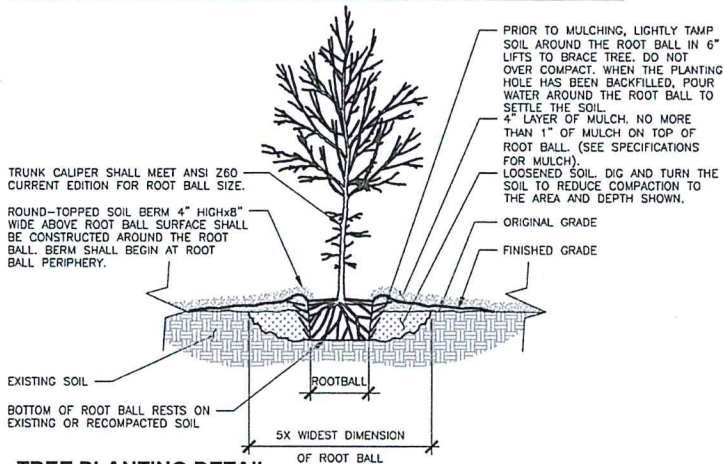


3 TREE PLANTING DETAIL

SCALE: N.T.S.

QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE (HT X WT)
9	"CUPRESSUS ARIZONICA"	CAROLINA SAPPHIRE	30 FT X 15 FT

PINESTRAW MULCH - 2" SETTLED LAYERS OF CLEAN STRAW



2 SHRUB PLANTING DETAIL

SCALE: N.T.S.

QTY	SPECIES	HEIGHT, FT.
53	NEEDLE POINT HOLLY	30"

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SITE NAME:

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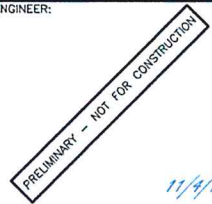
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OK1453

SITE ADDRESS:

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SHAWNEE OK 74804

ENGINEER:

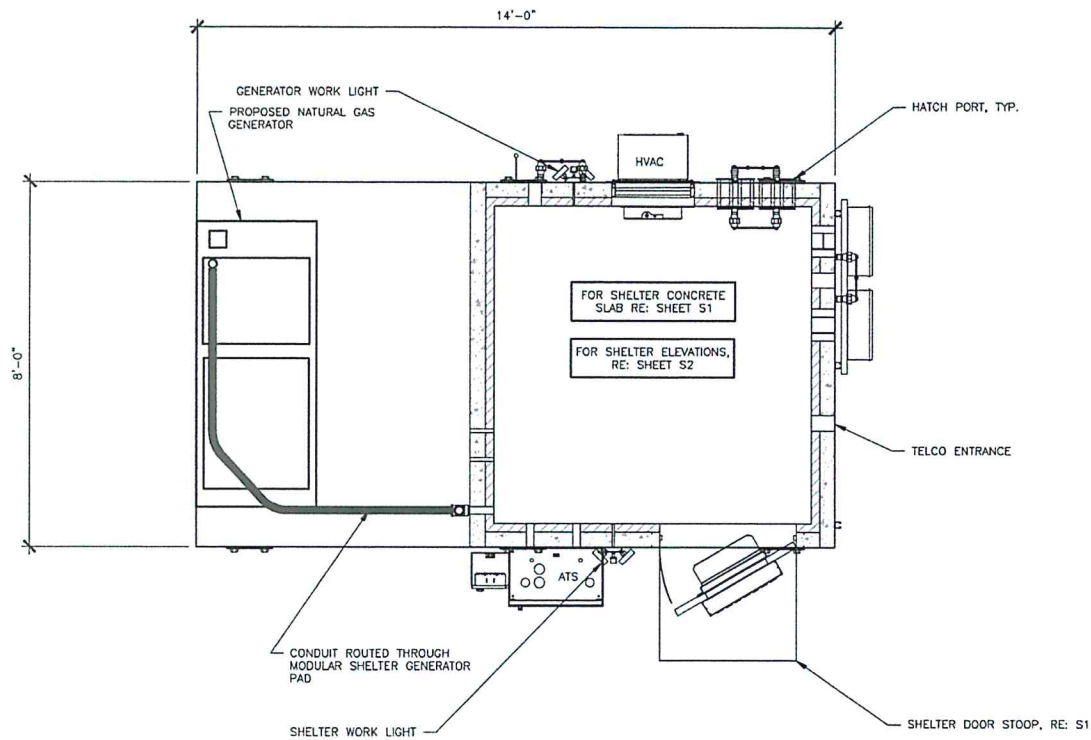


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A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM

SHEET TITLE:
LANDSCAPING DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
L2	OK1453	B
BY: JWM	CKD BY: JWM	

TYPE SATN73 SHELTER



1 EQUIPMENT LAYOUT

SCALE: 0' 1' 5' 10'

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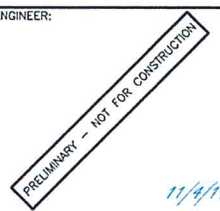
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ENGINEER:



NO	DATE	DESCRIPTION	BY
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SHEET TITLE: EQUIPMENT LAYOUT			
SHEET NUMBER: A2		PROJECT #: OK1453	REVISION: B
BY: JWM		CRD BY: JWM	

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

NOTES:
SUB-CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT

NOTES:
NO MODIFICATION OF TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS

NOTES:
THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT PROPOSED OVERALL TOWER HEIGHT DIMENSION AND SHALL NOT BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TRUE HEIGHT WITH TAPE DROP

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS BEFORE CONSTRUCTION FOR EQUIPMENT VERIFICATION

REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED

ANTENNA ARRAY MOUNTING HARDWARE MAY BE PROVIDED BY TOWER MANUFACTURER, CONTRACTOR TO BID SEPARATELY

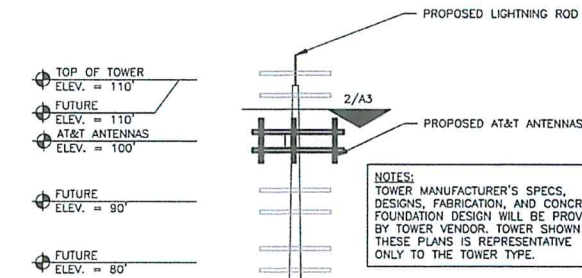
REFER TO RFDS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTHS, ETC.

NOTES:
GENERAL CONTRACTOR TO COMPLY WITH NTP PACKAGE PROVIDED BY TOWER OWNER

ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

- GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, CONNECTIONS AT THE BASE TRANSMISSION SYSTEM (BTS). THIS SHALL INCLUDE ALL EQUIPMENTS SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM, ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTING SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS
- MATERIALS:
 - ANTENNA CABLES: AS SCHEDULED
 - ANTENNA CONNECTORS: AS SCHEDULED
 - CABLE HANGERS: INSTALLED A MAXIMUM 4' SPACING
 - GROUND KITS-AS SPECIFIED
- INSTALLATION:
 - ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY AT&T PRIOR TO PURCHASE OF CABLES OF THE OVERALL LENGTH REQUIRED.
 - CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.
 - ALL CABLE CONNECTIONS OUTSIDE SHALL BE COVERED WITH WEATHERPROOFING TAPE.
 - THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

CABLE	IN AIR OR CABLE TRAY	IN CONDUIT
1/2"	5"	10"
7/8"	10"	18"
1 5/8"	20"	28"
 - CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBERS OF BENDS. CABLE SHALL NOT BE LEFT UN-TERMINATED IN THE FIELD.
 - GROUND KITS- AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS AS IDENTIFIED ABOVE. GROUND PIGTAILS SHALL BE BROUGHT OUT IN THE DOWNWARD DIRECTION FROM THE CONNECTION TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.



CABLE NOTE:
1. CABLE ATTACHMENTS SHOULD FOLLOW MANUFACTURER SPECIFICATIONS FOR ATTACHMENT AND HANGING SPECS.
2. ROUTE COAX UP TOWER PER STRUCTURAL ANALYSIS.

NOTES:
1. SIZE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET AT&T SUPPLIED RFDS.
2. CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF ANY MICROWAVE DISHES WITH PROJECT MANAGER
3. ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

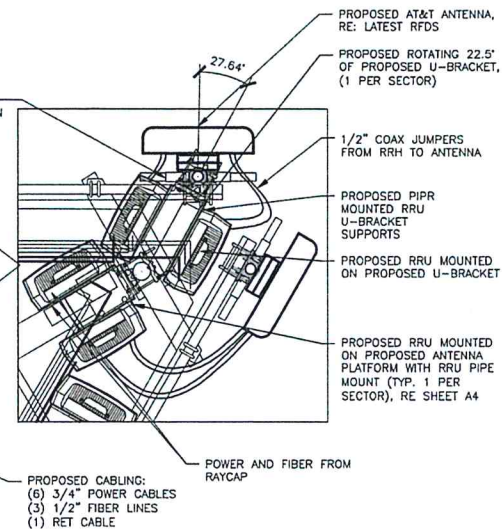
(9) PROPOSED AT&T ANTENNA RE: LATEST RFDS
(8) PROPOSED AT&T RRU's RE: LATEST RFDS

TBD 110' SECTIONAL MONOPOLE, RE: 2/A3

(3) PROPOSED AT&T RAYCAP SURGE SUPPRESSOR DC6-45-60-18-8F RE: LATEST RFDS

PROPOSED 12' HD PLATFORM WITH COLLAR & ENHANCED SUPPORT RAIL, RE: SHEET A4

JUMPER SUPPORT STAND-OFF WITH CUSHION HANGERS OR STEEL BRACKET WITH SNAP-IN HANGER



NOTES:
ONLY ONE SECTOR OF ANTENNA RRU'S SHOWN FOR CLARITY. ALL SECTOR WILL BE IDENTICAL. REFER TO LATEST RFDS

1 TOWER ELEVATION
SCALE: N.T.S.

2 TYPICAL ANTENNA AZIMUTH PLAN (TOP VIEW)
SCALE: N.T.S.



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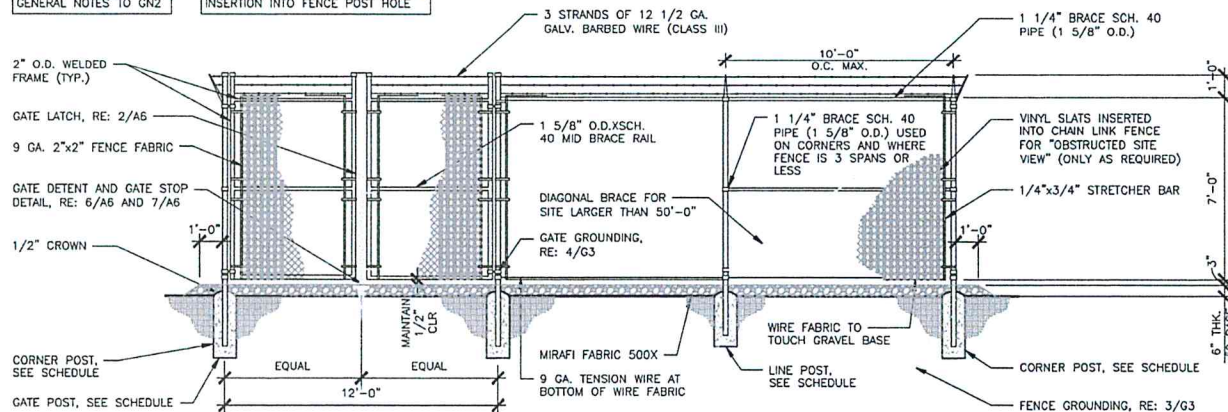
ENGINEER:
PRELIMINARY - NOT FOR CONSTRUCTION
11/4/19

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B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE: TOWER ELEVATION, ORIENTATION & DETAILS			
SHEET NUMBER: A3		PROJECT #: OK1453	REVISION:
BY: JWM		CKD BY: JWM	B



REFER TO FENCING
GENERAL NOTES TO GN2

CONCRETE WILL BE MIXED PRIOR TO
INSERTION INTO FENCE POST HOLE

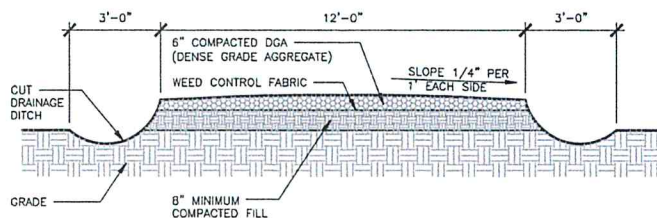


1 PROPOSED FENCING DETAIL

SCALE: N.T.S.

NOTE:

- CONTRACTOR TO HAVE A TBD REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.

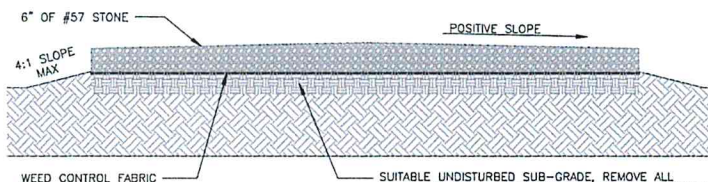


3 PROPOSED ROAD DETAIL

SCALE: N.T.S.

NOTE:

- CONTRACTOR TO HAVE A TBD REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.

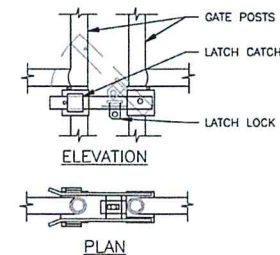


5 PROPOSED COMPOUND DETAILS

SCALE: N.T.S.

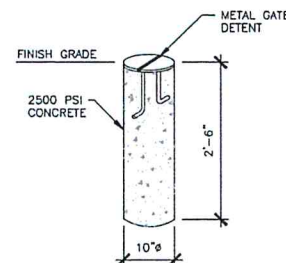
TYPICAL FENCING SIZES

6' HIGH FENCE	SIZE	POST FOOTING
LINE POST	2 5/8"ø	9"ø X 48" DEEP
CORNER POST	4"ø	12"ø X 60" DEEP
GATE POST	4"ø	12"ø X 60" DEEP



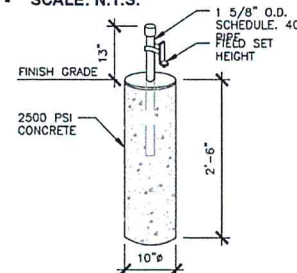
2 GATE LATCH DETAIL

SCALE: N.T.S.



4 GATE DETENT DETAIL

SCALE: N.T.S.



6 GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

VENDOR:



405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134



CRB COMPANIES, LLC
7335 SOUTH LEVISTON AVE STE 300
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(918) 949-4551

PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS
SERVICES, PLLC
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:

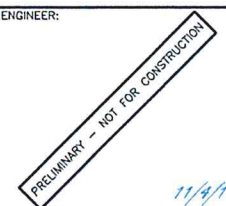
**KICKAPOO &
INDEPENDENCE**

SITE NUMBER:

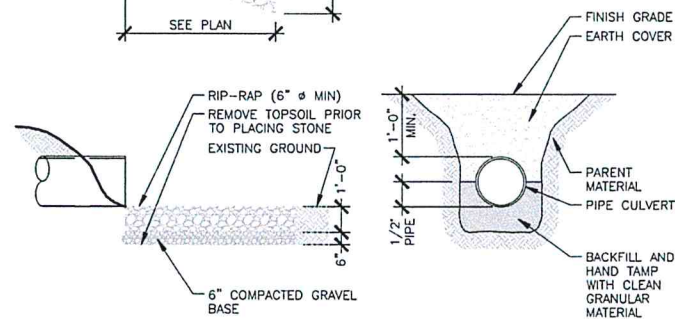
OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE:			
COMPOUND DETAILS			
SHEET NUMBER:	PROJECT #:	REVISION:	
A5	OK1453	B	
BY:	CKD BY:		
JWM	JWM		



INFORMATION

ACTIVE ANTENNAS ARE MOUNTED ON THE OUTSIDE OF THIS BUILDING BEHIND THIS PANEL ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

Contact AT&T Mobility at 800-638-2822 and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.

This is AT&T Mobility site:
OK1453

INFORMATION

AT&T Mobility operates telecommunications services at this location. Persons at least 3 feet away from any antennas and away all posted signs.

Consult the owner(s) of the antenna(s) before working closer than 3 feet from the antenna(s).

Contact AT&T Mobility at 800-638-2822 prior to performing any maintenance or repairs near AT&T Mobility antennas.

This is site OK1453.

Consult the responsible official if the sign/poster/sign is found damaged.

INFORMACION

En este emplazamiento se sitúan antenas de telecomunicaciones operadas por AT&T Mobility. Para mantener una distancia de al menos de 3 pies y alejarse de las antenas.

Consultar con el propietario o los propietarios de las antenas de trabajo o cercano de menos de 3 pies de las antenas.

Contactar con AT&T Mobility al 800-638-2822 antes de realizar cualquier mantenimiento o reparaciones cerca de las antenas de AT&T Mobility.

Este es la estación de radio número OK1453.

Para comunicaciones con la oficina de la administración del sitio o del punto o compañía de servicios del servicio.

FOR AT&T-OWNED CELL TOWERS AND OTHER-OWNED TOWERS WHERE AT&T MOBILITY IS PERMITTED TO POST RF SAFETY SIGNAGE, THE TYPICAL RF EXPOSURE SIGNAGE CONSISTS OF AN "INFORMATION" SIGN INSTALLED ON ENTRANCE GATES OR ADJACENT TO THE "CAUTION" SIGNS REQUIRED TO BE INSTALLED AT ACCESSES TO EACH CLIMBING LADDER AT THE TOWER. "INFORMATION" SIGNS ARE NO LONGER PERMITTED TO BE INSTALLED ON EQUIPMENT CABINETS OR BUILDINGS.

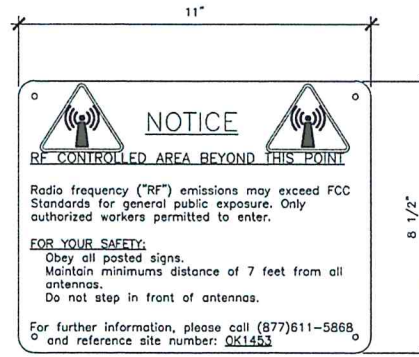
GLASS MAIN ENTRY DOORS MAY BE "BRANDED" WITH AT&T MOBILITY LOGO PROVIDING THIS IS NOT A LIGHTED / "MARQUIS" SIGN. IN CERTAIN CASES WHERE A SITE IS UNMANNED, EXTERIOR DOOR SIGNS MAY BE OMITTED TO PREVENT DRAWING UNDUE ATTENTION TO THE SITE. FOR THESE TYPES OF SITES, THE MARKET MAY ELECT TO HARDEN SECURITY IN A MORE INVISIBLE MANNER. IT IS THE RESPONSIBILITY OF THE MARKET TO MAKE PRUDENT DECISIONS FOR UNMANNED CORE SITES ON A CASE BY CASE BASIS.

X:\A&E\Photos\AT&T spec sheets\CINGULAR SIGN .JPG

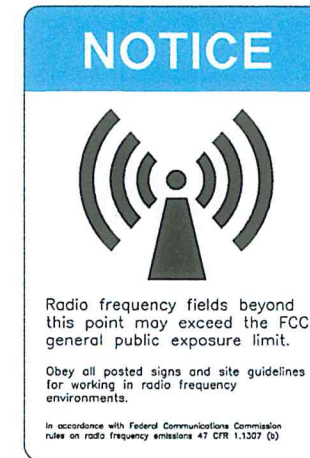
800-638-2822
OK1453

NOTES:

1. SIGNS TO BE MOUNTED ON THE OUTSIDE OF ACCESS GATE TO THE EXISTING COMPOUND



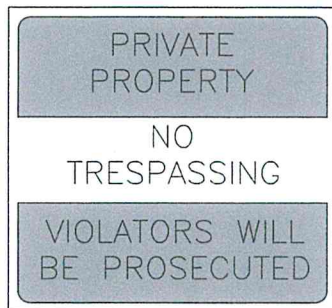
RF NOTICE SIGN
(WHITE METAL SIGN W/ BLACK LETTERING)



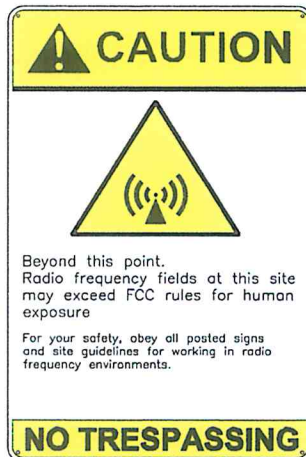
3 SIGNAGE DETAIL
SCALE: N.T.S.

1 SIGNAGE DETAIL
SCALE: N.T.S.

2 SIGNAGE DETAIL
SCALE: N.T.S.



4 SIGNAGE DETAIL
SCALE: N.T.S.



5 TOWER SIGNAGE DETAIL
SCALE: N.T.S.

VENDOR:



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CRB

COMPANIES LLC

CRB-COMPAHUS, LLC
7335 SOUTH LEVINS AVE STE 100
TULSA, OKLAHOMA 74116
(918) 442-4551

PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS
SERVICES, PLLC,
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:
KICKAPOO & INDEPENDENCE

SITE NUMBER:
OK1453

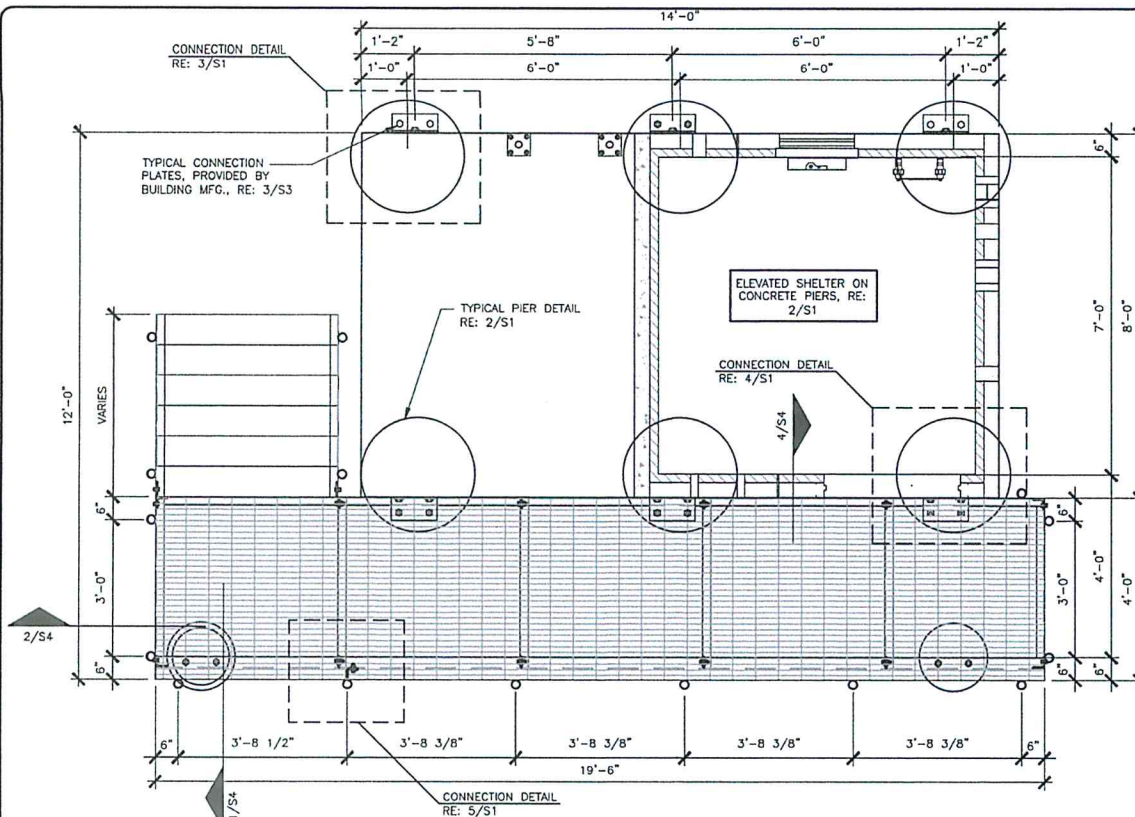
SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:



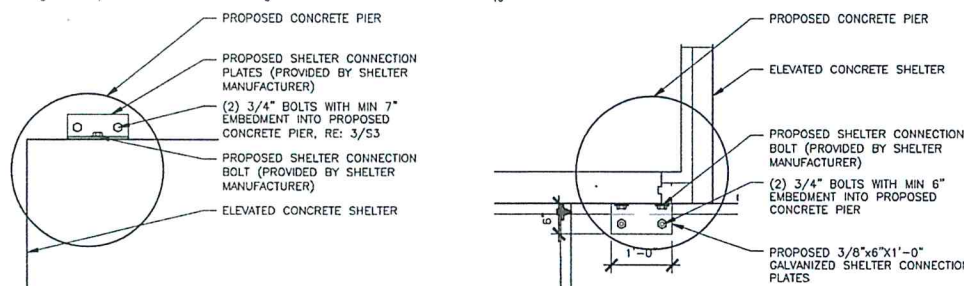
NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE: SIGNAGE DETAILS			
SHEET NUMBER: PROJECT #:		REVISION:	
A7		B	
BY: JWM		CRD BY: JWM	

1464442 A1505 131004 3197455956 OK1453 USF Rev. B Construction Drawings.dwg - Sheet S1 - User: JLM/STW - Nov 04, 2019 - 5:10pm



1 TYPICAL ELEVATED PIER FOUNDATION PLAN

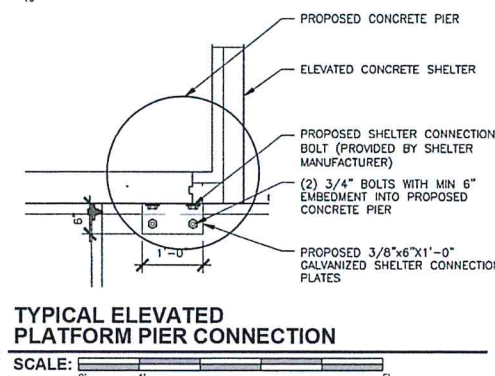
SCALE: 0' 1' 5' 10'



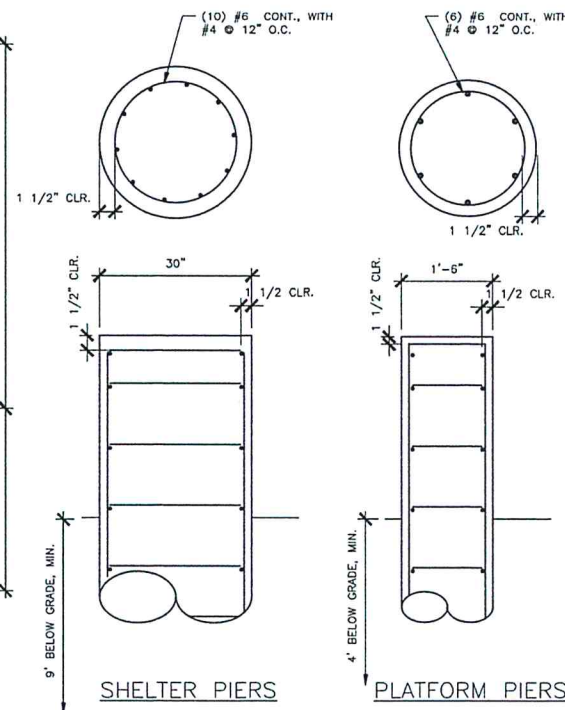
3 TYPICAL ELEVATED PLATFORM PIER CONNECTION

SCALE: 0' 1' 5'

4 TYPICAL ELEVATED PLATFORM PIER CONNECTION

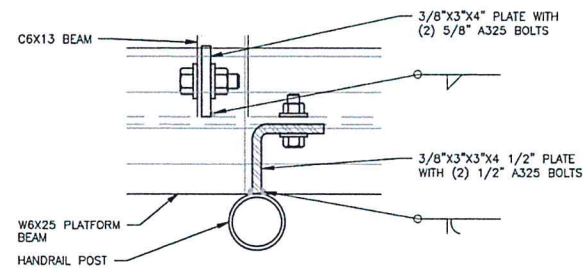


SCALE: 0' 1' 5'



2 TYPICAL PIER ELEVATION DETAILS

SCALE: 0' 1' 5'



5 PLATFORM CONNECTION DETAIL

SCALE: 0' 6' 1' 2'

VENDOR:



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CRB COMPANIES LLC



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OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:
KICKAPOO & INDEPENDENCE

SITE NUMBER:
OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

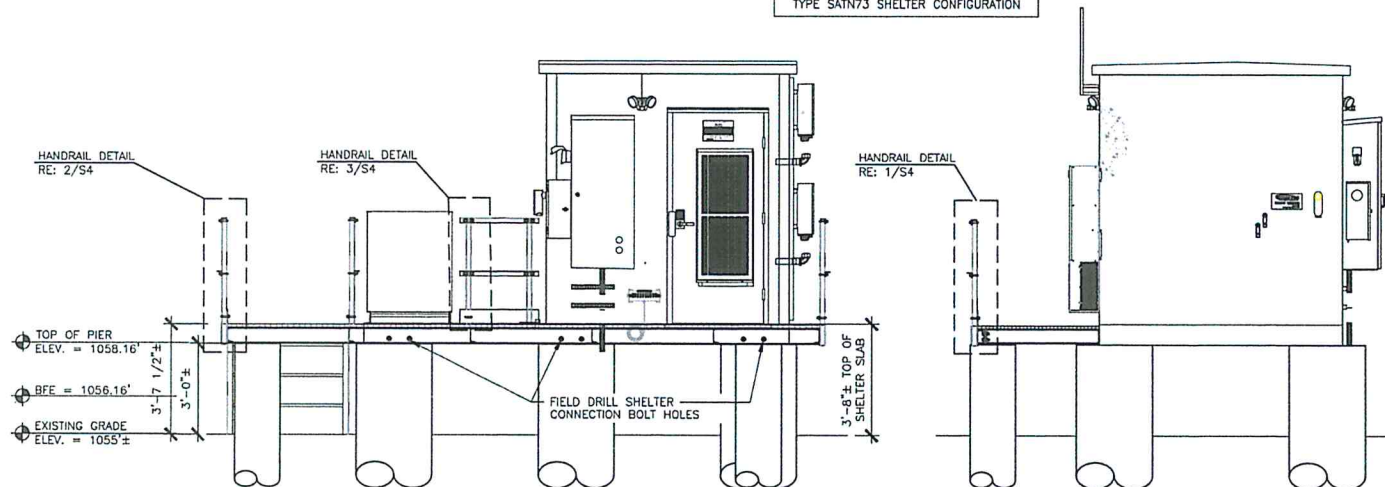
11/4/19

NO	DATE	DESCRIPTION	BY
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B	11/4/19	PRELIM ISSUE	JWM

SHEET TITLE:
SHELTER FOUNDATION DETAILS

SHEET NUMBER: S1	PROJECT #: OK1453	REVISION:
BY: JWM	CKD BY: JWM	B

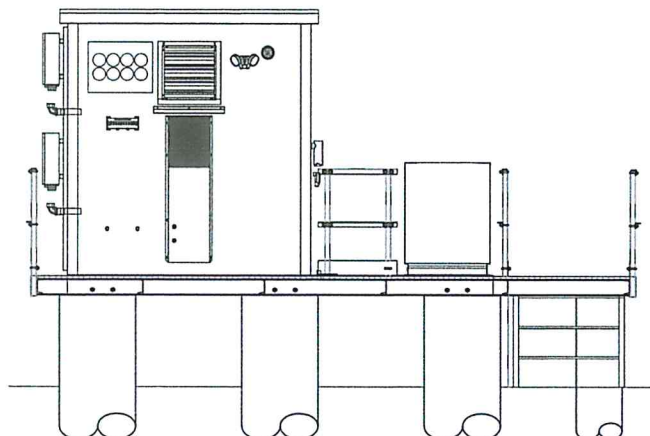
TYPE SATN73 SHELTER CONFIGURATION



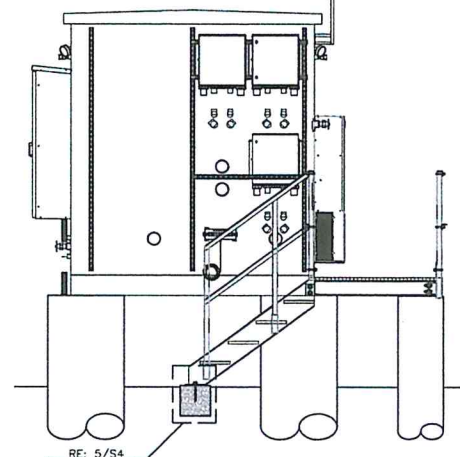
1 EQUIPMENT SHELTER ELEVATION



2 EQUIPMENT SHELTER ELEVATION



3 EQUIPMENT SHELTER ELEVATION



4 EQUIPMENT SHELTER ELEVATION



VENDOR:



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CEB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 442-4551

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SERVICES, PLLC.
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167**

SITE NAME:

KICKAPOO & INDEPENDENCE

SITE NUMBER:
OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

11/4

11/4/19

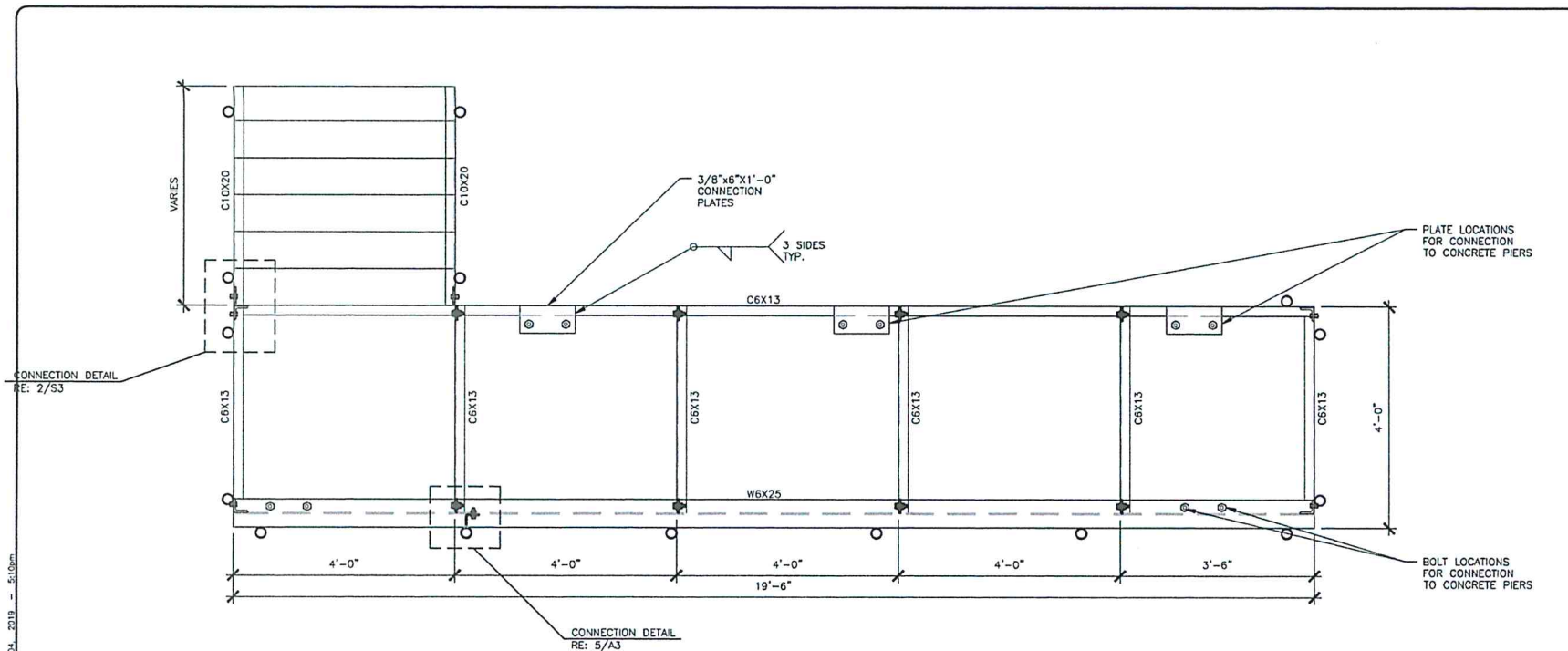
NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM

SHEET TITLE:

SHELTER ELEVATIONS

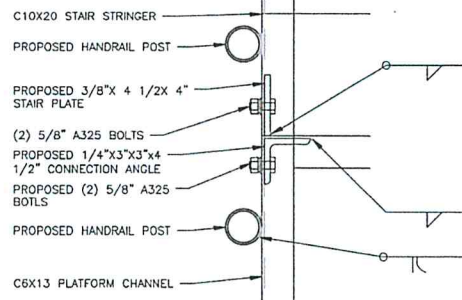
SHEET NUMBER:	PROJECT #:	REVISION:
S2	OK1453	B
	BY: JWM CKD BY: JWM	

14544642 AE005.191004.317265595 OK1453 USR Rev. B Construction Details.dwg - Sheet S3 - User: JWC - Nov 04, 2019 - 5:10pm



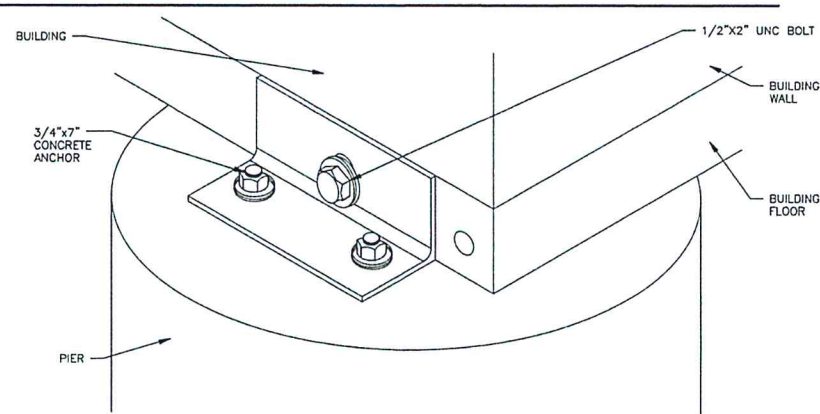
1 PLATFORM PLAN

SCALE: 0' 1' 5'



2 PLATFORM CONNECTION DETAIL

SCALE: 0' 6" 1' 2'



3 SHELTER ATTACHMENT DETAIL

SCALE: N.T.S.

DETAIL PROVIDED BY SHELTER MFG

VENDOR:



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CRB COMPANIES LLC

CRB COMPANIES, LLC
7335 SOUTH LINCOLN AVENUE, SUITE 100
TULSA, OKLAHOMA 74116
(918) 942-4551

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PROFESSIONAL ENGINEERS AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:
KICKAPOO & INDEPENDENCE

SITE NUMBER:
OK1453

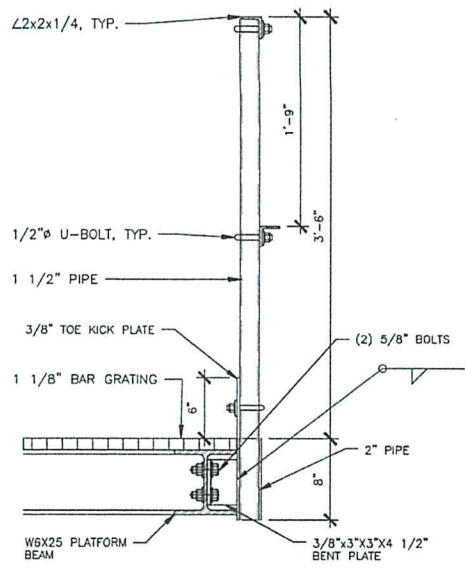
SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

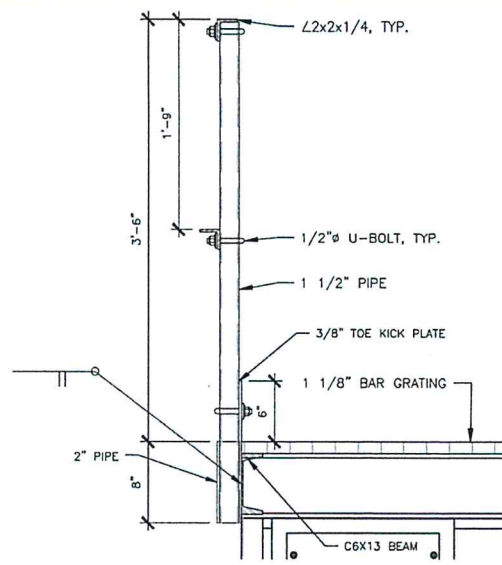
11/4/19

NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE: SHELTER PLATFORM DETAILS			
SHEET NUMBER: PROJECT #:		REVISION:	
S3		B	
BY: JWM		CRD BY: JWM	



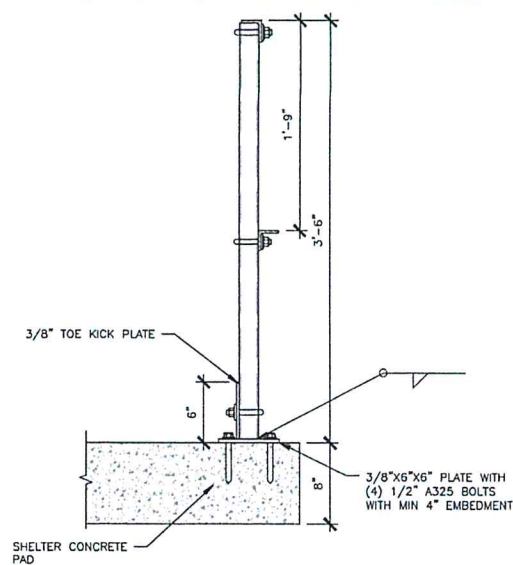
1 TYPICAL HANDRAIL DETAIL @ BEAM

SCALE: 0' 6" 1' 4"



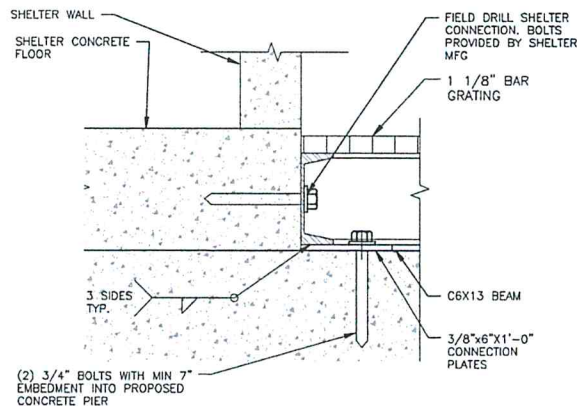
2 TYPICAL HANDRAIL DETAIL @ CHANNEL

SCALE: 0' 6" 1' 4"



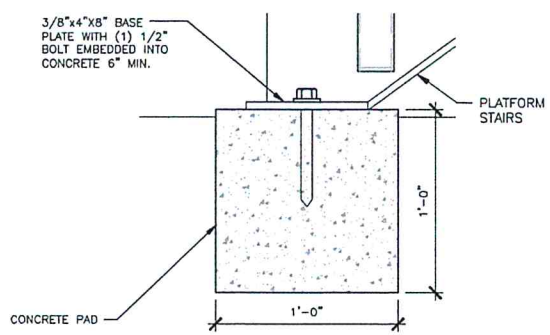
3 PLATFORM HANDRAIL CONNECTION

SCALE: 0' 1' 5'



4 PLATFORM TO SHELTER CONNECTION

SCALE: 0' 6" 1' 2'



5 PLATFORM STAIR CONCRETE FOOTING

SCALE: 0' 6" 1' 4"

VENDOR:



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OKLAHOMA CITY, OK 73102
PH: (405) 529-8134

CRB
COMPANIES LLC

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7335 SOUTH LEVINS AVE. ST B 100
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(918) 442-4551

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SERVICES, PLLC
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:
KICKAPOO & INDEPENDENCE

SITE NUMBER:
OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

11/4/19

NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE: SHELTER PLATFORM DETAILS			
SHEET NUMBER: S4		PROJECT #: OK1453	REVISION: B
BY: JWM		CRD BY: JWM	

FOR WIRING & PROGRAMING SEE SHEET E2

NOTES:

1. CONTRACTOR TO STUB-UP REQUIRED CONDUITS PRIOR TO POURING CONCRETE PER EQUIPMENT CABINET INSTRUCTIONS.

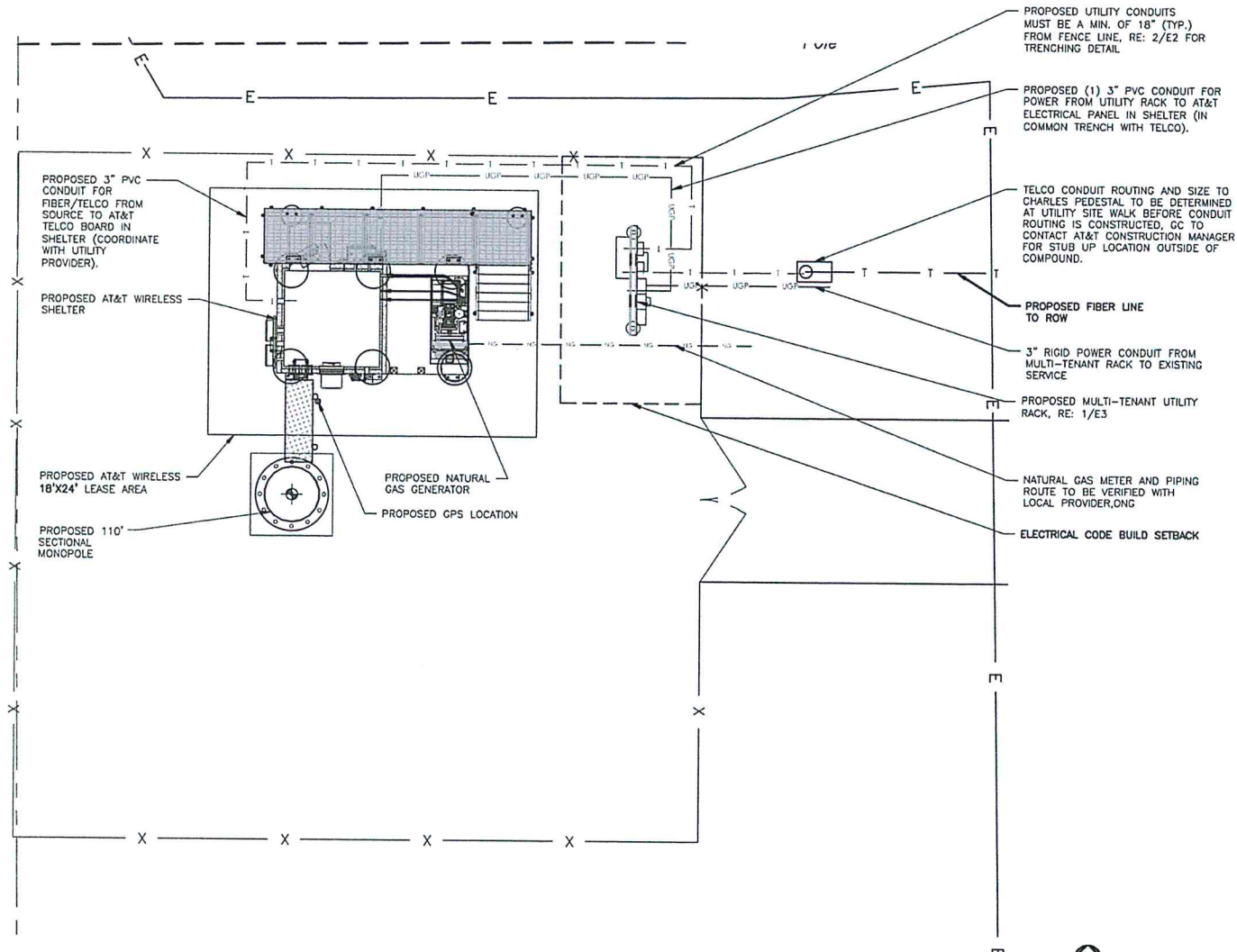
NOTES:

MASTER ELECTRICIAN TO VERIFY SOURCES OF POWER & TELCO

NOTES:

CONTRACTOR TO ADD PULL STRINGS TO ALL NEW CONDUITS

ONG
IS GAS PROVIDER AT SITE



1 UTILITY ROUTING PLAN

SCALE: 0' 5' 10' 20' 30'



VENDOR:



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OKLAHOMA CITY, OK 73102
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7335 SOUTH LINCOLN AVE STE B-300
TULSA, OKLAHOMA 74116
(918) 449-4551

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SERVICES, PLLC,
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AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:

**KICKAPOO &
INDEPENDENCE**

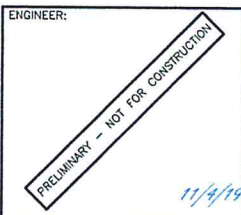
SITE NUMBER:

OK1453

SITE ADDRESS:

1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

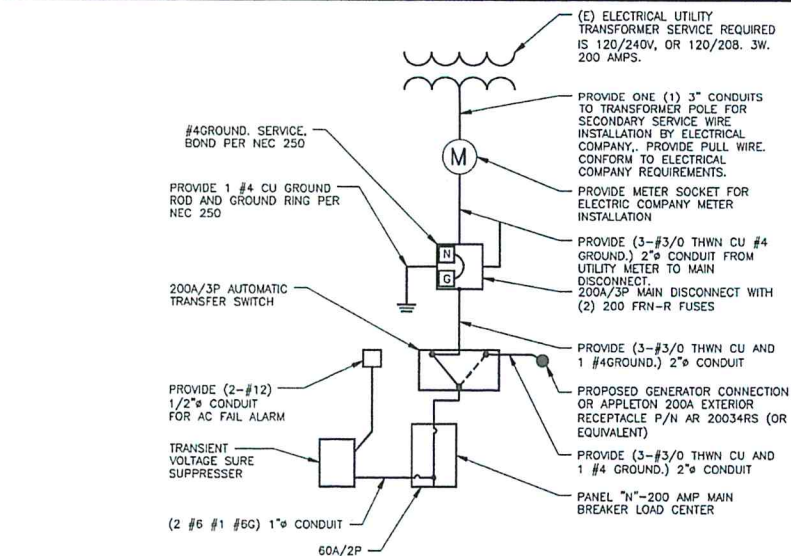


NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM

SHEET TITLE:

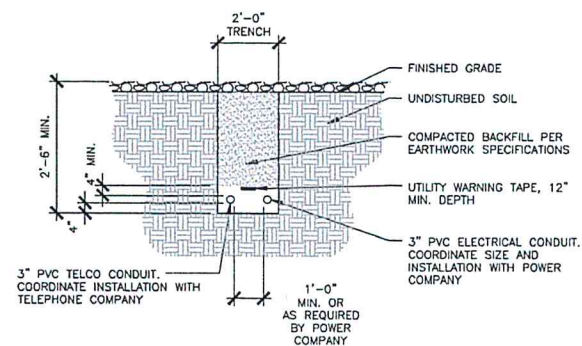
UTILITY PLAN AND DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
E1	OK1453	B
BY:	CKD BY:	
JWM	JWM	

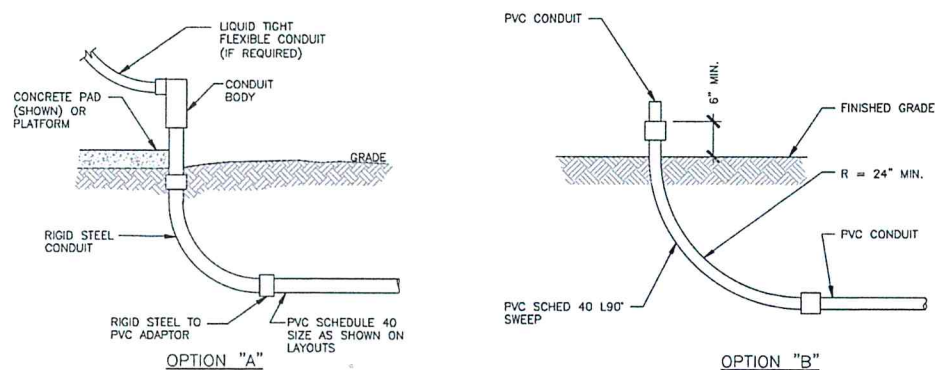


1 ONE LINE DIAGRAM
SCALE: N.T.S.

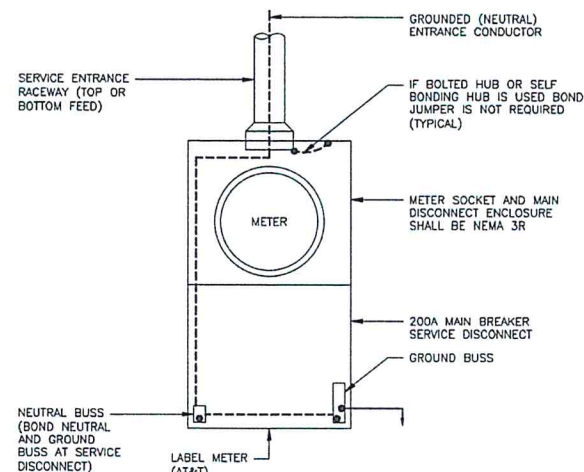
DETAIL PROVIDED BY OWNER



2 TRENCH DETAIL
SCALE: N.T.S.



3 CONDUIT DETAILS
SCALE: N.T.S.



4 SERVICE ENTRANCE GROUNDING
SCALE: N.T.S.

VENDOR:

at&t
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CRB COMPANIES LLC

CRB COMPANIES, LLC
7335 SOUTH LIRVIS AVE STE 200
TULSA, OKLAHOMA 74116
(918) 447-4551

PRODUCED BY:

s/s

SPECIALTY TELECOMMUNICATIONS SERVICES, PLLC, PROFESSIONAL ENGINEERS AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:
KICKAPOO & INDEPENDENCE

SITE NUMBER:
OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

11/4/19

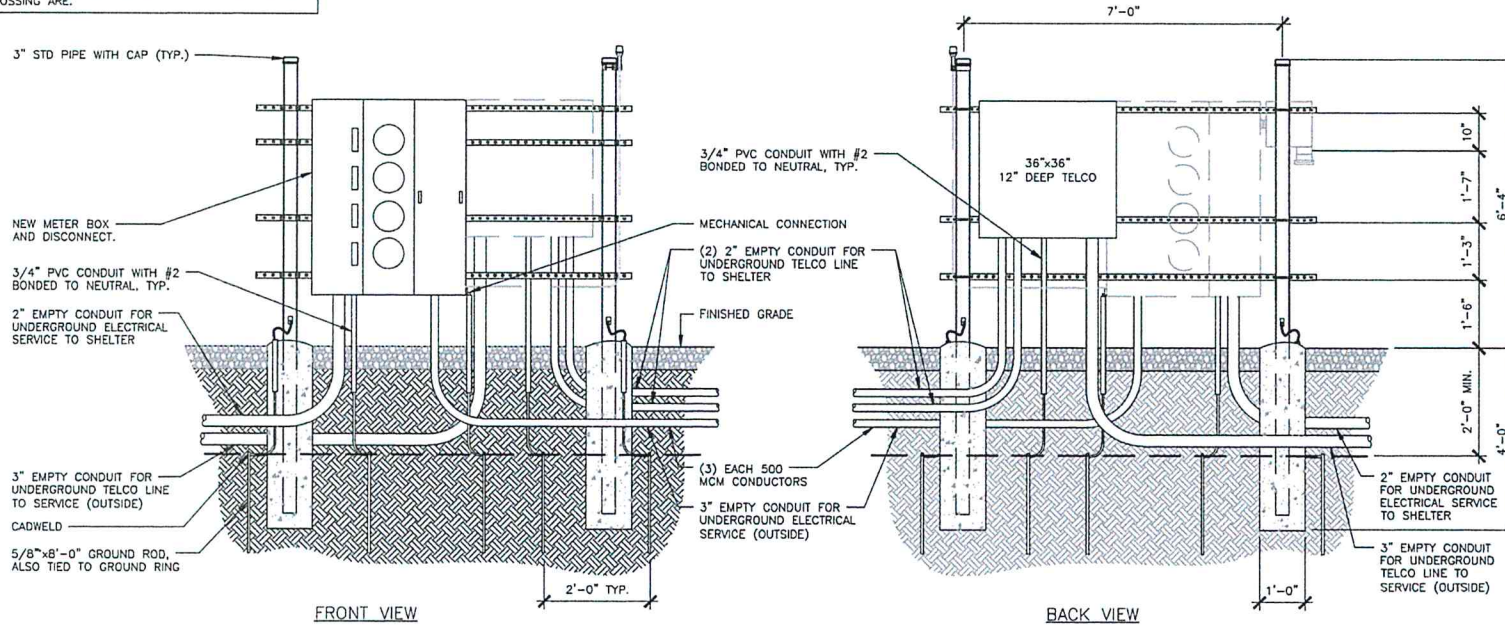
NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE:			
ELECTRICAL DETAILS			
SHEET NUMBER:	PROJECT #:	REVISION:	
E2	OK1453		
BY: JWM	CKD BY: JWM		B

NOTES:

1. ALL EXPOSED ELECTRICAL CONDUIT MUST BE RIGID.
2. THREADLESS CONNECTORS ARE NOT ALLOWED.
3. USE SQUARE "D" 200A FUSABLE DISCONNECT.
4. EMT CONDUIT CAN ONLY BE USED INSIDE.
5. USE ONLY COMPRESSION TYPE FITTINGS ON EMT CONDUIT.
6. USE ONLY STRANDED CONDUCTORS FOR ALL ELECTRICAL WIRING, (EXCEPT TELCO AND THERMOSTAT).
7. USE SCHEDULE 80 CONDUIT UNDER DRIVEWAYS AND/OR ANY VEHICLE CROSSING ARE.

ELECTRICAL COMPANY NOTE:

ELECTRICAL PROVIDER SHALL COORDINATE WITH TBD CONSTRUCTION MANAGER TO DETERMINE TOTAL AMOUNT OF AMPS THAT WILL BE PROVIDED TO PROPOSED UTILITY RACK

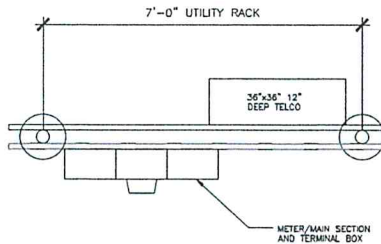


FRONT VIEW

BACK VIEW

1 FOUR GANG UTILITY RACK ELEVATIONS

SCALE: N.T.S.



2 UTILITY RACK PLAN

SCALE: N.T.S.

VENDOR:



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(405) 753-7167

SITE NAME:

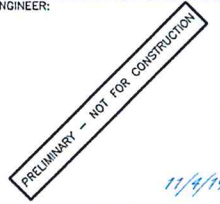
KICKAPOO &
INDEPENDENCE

SITE NUMBER:

OK1453

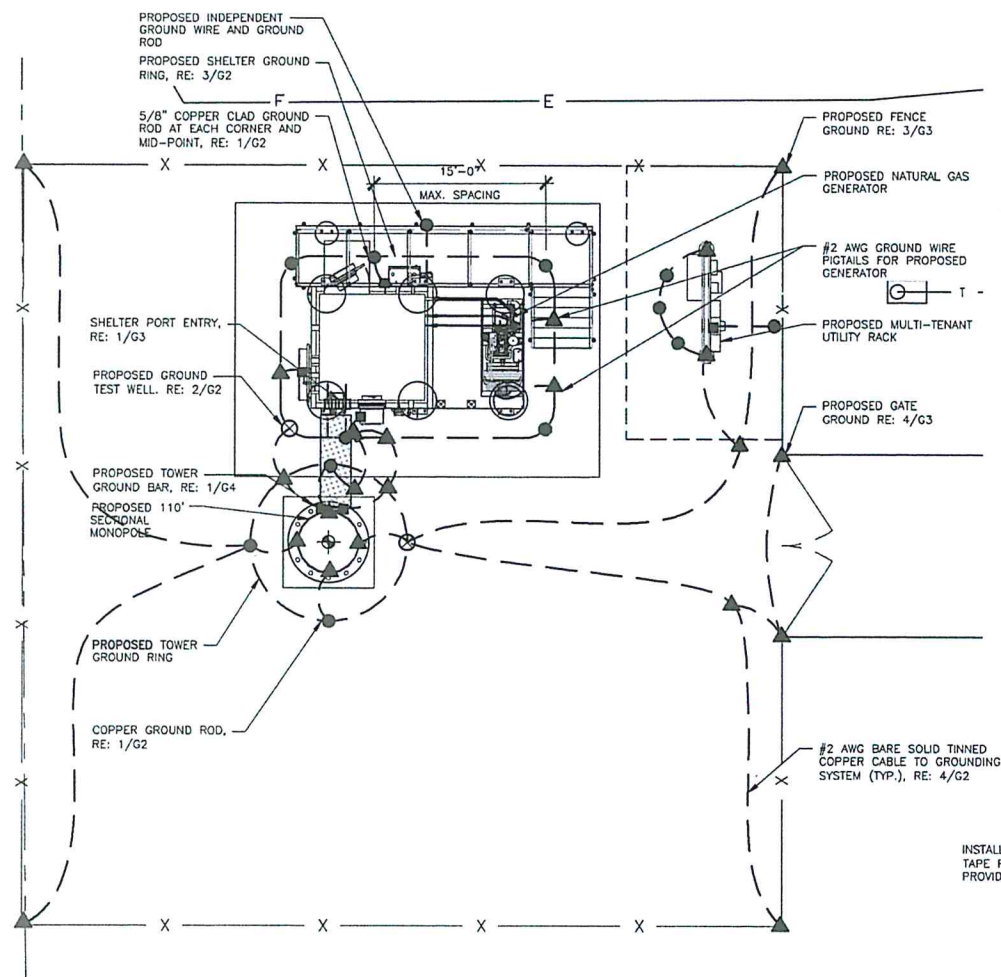
SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

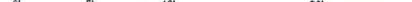


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B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE:			
UTILITY RACK DETAILS			
SHEET NUMBER:	PROJECT #:	REVISION:	
E3	OK1453	BY:	CKD BY:
	JWM	JWM	B

RE: 5/G2 FOR TYPICAL
CADWELD DETAILS



1 COMPOUND GROUNDING PLAN

SCALE: 



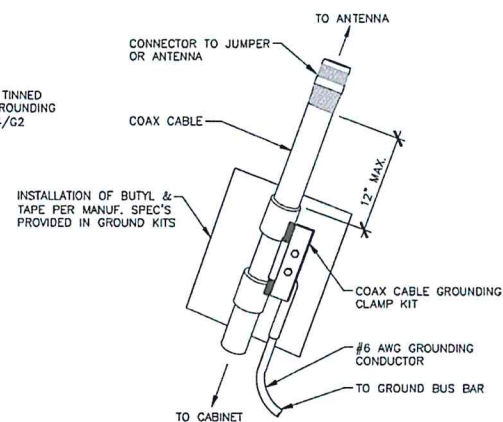
CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE

SCALE: N.T.S.

GROUNDING LEGEND:	
SYMBOL	DESCRIPTION
	EXOTHERMIC WELD (CADWELD)
	#2 AWG BCW MECHANICAL CONNECTION
	#2 STRANDED INSULATED (FROM EQUIPMENT TO MGB)
	GROUND TEST WELL AT GROUND ROD
	CHAIN LINK FENCE
	5/8"x8"-0" COPPER CLAD GROUND ROD AT 15'-0" MAX. SPACING, PER CM

GROUNDING NOTES:

1. CONTRACTOR SHALL VERIFY THAT GROUNDING ELECTRODES SHALL BE CONNECTED IN A RING USING #2 AWG BARE TINNED COPPER WIRE. THE TOP OF THE GROUND RODS AND THE RING CONDUCTOR SHALL BE 2 FEET BELOW FINISHED GRADE. GROUNDING ELECTRODES SHALL BE DRIVEN ON 15'-0" CENTERS (PROVIDE AND INSTALL AS REQUIRED PER PLAN BELOW).
2. BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.
3. GROUND RING CONNECTION CONDUCTORS SHALL BE OF EQUAL LENGTH, MATERIAL, AND BONDING TECHNIQUE.
4. CONTRACTOR SHALL ENSURE GROUND RING IS WITHIN 12 TO 36 INCHES OF THE PERMIT PAD, PROVIDE AND INSTALL GROUNDING CONNECTIONS SHOWN BELOW AS NEEDED PER EXISTING SITE GROUNDING SYSTEM. CONTRACTOR SHALL VERIFY ALL EXISTING SITE GROUNDING CONDITIONS BEFORE STARTING WORK OR PURCHASING EQUIPMENT.
5. BOND GROUND BAR TO EXTERNAL GROUND RING WITH 1 RUN OF #2 BARE, TINNED, SOLID COPPER CONDUCTOR IN PVC. CONNECT BAR END WITH 2 HOLE LUG, AND "CADWELD" THE OTHER END TO THE EXTERNAL GROUND ROD.
6. ALL DOWN CONDUCTORS MUST GO DOWN.



VENDOR:



405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134



CEB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:



**SPECIALTY TELECOMMUNICATIONS
SERVICES, PLLC.
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167**

SITE NAME:

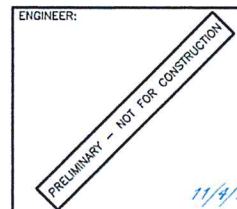
**KICKAPOO &
INDEPENDENCE**

SITE NUMBER:

OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

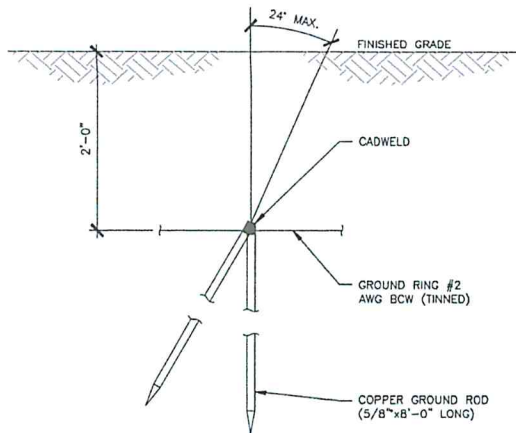
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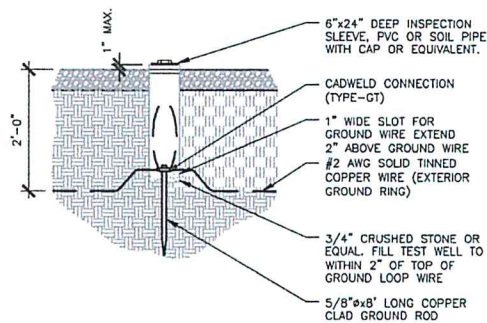
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B	11/4/19	PRELIM. ISSUE	JWM

SHEET TITLE: **COMPOUND
GROUNDING PLAN**

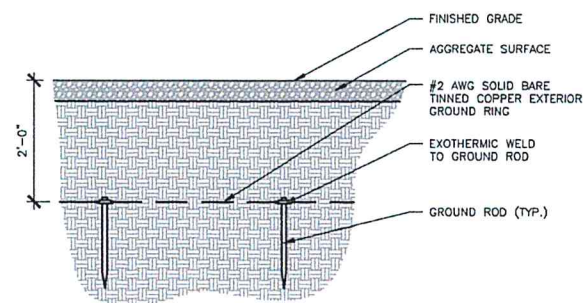
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	JWM	CKD BY: JWM	B



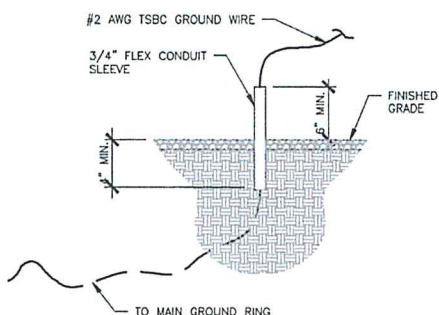
1 ANTENNA CABLE GROUNDING DETAIL
SCALE: N.T.S.



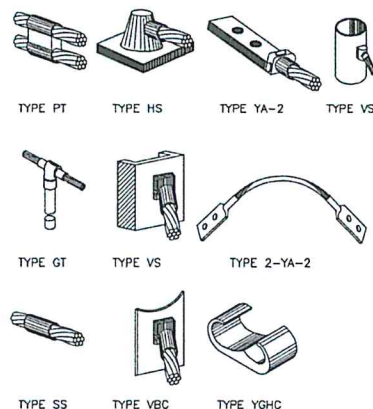
2 GROUND TEST WELL DETAIL
SCALE: N.T.S.



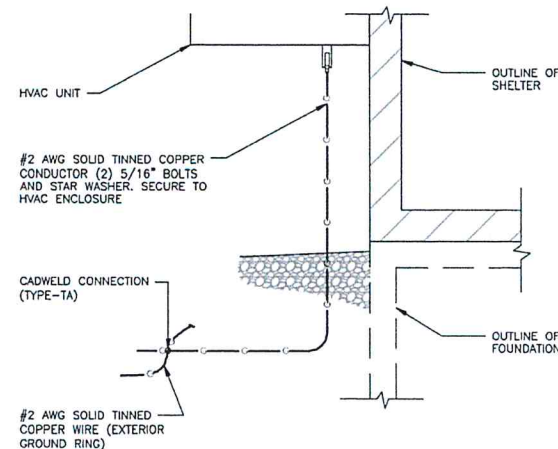
3 GROUND RING DETAIL
SCALE: N.T.S.



4 STUB UP DETAIL
SCALE: N.T.S.



5 TYPICAL CADWELD DETAILS
SCALE: N.T.S.



6 HVAC GROUNDING DETAIL
SCALE: N.T.S.

VENDOR:

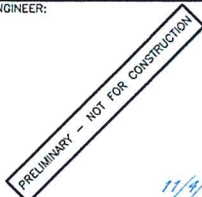
405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134


CRB COMPANIES, LLC
733 SOUTH LEVINS AVE STE 303
TULSA, OKLAHOMA 74136
(918) 439-4551

PRODUCED BY:

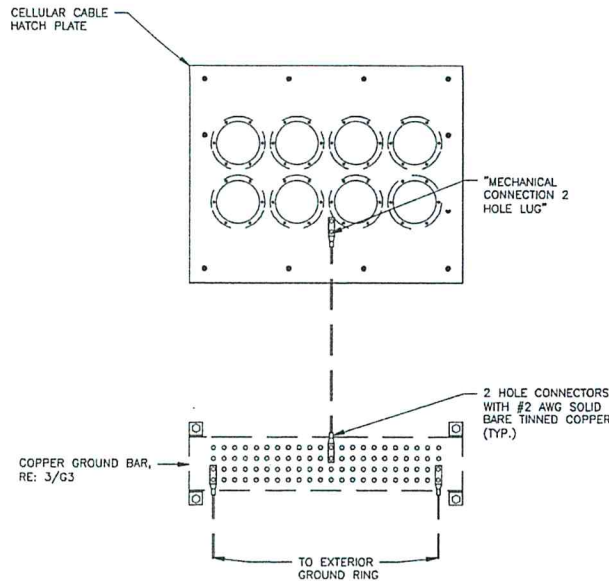
SPECIALTY TELECOMMUNICATIONS
SERVICES, PLLC
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:
KICKAPOO & INDEPENDENCE
SITE NUMBER:
OK1453
SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

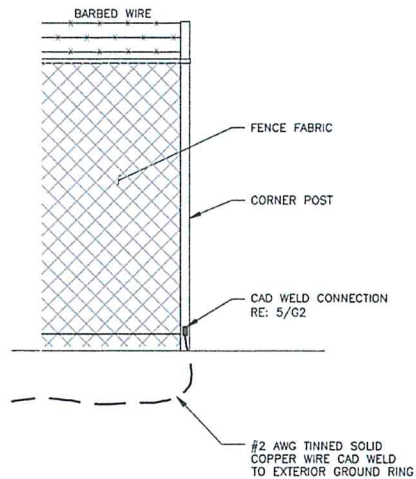
ENGINEER:

11/4/19

NO.	DATE	DESCRIPTION	BY
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SHEET NUMBER: PROJECT #:		REVISION:	
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BY: JWM		CKD BY: JWM	
		B	

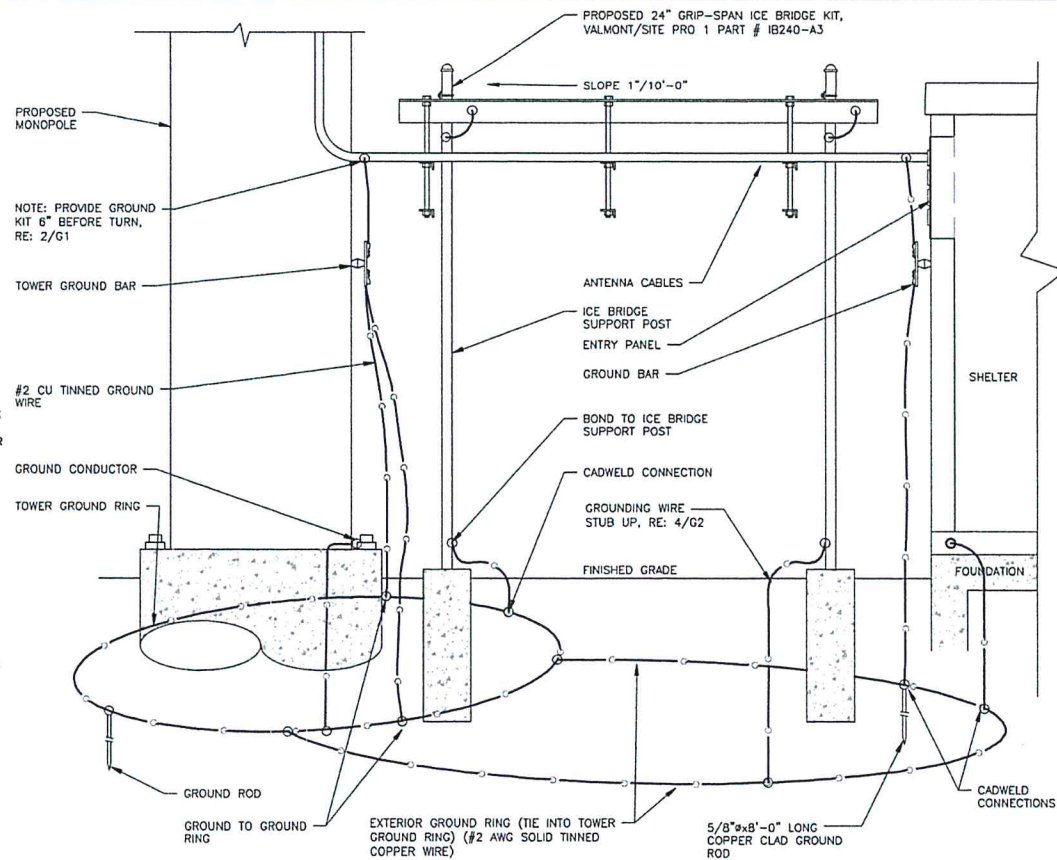
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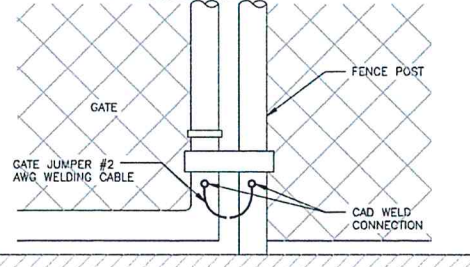
1 EXTERIOR HATCH PLATE GROUNDING AT BUILDING
SCALE: N.T.S.



3 FENCE GROUNDING DETAIL
SCALE: N.T.S.



2 TYPICAL ICE BRIDGE AND ANTENNA CABLE DETAIL
SCALE: N.T.S.



4 TYPICAL GATE GROUNDING
SCALE: N.T.S.

VENDOR:

at&t
Your World. Delivered.

405 N BROADWAY, 7TH FLOOR
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CRB COMPANIES LLC

CRB COMPANIES, LLC
733 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74116
(918) 449-4551

PRODUCED BY:

s/s

SPECIALTY TELECOMMUNICATIONS SERVICES, PLLC
PROFESSIONAL ENGINEERS AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:
KICKAPOO & INDEPENDENCE

SITE NUMBER:
OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

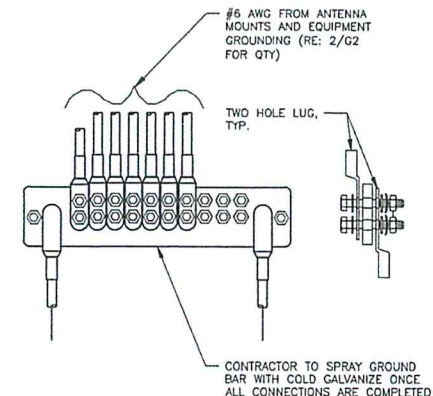
ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

11/4/19

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SHEET NUMBER:	PROJECT #:	REVISION:	
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BY: JWM	CRD BY: JWM		B

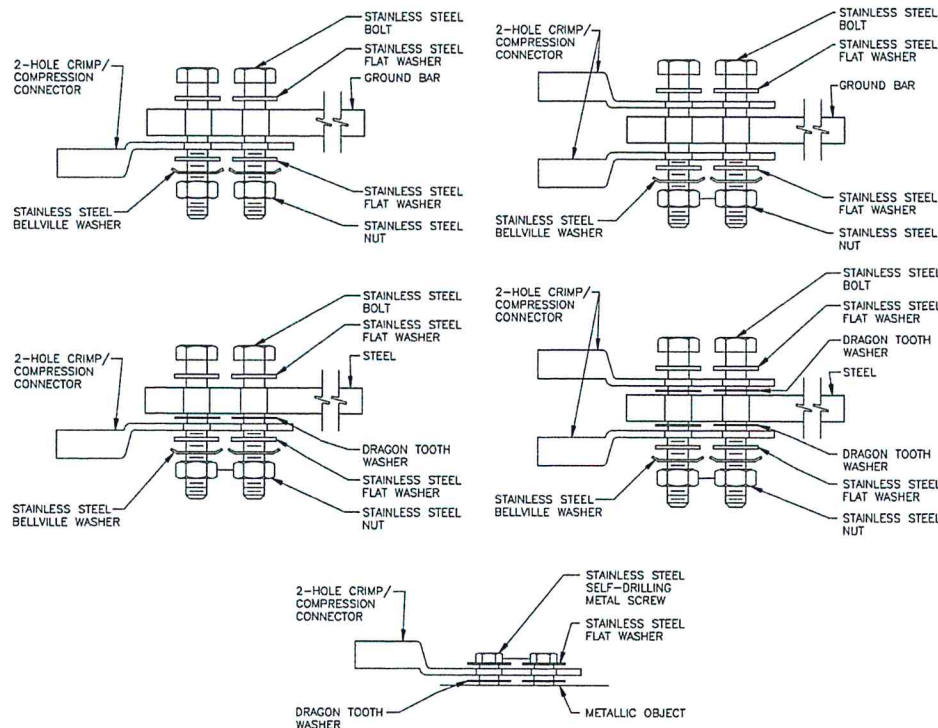
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1 GROUND BAR DETAIL
SCALE: N.T.S.

NOTE:

1. CONTRACTOR TO APPLY COPPER SHIELD OR NO-OX.
2. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY.



1. CHOOSE BOLT LENGTH TO ALLOW A MIN. OF THREE THREADS EXPOSED.
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF THE CONNECTOR.
3. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF CONNECTOR AND WIPE OFF EXCESS COMPOUND.
4. APPLY CLEAR HEAT SHRINK OVER ENTIRE LENGTH OF LABEL FOR PROTECTION. (REFER TO CONDUCTOR LABELS SECTION.)

2 MECHANICAL CONNECTION DETAILS
SCALE: N.T.S.

VENDOR:



405 N BROADWAY, 7TH FLOOR
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CRB COMPANIES LLC

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733 SOUTH LIVINGSTON AVE STE 300
TULSA, OKLAHOMA 74106
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SITE NAME:
KICKAPOO & INDEPENDENCE

SITE NUMBER:
OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

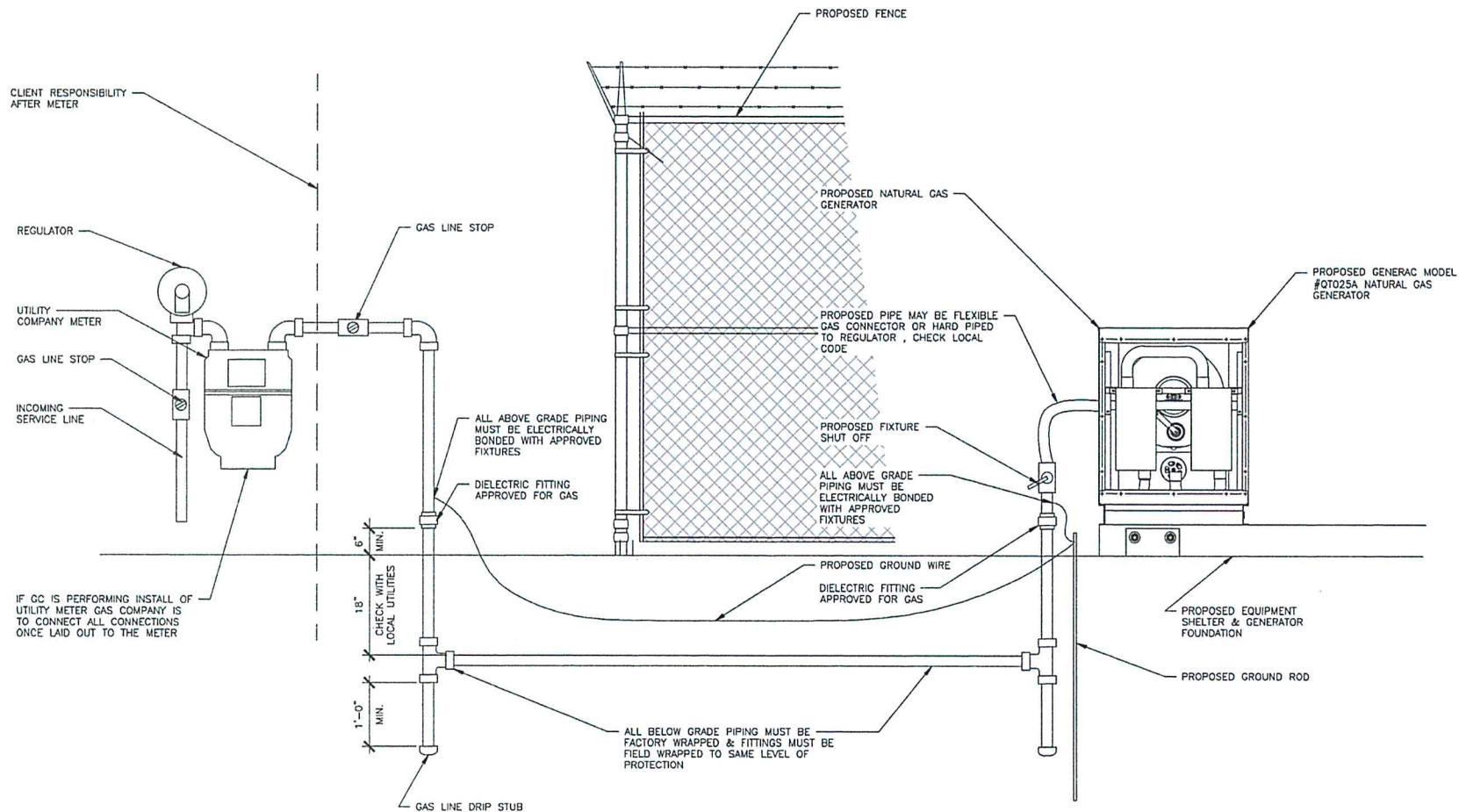
ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

11/4/19

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GROUNDING DETAILS			
SHEET NUMBER:		PROJECT #:	REVISION:
G4		OK1453	
BY:	CKD BY:	B	
JWM	JWM		

14446451-A203-13100-318765095-OK1453-NB Rev. B Construction Drawings.doc - Sheet G5 - User: JMKCo - Nov 04, 2019 - 5:11pm



1 NATURAL GAS DETAIL SCALE: N.T.S.

VENDOR:

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OKLAHOMA CITY, OK 73102
PH: (405) 529-8134

CRB
COMPANIES LLC

CRB COMPANIES, LLC
7038 SOUTH LINN AVENUE #100
TULSA, OKLAHOMA 74116
(918) 437-4551

PRODUCED BY:

sts

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SERVICES, PLLC
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:
KICKAPOO & INDEPENDENCE

SITE NUMBER:
OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

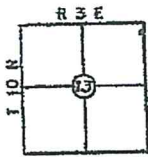
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PRELIMINARY - NOT FOR CONSTRUCTION

11/4/19

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NATURAL GAS DETAIL			
SHEET NUMBER:		PROJECT #:	REVISION:
G5		OK1453	
BY:	CKD BY:		
JWM	JWM		
		B	

BOUNDARY SURVEY

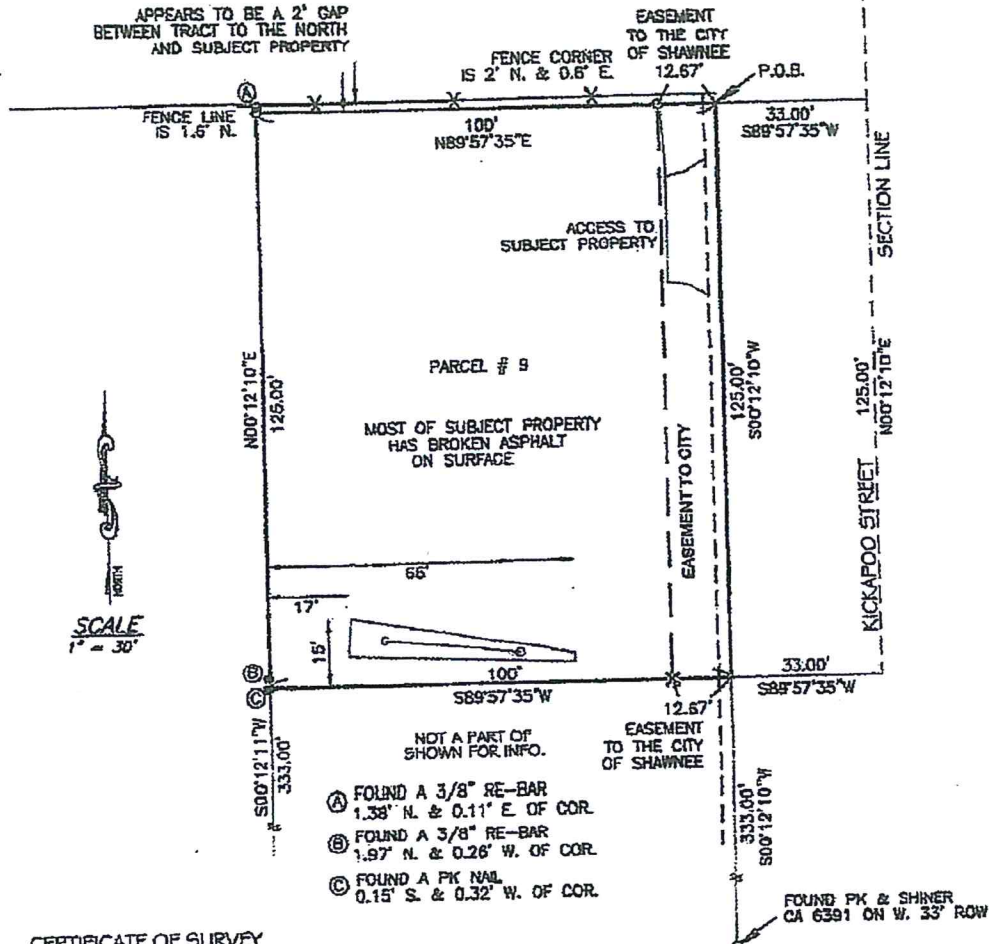


LOCATION MAP
NO SCALE

LEGEND

- EXISTING CORNER
- SET 3/8" REBAR & CAP #1660
- PK NAIL & WASHER #1660
- X FENCE
- BROKEN SCALE
- ASPHALT
- ▲ SIGN

LOCATION OF
A BRASS MON. SHOT
PREVIOUSLY.
WIPE OUT DUE TO
CONSTRUCTION
NE/c SEC. 13



CERTIFICATE OF SURVEY

DATE OF SURVEY NOVEMBER 04, 2015

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF THE TRACTS OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A TRACT OF LAND BEGINNING 365 FEET SOUTH AND 33 FEET WEST OF THE NORTHEAST CORNER (NE/c) OF SECTION THIRTEEN (13), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE SOUTH 125 FEET; THENCE WEST 100 FEET; THENCE NORTH 125 FEET; THENCE EAST 100 FEET TO THE POINT OF BEGINNING, CONTAINING 12500 SQUARE FEET, OR 0.29 ACRES, MORE OR LESS, HAVING A ASSUMED BASIS OF BEARING OF S00°12'10"W; BASE LINE BEING THE EAST LINE OF SAID SECTION 13.

GENERAL NOTES:

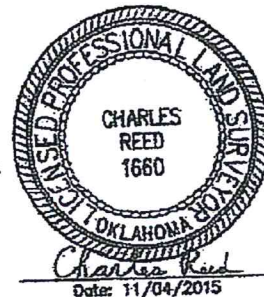
- A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED. THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREDIN.
- THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THE LAST DAY VISITING SAID SITE 11/04/2015.
- NOTE: THE BEARINGS ARE NOT NORTH, SOUTH, EAST & WEST ON THE FACE OF THE PLAT, BECAUSE THE N,S,E & W WAS USED AS A GENERIC DIRECTION, I AM SHOWING WHAT I MEASURED.

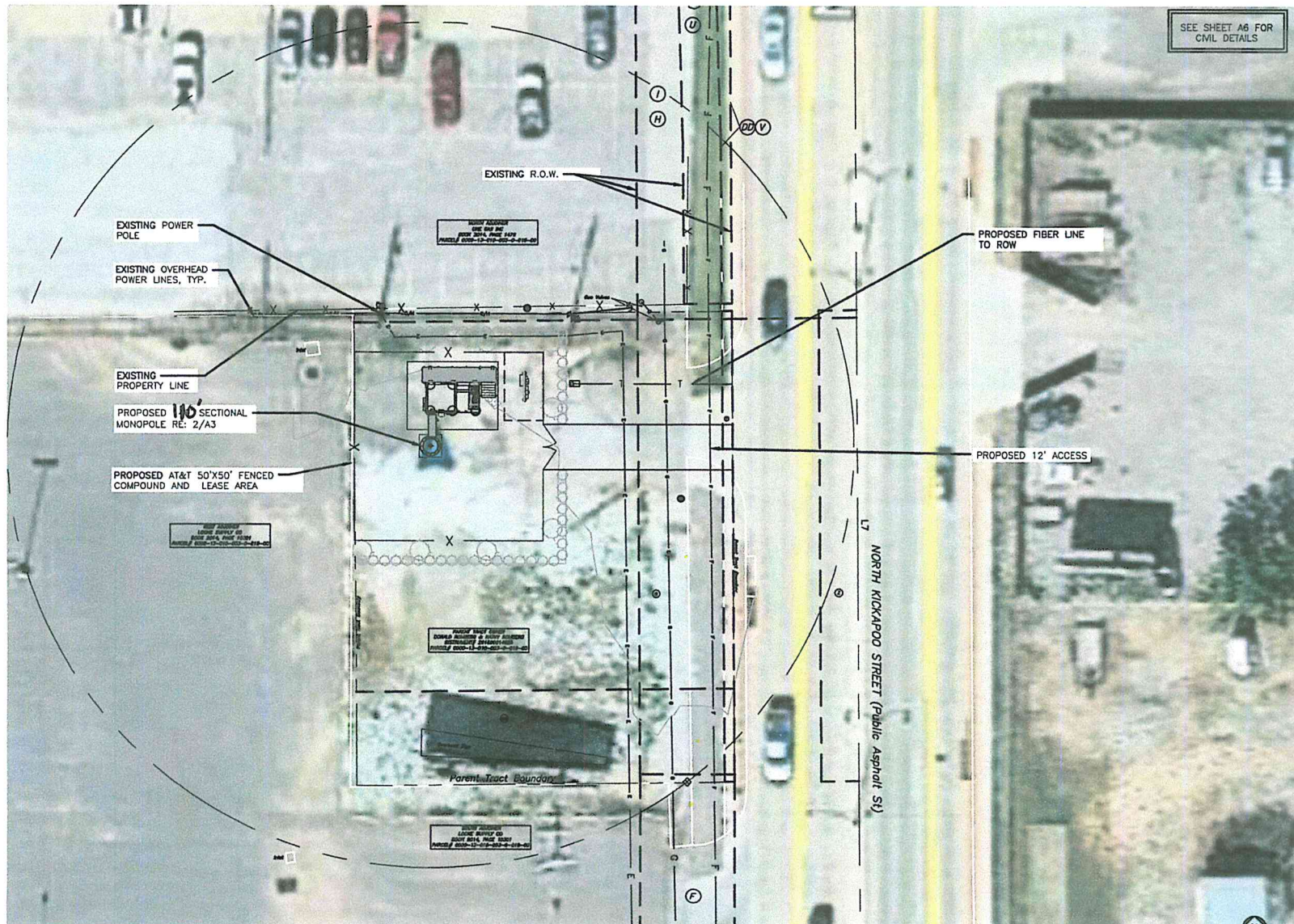
PREPARED BY:

Reed's Surveying PLLC
207 South Broadway
Tucumseh, Ok. 74873
405-996-8910

Lic. # 1660 EXP. Nov. 30, 2016
CA # 5262 EXP. June 30, 2017

Page 1 of 1 ROMBERG TRUST 15-278





1 OVERALL LAYOUT PLAN
SCALE: N.T.S.



VENDOR:

405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134


CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 100
TULSA, OKLAHOMA 74112
(918) 949-4351

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PROFESSIONAL ENGINEERS
AND CONSULTANTS
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OKLAHOMA CITY, OK 73114
(405) 753-7167

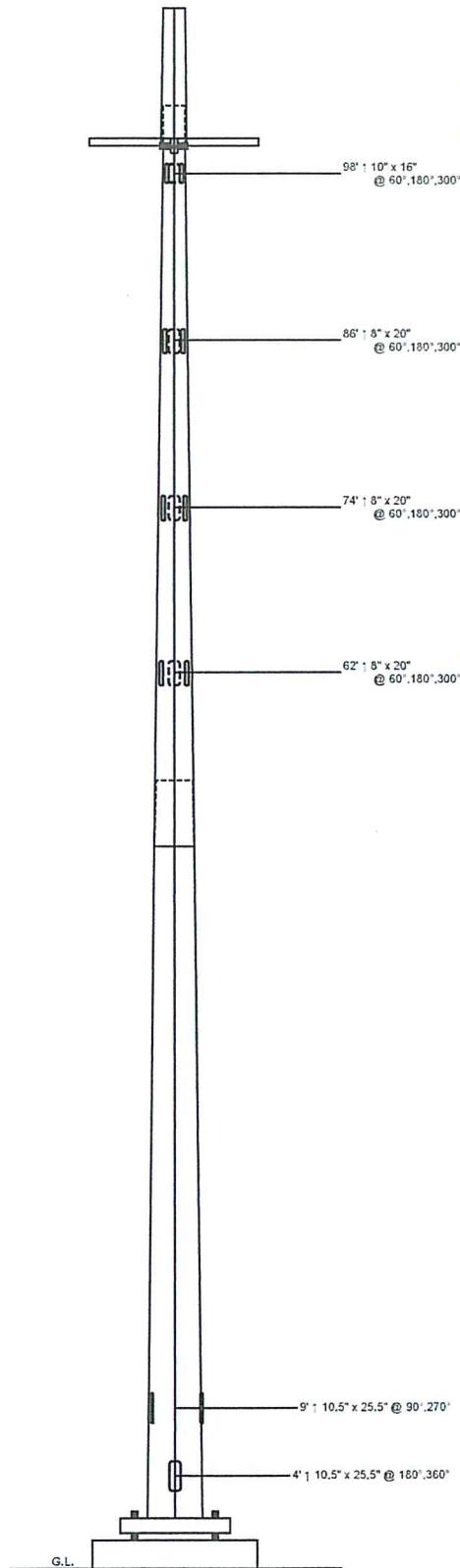
SITE NAME:
KICKAPOO & INDEPENDENCE
SITE NUMBER:
OK1453
SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

9/10/19

NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
SHEET TITLE: OVERALL LAYOUT PLAN			
SHEET NUMBER: L1	PROJECT #: OK1453	REVISION:	
BY: JWM	CKD BY: JWM		A

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN		53'-3"	53'-5"	10'-0"
Length (ft)	Number Of Sides	18	4" x 9"	18
Lap Splice (ft)	Top Diameter (in)	32.67"	47.63"	18"
Bottom Diameter (in)	Taper (in/ft)	0.281	A572-65	20.81"
Grade	Weight (lbs)	8955	4720	555
Overall Steel Height (ft)		109		



Designed Appurtenance Loading

Elev	Description	Tx-Line
100	H.D. MOVE Platform (Monopole Only) - 12' w/ Support Rail	
100	(1) 40,000 sq. in. antenna loading (below top)	(26) 1 5/8"
88	(1) 30,000 sq. in. antenna loading (below top)	(18) 1 5/8"
76	(1) 30,000 sq. in. antenna loading (below top)	(18) 1 5/8"
64	(1) 30,000 sq. in. antenna loading (below top)	(18) 1 5/8"

Design Criteria - ANSI/TIA-222-G

ASCE 7-16 Ultimate Wind Speed (No Ice)	108 mph
Wind Speed (Ice)	40 mph
Design Ice Thickness	1.50 in
Structure Class	II
Risk Category	II
Exposure Category	C
Topographic Category	1

Load Case Reactions

Description	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
3s Gusted Wind	47.31	35.07	2903.91	6.86	6.13
3s Gusted Wind 0.9 Dead	35.5	35.03	2855.03	6.7	5.97
3s Gusted Wind&Ice	70.34	7.53	635.74	1.54	1.37
Service Loads	39.42	10	822.52	1.95	1.74

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	59.75"	2"	54"	12	2.25"

Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2015 International Building Code.
- 5) Full Height Step Bolts



Sabre Communications Corporation
 7101 Southbridge Drive
 P.O. Box 658
 Sioux City, IA 51102-0658
 Phone: (712) 258-6690
 Fax: (712) 279-0814

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Quote:

20-3335-JDS-R1

Customer:

DIAMOND COMMUNICATIONS LLC

Site Name:

Romberg, OK OK025

Description:

110' Monopole

Date:

10/30/2019

By: KJL

Page: 1

Kickapoo & Independence

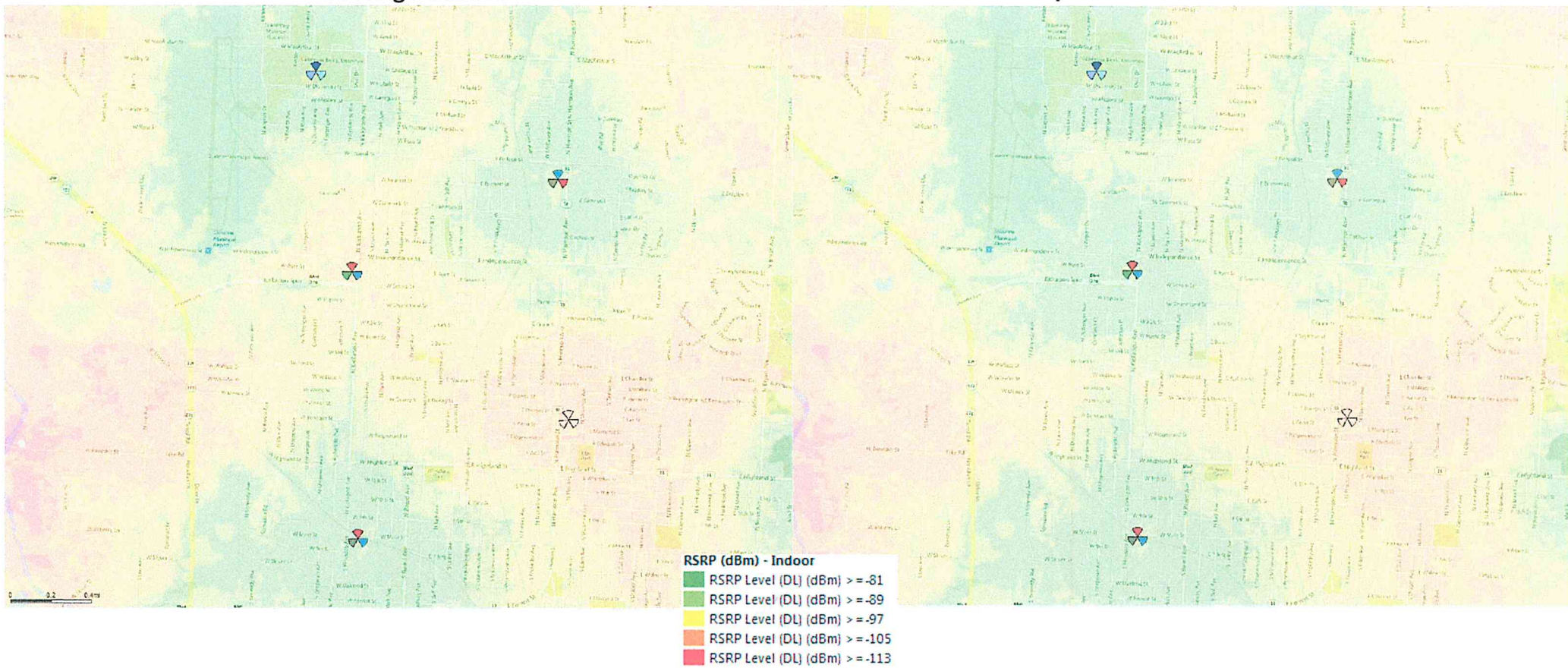
Before and After RSRP Plots

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Existing Network

Proposed Tower Location



OKL01453 Kickapoo & Independence



View North of property



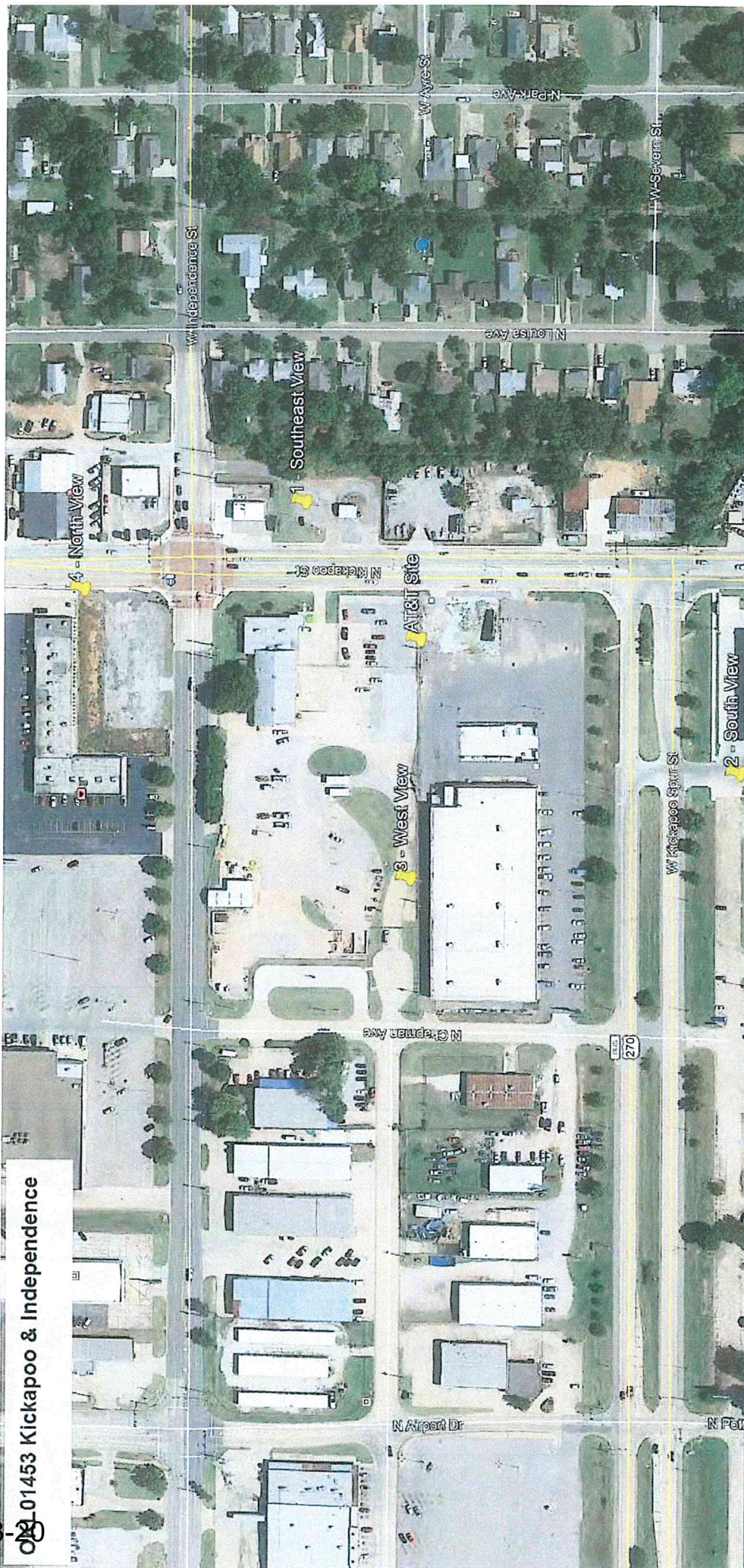
View East of property



View South of property



View West of property



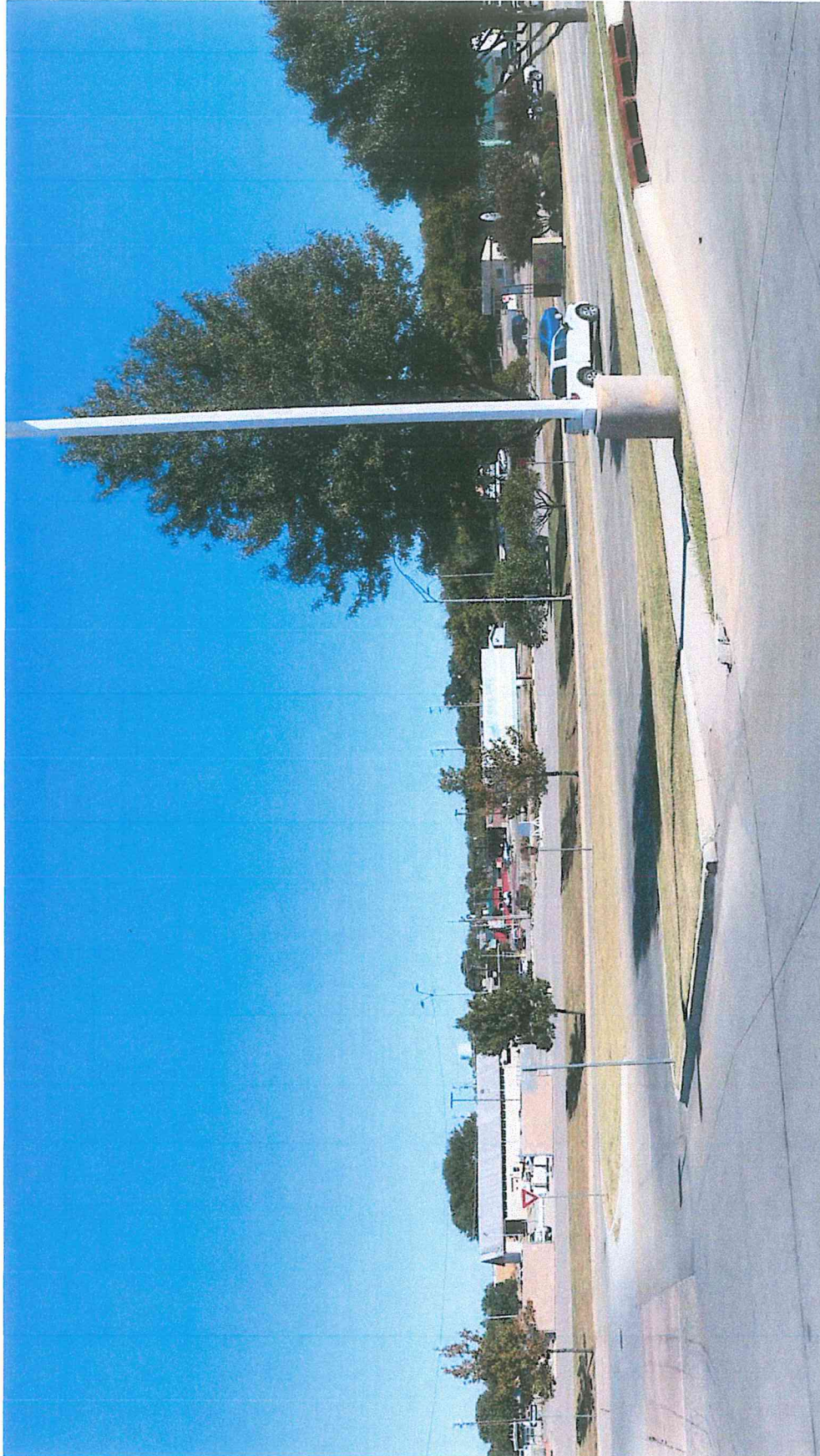


SOUTHEAST VIEW



SOUTHEAST VIEW TOWER SIMULATION @ 110'

PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



SOUTH VIEW



SOUTH VIEW TOWER SIMULATION @ 110'

PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



WEST VIEW



WEST VIEW TOWER SIMULATION @ 110'

PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



NORTH VIEW



NORTH VIEW TOWER SIMULATION @ 110'

PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



PLANNING COMMISSION APPLICATION

Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only

Case Number: P03-20

Project Number: 200043

Date Filed: 1/8/2020

Planning Commission Secretary

REQUEST:

☐ Rezoning
☒ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from Commercial C-3 District to Commercial C-3 with a 110' Tower District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1310 N. Kickapoo, Shawnee, OK 74805

LEGAL DESCRIPTION: SEE ATTACHED.

PROPERTY OWNER (S): DONALD FRED & KATHY A. ROMBERG

PROPERTY AGENT (APPLICANT): ATAT - by TROY WILLIAMS

APPLICANT'S ADDRESS: 1900 NW EXPRESSWAY, SUITE 800, OKC, OK 73118.

CITY: OKLAHOMA CITY STATE: OK ZIP: 73118

EMAIL ADDRESS: TROY.WILLIAMS@BRANCHCOMM.NET

TELEPHONE NUMBER: (405) 833-2040 CONTACT NUMBER: (405) 833-2040

DIMENSIONS OF PROPERTY: AREA: 0.29 AC WIDTH: 100'
LENGTH: 125' FRONTAGE: 125'

CURRENT ZONING: Commercial CURRENT USE: VACANT / Billboard.

PROPOSED ZONING: Commercial PROPOSED USE: 110' sectional marquette Turd Equipment Shelter & Generator.

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OFFICIAL OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Troy Williams
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. 02376257

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: P03-20 _____ DATE: _____ 91

PLACE ON ZONING MAP:

ORDINANCE NO.:

PCT9BB18

JOINT TENANCY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

201600014825
Filed for Record in
POTTAWATOMIE OKLAHOMA
RAESHEL FLEWALLER, COUNTY CLERK
12-23-2016 At 01:26 pm.
JTWB 27.00
Instrument PG 1 OF 2
201600014825

That The Romberg Family Trust dated January 24, 2006 and The Romberg Exempt Trust Under Document Dated July 23, 2009, parties of the first part, in consideration of the sum of TEN AND NO/100 DOLLARS, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Donald Fred Romberg and Kathy A. Romberg, husband and wife, as joint tenants, and not tenants in common, with rights of survivorship, 2231 W. Benedict, Shawnee, OK 74801, parties of the second part, the following described real property situated in Pottawatomie County, State of Oklahoma, to-wit:

THE SURFACE ONLY OF A TRACT OF LAND COMMENCING AT THE NORTHEAST CORNER (NE/C) OF SECTION THIRTEEN (13), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA THENCE S00°12'10"W A DISTANCE OF 365 FEET AND S89°57'35"W A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING; THENCE S00°12'10"W A DISTANCE OF 125 FEET; THENCE S89°57'35"W A DISTANCE OF 100 FEET; THENCE N00°12'10"E A DISTANCE OF 125 FEET; THENCE N89°57'35"E A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, CONTAINING 12500 SQ FEET, OR 0.29 ACRES, MORE OR LESS,

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their heirs, successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, but subject to existing zoning ordinances, covenants, restrictions, easements, and rights of way, including, but not limited to, the Billboard Easement and Perpetual Non-Exclusive Access and Maintenance Easement filed of record in the Office of the County Clerk, Pottawatomie County, Oklahoma on September 1, 2016 as Instrument No. 2016-10019.

Grantor specifically excludes all oil, gas, and minerals, and oil, gas, and mineral rights and all water rights from this conveyance.

RETURN TO: HENSON & MARSHALL, PLLC,
P.O. BOX 3488, SHAWNEE, OK 74802-3488



STATE OF OKLAHOMA

Pottawatomie County

Documentary Stamps: \$ 12.00

THE ROMBERG FAMILY TRUST,
DATED JANUARY 24, 2006

By: David Edmond Romberg
David Edmond Romberg
Successor Trustee

THE ROMBERG EXEMPT TRUST,
UNDER DOCUMENT DATED
JULY 23, 2009

By: David Edmond Romberg
David Edmond Romberg
Trustee

STATE OF OKLAHOMA)
) SS.
POTTAWATOMIE COUNTY)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, this 16th day of December, 2016, personally appeared David Edmond Romberg, as Successor Trustee of the Romberg Family Trust, dated January 24, 2006, to me known to be the identical person who executed the above and foregoing instrument and acknowledged to me that he executed the same as his own free and voluntary act and deed as such Successor Trustee for the uses and purposes therein set forth.



(SEAL)

Drew O'Gwynn
Notary Public

STATE OF OKLAHOMA)
) SS.
POTTAWATOMIE COUNTY)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, this 16th day of December, 2016, personally appeared David Edmond Romberg, as Trustee of the Romberg Exempt Trust, under document dated July 23, 2009, to me known to be the identical person who executed the above and foregoing instrument and acknowledged to me that he executed the same as his own free and voluntary act and deed as such Trustee for the uses and purposes therein set forth.



(SEAL)

Drew O'Gwynn
Notary Public

City of Shawnee OK

405-878-1666

***** REPRINT RECEIPT *****

REC#: 02376257 1/08/2020 2:16 PM

OPER: SB TERM: 021

REF#: 3401

PAID BY:

TRAN: 401.0000 BUILDING PERMIT

200043 280.00CR

WILLIAMS, TROY

1310 N KICKAPOO AVE

TENDERED: 280.00 CHECK

APPLIED: 280.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information

1/8/2020

Planning Department
Shawnee Board of Adjustment
222 N. Broadway
Shawnee, OK 74801

RE: Proposed 110' Monopole tower

Planning Commission,

AT&T is proposing to install a 110' sectional monopole tower to enhance Cellular, Data, Broadband WiFi and First Net (First Responders) coverage in Shawnee. The site will be located at 1310 N. Kickapoo Street, Shawnee, OK.

We are asking the Shawnee Planning Commission's approval for the 110' sectional monopole tower. I have met with and talked to ONG, North parcel and Locke Supply, West & South parcel and they stated they had no objections and welcomed the service. (Locke Supply and ONG Letters of support included)

AT&T has leased the entire parcel (000-13-010-003-0-16-00) which measures 100' x 125'. The parcel is located in the 100 year flood plain and has a billboard on the property. The Flood plain issue and the billboard view shed limits uses for development and makes this parcel undevelopable for commercial buildings which creates a hardship for property development and growth for Shawnee. However, if the Shawnee Planning Commission will allow an AT&T Cell tower in the NW corner of the lot we will be able to add infrastructure to Shawnee that for AT&T and future wireless carriers will have the ability to provide coverage to this area of Shawnee. AT&T will landscape the fenced area which will improve the property and maintain the entire lot.

Enclosures:

Conditional Use Application
Construction Drawings & Tower Structural Profile
Property information
Survey and Legal Descriptions
Flood Plain map and Certificate
FAA Approval
Zoning Map
Photos of property
Photo Simulations
300' List Certificate

I look forward to the opportunity to discuss this proposal.

Sincerely,



Troy Williams
CBR / Branch Communications
405-833-2040
Troy.williams@branchcomm.net

H & S Surveying, Inc.
"Surveying and Mapping Professionals"
201 N. Bickford
El Reno, OK. 73036
Ph: (405) 262-0249 Fax: (405) 262-5107

October 31, 2018
AT&T Mobility
1-A CERTIFICATION

Site Name: Kickapoo & Independence
Site No.: OKL01453
H&S No.: 3012.0896

This is to certify that the natural ground of a proposed tower lying within the subject site has the following geographic location within a 1-A tolerance.

Latitude & Longitude (to within Twenty (20) feet)

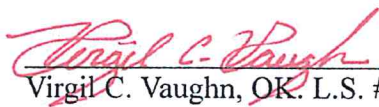
Latitude: 35°20'45.975" (NAD 83)

Longitude: 96°55'48.906" (NAD 83)

Natural Ground Elevation – (to within Three (3) feet)

Elevation: 1054.75 (NAVD 88)

And that the above information is true and correct to within the given specifications.



Virgil C. Vaughn, OK. L.S. # 405
CA # 1600, Exp. 06/30/2019

10-31-18
Date





Converse Surveying and Engineering Inc

2313 Silverfield Lane ~ Edmond, Oklahoma 73025
Phone: 405-826-1355 ~ Fax: 405-562-3387
E-MAIL: CSEOKLAHOMA@GMAIL.COM
Certificate of Authorization No. 2977 ~ Expires June 30, 2020

April 6, 2019

H & S SURVEYING
201 N. Bickford Avenue
El Reno, OK 73036

RE: CSE Project # E-03082019E,
Base Flood Elevation Determination for site located in the NE/4 of
Section 13, Township 10 North, Range 3 East, I.M., Pottawatomie County, Oklahoma

Gentlemen,

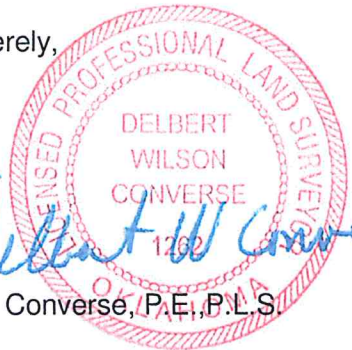
I, Delbert W. Converse, a License Professional Engineer, have completed a flood study to determine the Base Flood Elevation for the above subject location.

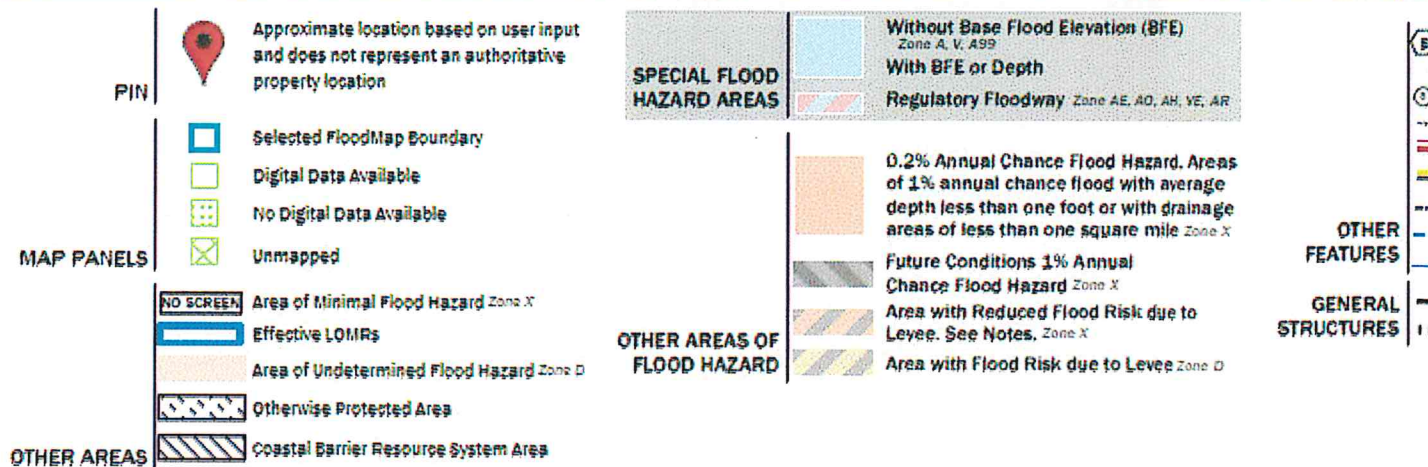
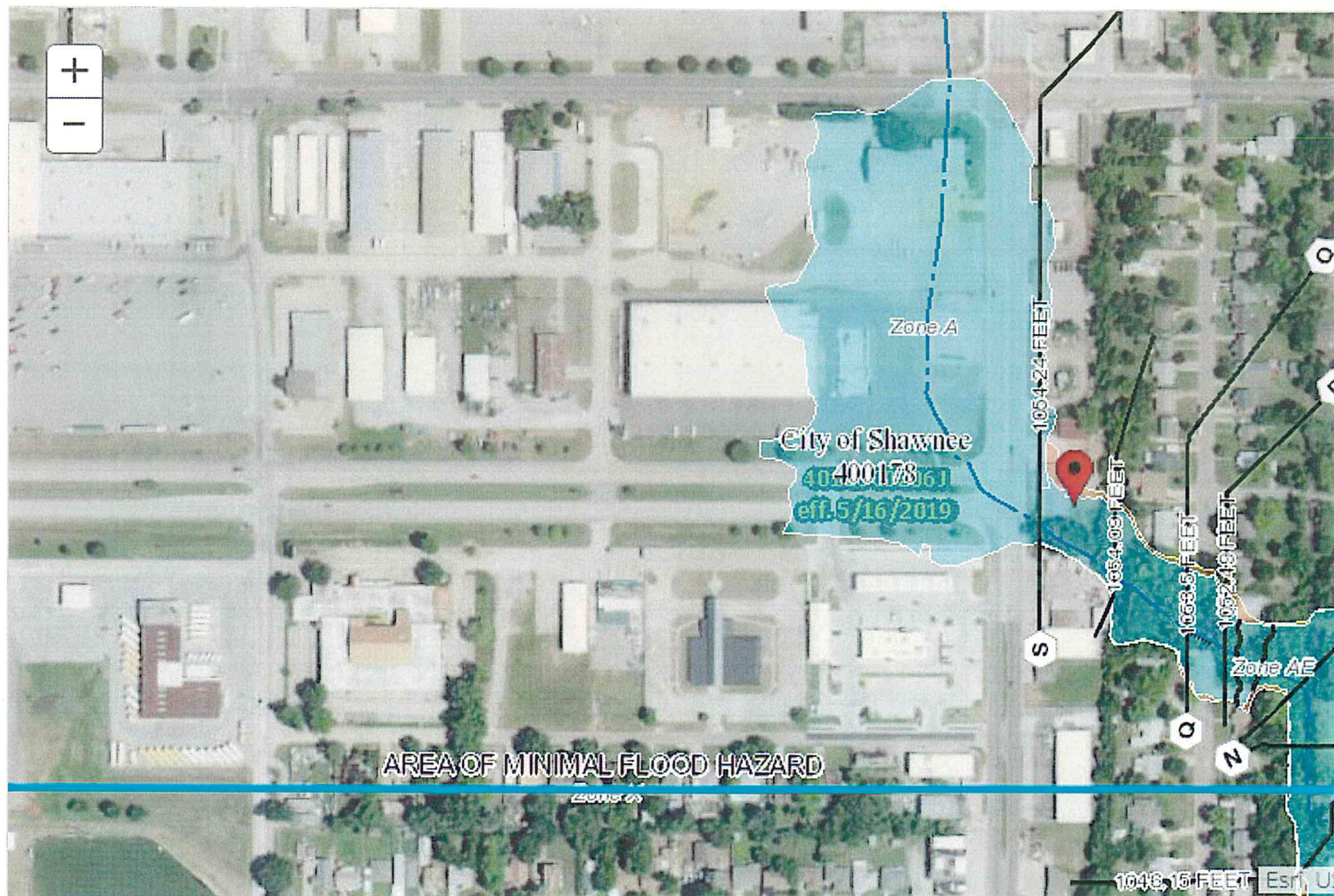
The Base Flood Elevation is 1056.32 feet, based on USA/NAD 83/OK South, with a Lambert_Conformal_Conic
_2SP Datum 83, Ellipsoid: GRS 1980.

If you have any question, please do not hesitate to call.

Sincerely,


D.W. Converse, P.E., P.L.S.





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-ASW-11736-OE

Issued Date: 08/23/2019

Dana Irvin
AT&T
208 S. Akard St.
Dallas, TX 75202

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole Kickapoo & Independence
Location:	Shawnee, OK
Latitude:	35-20-45.98N NAD 83
Longitude:	96-55-48.91W
Heights:	1055 feet site elevation (SE) 150 feet above ground level (AGL) 1205 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 02/23/2021 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5928, or chris.smith@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-ASW-11736-OE.

Signature Control No: 414103751-415144627

Chris Smith
Specialist

(DNE)

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

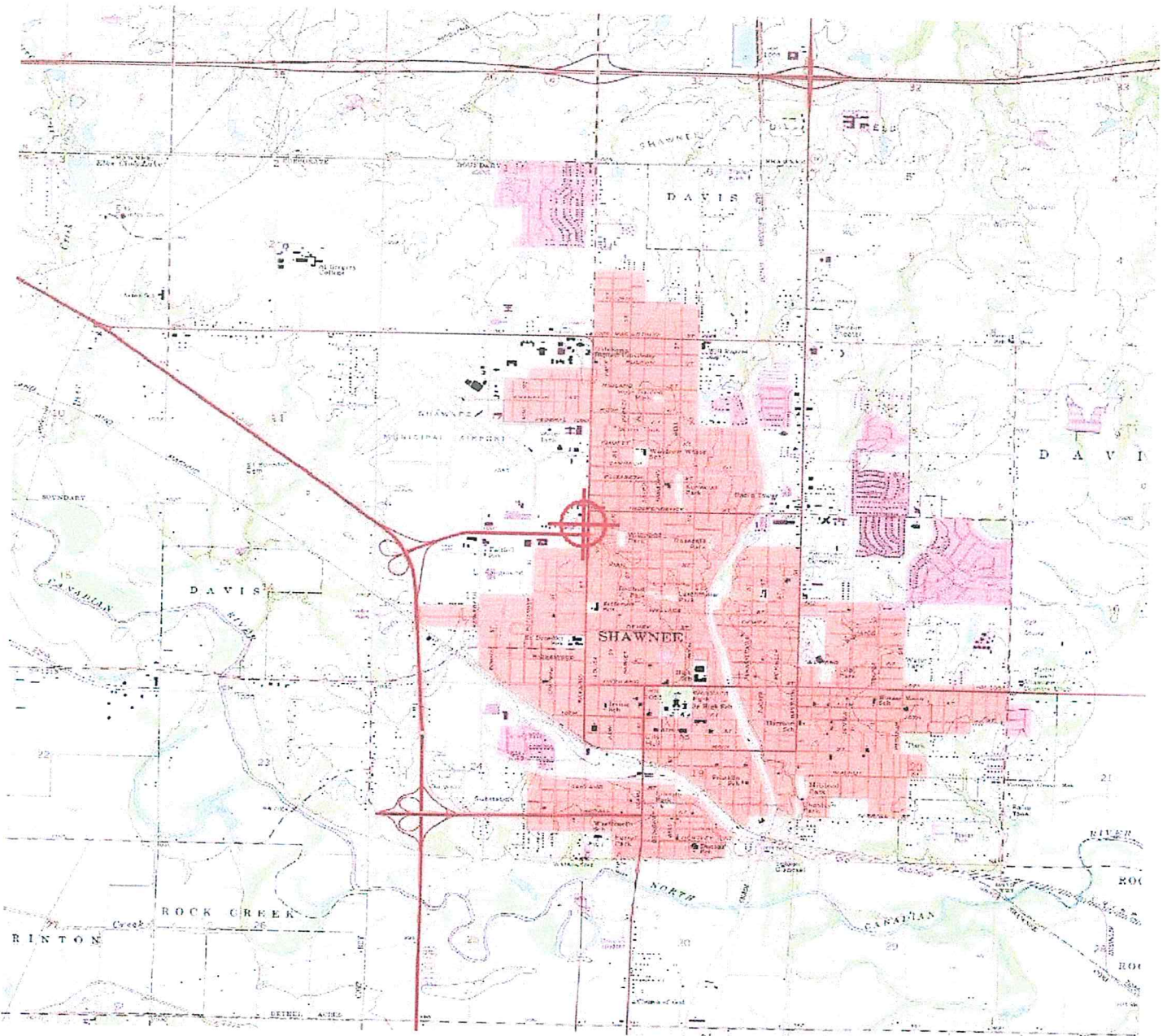
Additional information for ASN 2019-ASW-11736-OE

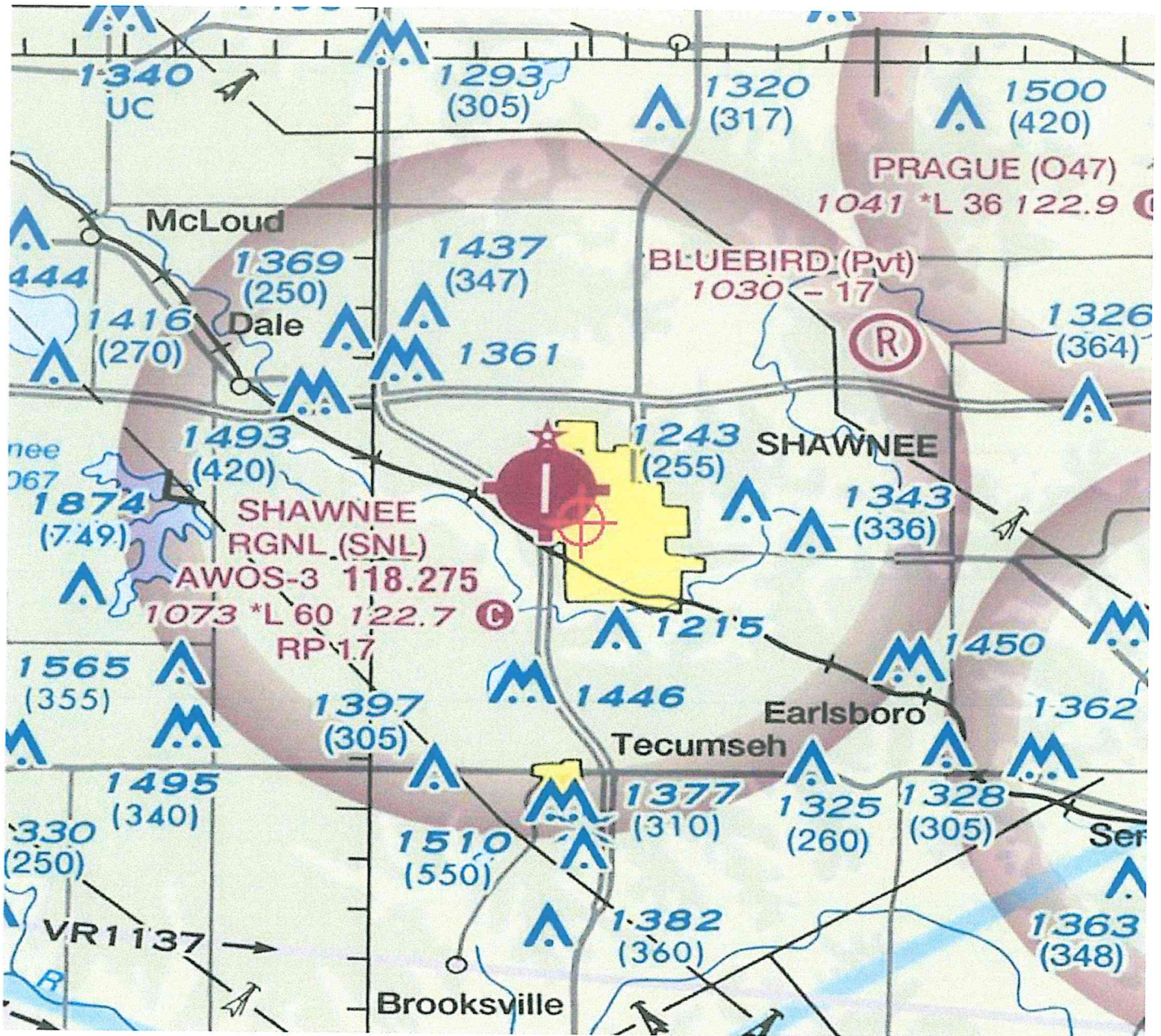
No Objection with provision that upon receipt of notification from the Federal Aviation Administration (FAA) or Federal Communications Commission (FCC) that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take immediate corrective action as is necessary to eliminate the harmful interference.

Frequency Data for ASN 2019-ASW-11736-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2019-ASW-11736-OE





Site Name: Kickapoo & Independence
Site No.: OKL01453
H&S No.: 3012.0896
Date: 5/14/19

PARENT TRACT DESCRIPTION

THE SURFACE ONLY OF A TRACT OF LAND COMMENCING AT THE NORTHEAST CORNER (NE/C) OF SECTION THIRTEEN (13), TOWNSHIP TEN (1) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE S00°12'10"W A DISTANCE OF 365 FEET AND S89°57'35"W A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING; THENCE S00°12'10"W A DISTANCE OF 125 FEET; THENCE S89°57'35"W A DISTANCE OF 100 FEET; THENCE N 00°12'10"E A DISTANCE OF 125 FEET; THENCE N89°57'35"E A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, CONTAINING 12500 SQ FEET, OR 0.23 ACRES, MORE OR LESS.

(JOINT TENANCY WARRANTY DEED AS RECORDED IN INSTRUMENT NUMBER 201600014825, DEED RECORDS OF POTTAWATOMIE COUNTY, OKLAHOMA.)

LEASE SITE DESCRIPTION

A tract of land lying in and being a part of the NE/4 of Section 13, Township 10 North, Range 3 East, Indian Base and Meridian and being further described in Instrument Number 201600014825, Deed Records of Pottawatomie County, Oklahoma; Said tract being more particularly described as follows:

Commencing at a Cut "X" found for the Northeast corner of said NE/4;

Thence S 00°24'37" E on the East line of said NE/4, a distance of 365.14 feet to a point on said East line; Thence S 89°35'23" W perpendicular to said East line, a distance of 33.00 feet to a point for the Northeast corner, said corner being the point of beginning;

Thence S 00°24'37" E a distance of 125.00 feet to a point for the Southeast corner;

Thence S 89°20'48" W a distance of 100.00 feet to a Mag Nail found for the Southwest corner; Thence N 00°24'37" W a distance of 125.00 feet to a 3/8" Iron Rod found for the Northwest corner; Thence N 89°20'48" E a distance of 100.00 feet to the Point of Beginning, containing 12,499.89 square feet or 0.287 acres, more or less.

COMPOUND DESCRIPTION

A tract of land lying in and being a part of the NE/4 of Section 13, Township 10 North, Range 3 East, Indian Base and Meridian and being further described in Instrument Number 201600014825, Deed Records of Pottawatomie County, Oklahoma; Said tract being more particularly described as follows:

Commencing at a Cut "X" found for the Northeast corner of said NE/4; Thence S 00°24'37" E on the East line of said NE/4, a distance of 425.44 feet to a point on said East line; Thence S 89°35'23" W perpendicular to said East line, a distance of 82.90 feet to a Mag Nail set for the Southeast corner, said corner being the point of beginning; Thence S 89°34'38" W a distance of 50.00 feet to a Mag Nail set for the Southwest corner; Thence N 00°25'22" W a distance of 50.00 feet to a Mag Nail set for the Northwest corner; Thence N 89°34'38" E a distance of 50.00 feet to a Mag Nail set for the Northeast corner; Thence S 00°25'37" E a distance of 50.00 feet to the Point of Beginning, containing 2,500.00 square feet or 0.057 acres, more or less.

Site Name: Kickapoo & Independence
Site No.: OKL01453
H&S No.: 3012.0896
Date: 5/14/19

ACCESS/UTILITY NOTE: *The Lease Site abuts the West Public Right of Way line of North Kickapoo Street, a Public Street to the East.*



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 12/11/2019
Reference Number: 1071477

To Whom It May Concern, Clerk
City of Shawnee Clerk
16 W. 9th Street
Shawnee, OK 74801

The following new Section 106 filing has been submitted:

FILE NUMBER: 0008905285
TCNS Number: 191324
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 12/09/2019

Applicant: AT&T Mobility, LLC
Consultant: Ramaker & Associates, Inc.
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Kickapoo & Independence (FA #14564642)
Site Address: North Kickapoo Street
Detailed Description of Project: AT&T proposes to construct a 110 foot (extendable to a 150 ft) monopole tower at North Kickapoo Street in Shawnee, Pottawatomie County, Oklahoma. Site location maps and the archaeological survey to follow.
Site Coordinates: 35-20-46.0 N, 096-55-48.9 W
City: Shawnee
County: POTTAWATOMIE
State: OK
Lead SHPO/THPO: Oklahoma State Historic Preservation Office

1-8-2020

City of Shawnee
Rebecca Blaine, Planning Director
222 N. Broadway
Shawnee, OK 74802

RE: No viable colocation

Dear Mrs. Blaine,

The Ordinance in regards to the placement of Communication towers and the requirement to collocate on existing towers or structures suitable to locate wireless communications facilities, antennas and equipment. The proposed Site located at 1310 N. Kickapoo, Shawnee, OK 74805 is the best site to meet the coverage needs of AT&T, per the City of Shawnee Ordinance.

There are no existing towers or structures within a half mile of this location that meet any height requirements necessary to provide Cellular, Data or Broadband WiFi coverage to this underserved area of Shawnee. The City water tank to the North is too close to the existing AT&T site at the University. The proposed site is also a dedicated First Net Site for AT&T to provide First Responders wireless service to this area of Shawnee. This site will also enhance E911 capabilities to Shawnee..

Sincerely,



Troy Williams
Branch Communications
Site Acquisition Director
1900 NW Expressway , Suite 800
Oklahoma City, Oklahoma 73118
405-833-2040
Troy.williams@branchcomm.net

Troy Williams

From: Cross, Matt D. <Matt.Cross@onegas.com>
Sent: Tuesday, November 5, 2019 7:45 AM
To: Troy Williams
Subject: FW: Proposed AT&T Cell Tower

OUTSIDE SOURCE

Mr. Williams,

I do not see why there would be any reason to not support the project mentioned below.

If there is anything further I can assist with, please let me know.

Thank you,

Matt Cross

Field Operations Supervisor
P: 405-878-6236, C: 405-496-9188
Matt.Cross@onegas.com



1444 North Kickapoo Shawnee, OK 74801 oklahomanaturalgas.com



From: Nixon, Drew <Drew.Nixon@onegas.com>
Sent: Monday, November 4, 2019 4:37 PM
To: Cross, Matt D. <Matt.Cross@onegas.com>
Subject: RE: Proposed AT&T Cell Tower

After further review, I don't see any issues or this site causing any issues with the public or private right of way(s) in the location.

Thanks Mattt

Drew N.

From: Cross, Matt D. <Matt.Cross@onegas.com>
Sent: Monday, November 4, 2019 12:21 PM
To: Nixon, Drew <Drew.Nixon@onegas.com>
Subject: FW: Proposed AT&T Cell Tower

Here is the information I have regarding the cell tower.

Thanks,

Matt Cross

Field Operations Supervisor
P: 405-878-6236, C: 405-496-9188
Matt.Cross@onegas.com



1444 North Kickapoo Shawnee, OK 74801 oklahomanaturalgas.com



From: Troy Williams <Troy.Williams@branchcomm.net>
Sent: Monday, October 28, 2019 3:15 PM
To: Cross, Matt D. <Matt.Cross@onegas.com>
Subject: [External] Proposed AT&T Cell Tower

CAUTION: This email was sent from an EXTERNAL source. Use caution when clicking links or opening attachments.
Please forward suspicious email to phishingreport@onegas.com.

Mr. Cross,

I enjoyed meeting you last Wednesday regarding ONG's support for the proposed 110' monopole cell tower located at 1310 N. Kickapoo St. Shawnee, OK 74804. The proposed site is located on the parcel to the south of ONG.

AT&T will be bring Natural gas to this location for the emergency generator.

AT&T has leased the entire parcel and we will install the 110' tower within the 50' X 50' fenced and landscaped area in the NW corner of the "Billboard" lot. We will also maintain the entire lot.

The site is necessary to provide in-building and outdoor Cellular, Data, Broadband WiFi and First Net (First Responders) AT&T coverage to this area of Shawnee.

I have attached an aerial, Site plan and site Layout plan for your review.

I am asking for your support of this project.

Please let me know if you have any questions, concerns or need additional information.

Thanks,

Troy Williams
Branch Communications
Site Acquisition Director
1900 NW Expressway, Suite 800
Oklahoma City, OK 73118
405-833-2040
Troy.williams@branchcomm.net

Troy Williams

From: Mike Muzny <mmuzny@lockesupply.com>
Sent: Tuesday, October 29, 2019 1:46 PM
To: Troy Williams
Cc: Jimmy Seargent
Subject: RE: Proposed Cell Tower Shawnee

OUTSIDE SOURCE

Troy,

We Locke Supply, have no objections to your proposed monopole. All we ask is please don't use our parking lot as a means of ingress/egress while servicing/erecting the tower. If temporary use of our property is needed, please pass all request thru me or Jimmy Seargent (see contact info).

If additional information is needed please feel free to contact me.

Thanks,

Jimmy Seargent, Locke Supply Director of Real Estate and Construction.
Cell # 405-517-1424 jseargent@lockesupply.com

Mike Muzny
Chief Operating Officer
405-635-3204 office, 405-863-6744 cell



Character. Customer Service. Employee Owned
1300 S.E. 82nd Street | Oklahoma City, OK 73149

From: Troy Williams <Troy.Williams@branchcomm.net>
Sent: Monday, October 28, 2019 2:56 PM
To: Mike Muzny <mmuzny@lockesupply.com>
Subject: Proposed Cell Tower Shawnee

EXTERNAL EMAIL

Mr. Muzny,

I enjoyed talking with you today regarding your support for the proposed 110' monopole cell tower located at 1310 N. Kickapoo St. Shawnee, OK 74804. The proposed site is located on the far east and north property lines of Locke Supply located at 530 Kickapoo Spur, Shawnee, OK.

AT&T has leased the entire parcel but we will install the 110' tower within the 50' X 50' fenced and landscaped area in the NW corner of the Billboard lot. We will also maintain the entire lot.

I have attached an aerial, Site plan and site Layout plan for your review.

Please let me know if you have any questions or need additional information.

Thanks again,

Troy Williams
Branch Communications
Site Acquisition Director
1900 NW Expressway, Suite 800
Oklahoma City, OK 73118
405-833-2040
Troy.williams@branchcomm.net

From: [Troy Williams](#)
To: [Joseph A. Barker](#)
Subject: RE: 1310 North Kickapoo Tower - Equipment Building Height
Date: Wednesday, January 15, 2020 10:28:20 AM
Attachments: [image001.png](#)

Joseph,

I believe the shelter is 8'X8'X8'. The issue is the Flood way/Flood Zone and we have to install a Platform to raise the equipment shelter above the flood area. The Platform is 3' 8" tall.

Do you know what my hearing date is?

Thanks,

Troy Williams
Branch Communications
Site Acquisition Director
1900 NW Expressway, Suite 800
Oklahoma City, OK 73118
405-833-2040
Troy.williams@branchcomm.net

From: Joseph A. Barker <Joseph.Barker@shawneeok.org>
Sent: Wednesday, January 15, 2020 9:17 AM
To: Troy Williams <Troy.Williams@branchcomm.net>
Subject: 1310 North Kickapoo Tower - Equipment Building Height

OUTSIDE SOURCE

Good morning, Troy,

Could you tell me the exact height of the equipment building? I could not identify the exact height on the site plans.

Joseph Barker

Assistant City Planner
[222 N. Broadway](#)
[Shawnee, OK 74801](#)
[\(405\) 878 - 1672](#)
Joseph.Barker@shawneeok.org



Kickapoo & Independence

Legend

P03-20

Romberg

N Louisa Ave

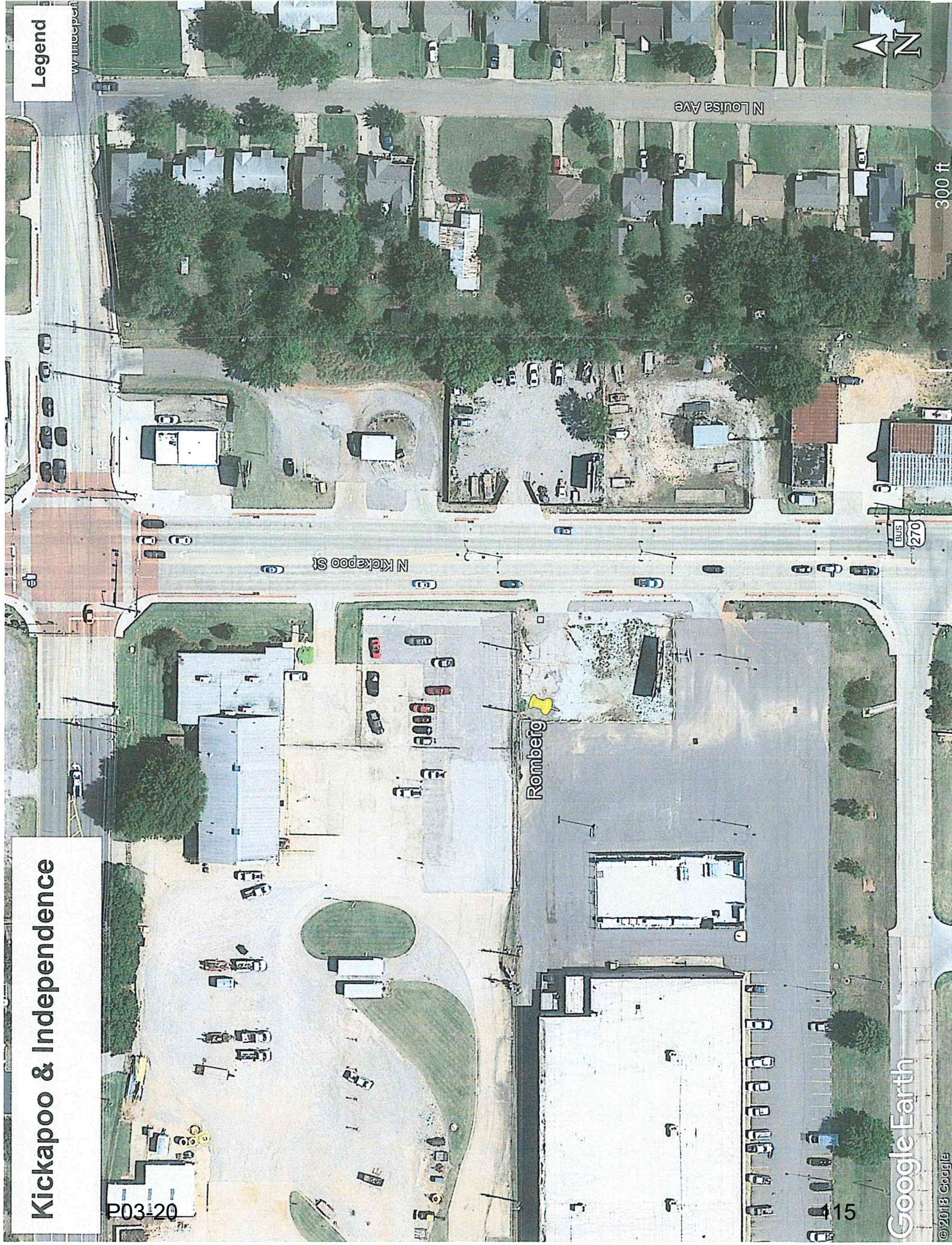
N Kickapoo St

Google Earth

© 2018 Google

15

300 ft





Map data ©2018 Google Imagery ©2018, DigitalGlobe, Texas Orthoimagery Program, USDA Farm:

Print

Parcel: 0000-13-010-003-0-016-00
5/15/2018 9:29:59 AM

ID: 9573

Pottawatomie County Report

Property Owner

Name: ROMBERG DONALD FRED& KATHY A
Mailing Address: 2231 W BENEDICT
SHAWNEE, OK 74801
Type: (CV) Comm. Vacant
Tax District: (935HA) Shawnee
Millage Rate: 100.91

Property Information

Physical Address: 1310 KICKAPOO
Subdivision: Rural (No Addition)
S-T-R: 13-010-03
Size (Acres): 0.29
Legal: See *Extended Legal*

Extended Legal

BEG 365'S & 33'W NE/C NE S125' W100' N125' E100' POB

Market and Assessed Values

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land	8,000	960
Building	0	0
Totals	8,000	960
Homestead Credit		- 0
Net Assessed		\$960

Taxes

Estimated Taxes:	97	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.
Homestead Credit:	0	

Land

Land Use	Size	Units
Land	0.25	AC
Total	0.25	

Deed Transfers

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
12/16/2016	2016	14825	JW	12.00	\$8,000	ROMBERG DONALD FRED & KAT		
10/23/2009	2010	1806	Quit Claim	0.00	\$0	ROMBERG FAMILY TRUST		

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
5/1/2009	2009	8095	Quit Claim	0.00	\$0	ROMBERG FAMILY TRUST		

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com



CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P03-20

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed conditional use permit of property located within the City of Shawnee.

The property requesting a rezone is described as follows:

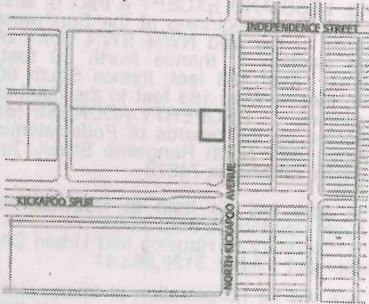
PARENT TRACT:

The surface only of a tract of land commencing at the Northeast Corner (NE/c) of Section Thirteen (13)m Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, THENCE S00°12'10" W a distance of 365 feet and S89°57'35" W a distance of 33 feet to the POINT OF BEGINNING; THENCE S00°12'10" W a distance of 125 feet; THENCE S89°57'35" W a distance of 100 feet; THENCE N00°12'10" E a distance of 125 feet; THENCE N89°57'35" E a distance of 100 feet to the POINT OF BEGINNING.

LEASE SITE DESCRIPTION:

A tract of land lying in and being a part of the NE4 of Section 13, Township 10 North, Range 3 East, Indian Meridian and being further described in Instrument Number 201600014825, Deed Records of Pottawatomie County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Cut "X" found for the Northeast corner of said NE4; THENCE S00°24'37" E on the East line of said NE4 a distance of 365.14 feet to a point on said East line; THENCE S89°35'23" W perpendicular to said East line a distance of 33.00 feet to a point for the Northeast corner, said corner being the part of beginning: THENCE S00°24'37" E a distance of 125.00 feet to a point for the Southeast corner; THENCE S89°20'48" W a distance of 100.00 feet to a Mag Nail found for the Southwest corner; THENCE N00°24'37" W a distance of 125.00 feet to 3/8" Iron Rod found for the Northwest corner; THENCE N89°0'46" E a distance of 100.00 feet to the POINT OF BEGINNING.

General Location Known As:



1310 North Kickapoo

Current Zoning Classification:

C-3 (Highway Commercial)

Requested Zoning Classification:

C-3 (Highway Commercial w/ CUP)

Proposed Use of Property: Cell tower

Applicant: Troy Williams

The "Zoning Map of the City of Shawnee, Oklahoma" will be amended accordingly to reflect such change if approved by the City Commission.

The public hearing will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

February 5th, 2020 AT 1:30 P.M.:

CITY OF SHAWNEE PLANNING COMMISSION

February 18th, 2020 AT 6:00 P.M.:

CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the conditional use permit. The Commission reserves the right to limit discussion and debate on the proposed conditional use permit in the public hearing, in which event those persons appearing in support or opposition of the proposed conditional use permit will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 9th day of January, 2020.

/s/ Lisa Lasyone, City Clerk
(Published in the Shawnee News-Star on Jan. 19th, 2020)

Affidavit of Publication

The Shawnee News-Star
215 N. Bell
Shawnee OK 74801
(405) 273-4200

State of Oklahoma
County of Pottawatomie

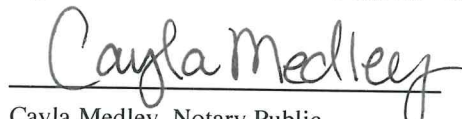
I, Wanda Westerman, of lawful age, being duly sworn upon oath, deposes and says that I am the Legal Advertising Account Executive of The Shawnee News-Star, a Daily publication that is a "legal newspaper" as that phrase is defined in 25 O.S. §106 for the City of Shawnee, for the County of Pottawatomie, in the State of Oklahoma, and that the attachment hereto contains a true and correct copy of what was actually published in said legal newspaper in consecutive issues on the following date(s):

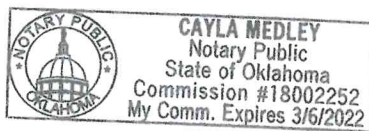
Insertion Date(s): Jan. 19th, 2020

Publishing Fee: \$131.75


Wanda Westerman, Account Executive

Signed and sworn to before me this 20th day of Jan., 2020.


Cayla Medley, Notary Public
My Commission Expires: March 6th, 2022
Commission No. 18002252





CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

PARENT TRACT:

The surface only of a tract of land commencing at the Northeast Corner (NE/c) of Section Thirteen (13)m Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, THENCE S00°12'10" W a distance of 365 feet and S89°57'35" W a distance of 33 feet to the POINT OF BEGINING; THENCE S00°12'10" W a distance of 125 feet; THENCE S89°57'35" W a distance of 100 feet; THENCE N00°12'10" E a distance of 125 feet; THENCE N89°57'35" E a distance of 100 feet to the POINT OF BEGINNING.

LEASE SITE DESCRIPTION:

A tract of land lying in and being a part of the NE4 of Section 13, Township 10 North, Range 3 East, Indian Meridian and being further described in Instrument Number 201600014825, Deed Records of Pottawatomie County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Cut "X" found for the Northeast corner of said NE4; THENCE S00°24'37" E on the East line of said NE4 a distance of 365.14 feet to a point on said East line; THENCE S89°35'23" W perpendicular to said East line a distance of 33.00 feet to a point for the Northeast corner, said corner being the point of beginning; THENCE S00°24'37" E a distance of 125.00 feet to a point for the Southeast corner; THENCE S89°20'48" W a distance of 100.00 feet to a Mag Nail found for the Southwest corner; THENCE N00°24'37" W a distance of 125.00 feet to 3/8" Iron Rod found for the Northwest corner; THENCE N89°0'48" E a distance of 100.00 feet to the POINT OF BEGINNING.

COMPOUND DESCRIPTION:

A tract of land lying in and being a part of NE4 of Section 13, Township 10 North, Range 3 East of Indian Meridian and being further described in Instrument Number 20160014825, Deed Records of Pottawatomie County, Oklahoma, said tract being more particularly described as follows: COMMENCING at a Cut "X" found for the Northeast corner of said NE4; THENCE S00°24'37" E on the East line of said NE4 a distance of 425.44 feet to a point on said East line; THENCE S89°35'23" W perpendicular to said East line a distance of 82.90 feet to a Mag Nail set for the Southeast corner; said corner being the POINT OF BEGINNING; THENCE S89°34'38" W a distance of 50.00 feet to a Mag Nail set for the Southwest corner; THENCE N00°25'22" W a distance of 50.00 feet to a Mag Nail set for the Northwest corner; THENCE N89°34'38" E a distance of 50.00 feet to a Mag Nail set for the Northeast corner; THENCE S00°25'37" E a distance of 50.00 feet to the POINT OF BEGINING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record

instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: October 21, 2019 at 7:30 AM

First American Title Insurance Company

By: 

Michelle Cook

Abstractor License No. 3286

OAB Certificate of Authority # 017

File No. 2445685-SH99

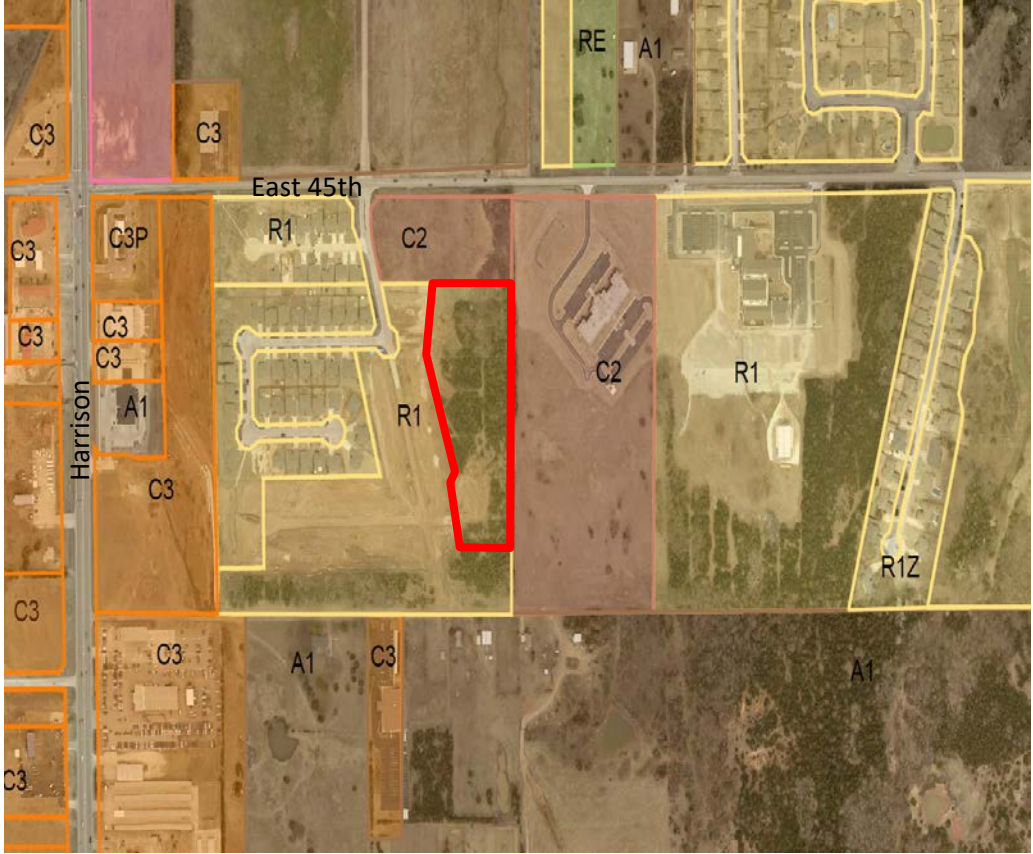
OWNERSHIP LIST**ORDER NO. 2445685**

DATE PREPARED: October 28, 2019

EFFECTIVE DATE: October 21, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
ROMBERG DONALD FRED & KATHY A 2231 W BENEDICT SHAWNEE, OK 74801			BEG 365'S & 33'W NE/C NE S125' W100' N125' E100' POB (NE 13-10N-3E)
LOCKE SUPPLY CO % SAVAGE, SAVAGE, & BROWN INC PO BOX 22845 OKLAHOMA CITY, OK 73123			BEG 693'W & 363'S NE/C OF SEC S260' E SLY 693' N133' W133' N127' W560' POB LOCKE SUPPLY (NE 13-10N-3E)
ONE GAS INC ATTN: ACCOUNTS PAYABLE PO BOX 21049 TULSA, OK 74121			BEG 33'W & 33'S NE/C NE W660' S330' E660' N330' POB (NE 4 13-10N-3E)
MY INSURANCE AGENT INC 1445 N KICKAPOO SHAWNEE, OK 74801	W100' OF 27-30	4	CAMPBELL
SAC & FOX NATION 920883 S HWY 99 STROUD, OK 74079	31-33	4	CAMPBELL
SAC & FOX NATION 920883 S HWY 99 STROUD, OK 74079	34 & 37	4	CAMPBELL
USA TRUST FOR SAC & FOX NATION RT 2 BOX 246 STROUD, OK 74079	35-36	4	CAMPBELL
HCT RENTAL PROPERTIES LLC P O BOX 1209 SHAWNEE, OK 74802	38-41 & E70' OF 42	4	CAMPBELL
ALEXANDER LISA C P O BOX 67 ST LOUIS, OK 74866	43-48	4	CAMPBELL
MCLEOD JAMES C 4118 N MARKET SHAWNEE, OK 74804			LOTS 49 THRU 52 & VAC. SEVERN ST. BETWEEN BLKS. 3 & 4 THIS INCLUDES 1305 & 1307 N KICKAPOO, BLK 4 CAMPBELL
MCLEOD JAMES C 4118 N MARKET SHAWNEE, OK 74804	3-4	3	CAMPBELL

BASS INVESTMENTS LLC 1121 INVERNESS CIRCLE SHAWNEE, OK 74801	23-24	4	CAMPBELL
JONES RICHARD N - TRUSTEE LIVING TRUST P O BOX 1852 SHAWNEE, OK 74802	21-22	4	CAMPBELL
WAGNER PAUL & ELIZABETH ANN P O BOX 161 MAUD, OK 74854	19-20	4	CAMPBELL
WAGNER PAUL & ELIZABETH ANN P O BOX 161 MAUD, OK 74854	17-18	4	CAMPBELL
SHULIN MERCY LEE & JANET LEHENBAUER	15-16	4	CAMPBELL
RUSSELL LINDA L 607 N OKLA SHAWNEE, OK 74801	11-14	4	CAMPBELL
MCCOLLOCH DONNA G & MASON D WILSON 1412 N LOUISA SHAWNEE, OK 74801	9-10	4	CAMPBELL
BIERD PROPERTIES LLC P O BOX 201 SHAWNEE, OK 74802	7-8	4	CAMPBELL

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # S01-20 PUBLIC HEARING DATE: February 5th, 2020 CITY COMMISSION DATE: February 18th, 2020	
APPLICANT: Hyatt Development, LLC		203 East 40th Street Shawnee, Oklahoma, 74804		cottonhomesllc@gmail.com
PROPERTY ADDRESS/LOCATION: East of North Harrison, South of East 45th				
The applicant, Hyatt Development, LLC, is requesting preliminary plat approval for Hyatt Addition, Section 4, a 6.57-acre tract of land proposed to be subdivided into 25 single-family lots, as well as a common area for a detention pond. Access would be from extensions of Ariana Street and Adeline Drive. There would be 3.8 dwelling units per acre.				
EXISTING ZONING: R-1	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: R-1 (Single-Family) C-2 (Limited Office)	LOTS: 25	PROPERTY SIZE: 6.57 acres

STAFF RECOMMENDATION

Being a development in an R-1 district, the lots to be platted by this proposal are required to abide by the dimensional standards of Table 22-160.4.1, "Density and Dimensional Standards by [Residential] Zone":

- Minimum lot size for each lot is 6,000 square feet – Each proposed lot meets this requirement;
- Minimum lot width for each lot is 60 feet – Each proposed lot meets this requirement;
- Minimum street frontage is 35 feet – Each proposed lot meets this requirement;
- Front yard setbacks are required to be 25 feet (20 feet if a cul-de-sac lot) – Lots that have more restrictive setbacks than required by the Zoning Code should be called out on the plat as being so; and
- Side yard setbacks for corner lots are required to be 15 feet – Each proposed lot meets this requirement.

Preliminary plats are required to abide by the standards of the City of Shawnee Subdivision Regulations. Article VIII, Platting Procedures, Section 2, Preliminary Plat Preparation and Approval Procedure provides a list of documents and information that must be submitted in order for a preliminary plat to be approved.

Subsection 2, Certification of Design, requires a preliminary plat to be accompanied by a statement signed by the professional engineer preparing the plat that they have, to the best of their ability, designed the subdivision in accordance with the Comprehensive Plan with which they are completely familiar, and in accordance with the ordinances and regulations governing the subdivision of land.

Subsection 3, General Requirements, lists basic requirements of a submitted preliminary plat. The submitted preliminary plat meets these requirements.

Subsection 4, Contents of Preliminary Plat, provides a list of information required to be shown on any submitted preliminary plat. The submitted preliminary plat meets these requirements.

Subsection 5, Statistical Data, lists required statistical data to be provided by the applicant. The submitted plat contains all the required statistical information.

Chapter 40, Design, Section 2, Subdivision Design Standards, Subsection 3, Easements and Utilities lists requirements of preliminary plats regarding easements and utilities. The submitted plat meets these requirements.

The 2019 Comprehensive Plan intends for the future land use of this area to be low density residential. The proposal aligns with the intent and the purpose of the Comprehensive Plan.

The Planning Department has received the following feedback from the following agencies:

Engineering/Streets:

Engineering has approved the submitted plat.

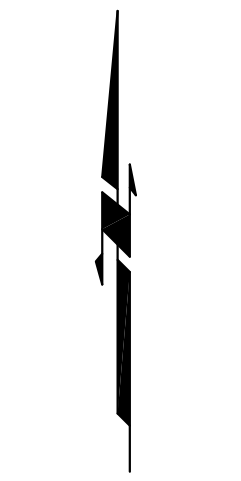
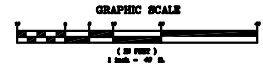
Shawnee Municipal Authority:

SMA has approved the submitted plat.

Fire Department:

Fire Department has approved the submitted plat.

Staff recommends approval upon the following conditions:				
The preliminary plat notates all restrictions in the submitted plat that are greater than those required by the Zoning Code.				
APPROVE	APPROVE WITH CONDITIONS			DENY
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS		



SCALE: 1" = 40'

OWNER / DEVELOPER

HYATT DEVELOPMENT, LLC.
203 E. 40TH ST.
SHAWNEE, OKLAHOMA 74804
405-535-6923

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 5, TOWNSHIP 10 NORTH (T10N), RANGE 4 EAST (R4E) OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 2 BLOCK 3, OF SECTION 3 OH HYATT ADDITION, A PLAT FILED IN DOCUMENT #201500012728 POTTOWATOMIE COUNTY, OKLAHOMA
thence N 89°20'38" E a distance of 389.98';
thence S 01°33'54" E a distance of 840.02';
thence S 89°20'38" W a distance of 288.11';
thence N 01°33'54" W a distance of 165.00';
thence S 89°20'38" W a distance of 9.82';
thence N 00°39'22" W a distance of 92.98';
thence N 16°06'29" W a distance of 432.60';
thence N 89°20'38" E a distance of 12.50';
thence N 00°39'22" W a distance of 164.98';
which is the point of beginning,
having an area of 285984.12 square feet, 6.57 acres

STATISTICAL DATA:
TOTAL LOTS: 25

TOTAL AREA: 6.57 ACRES

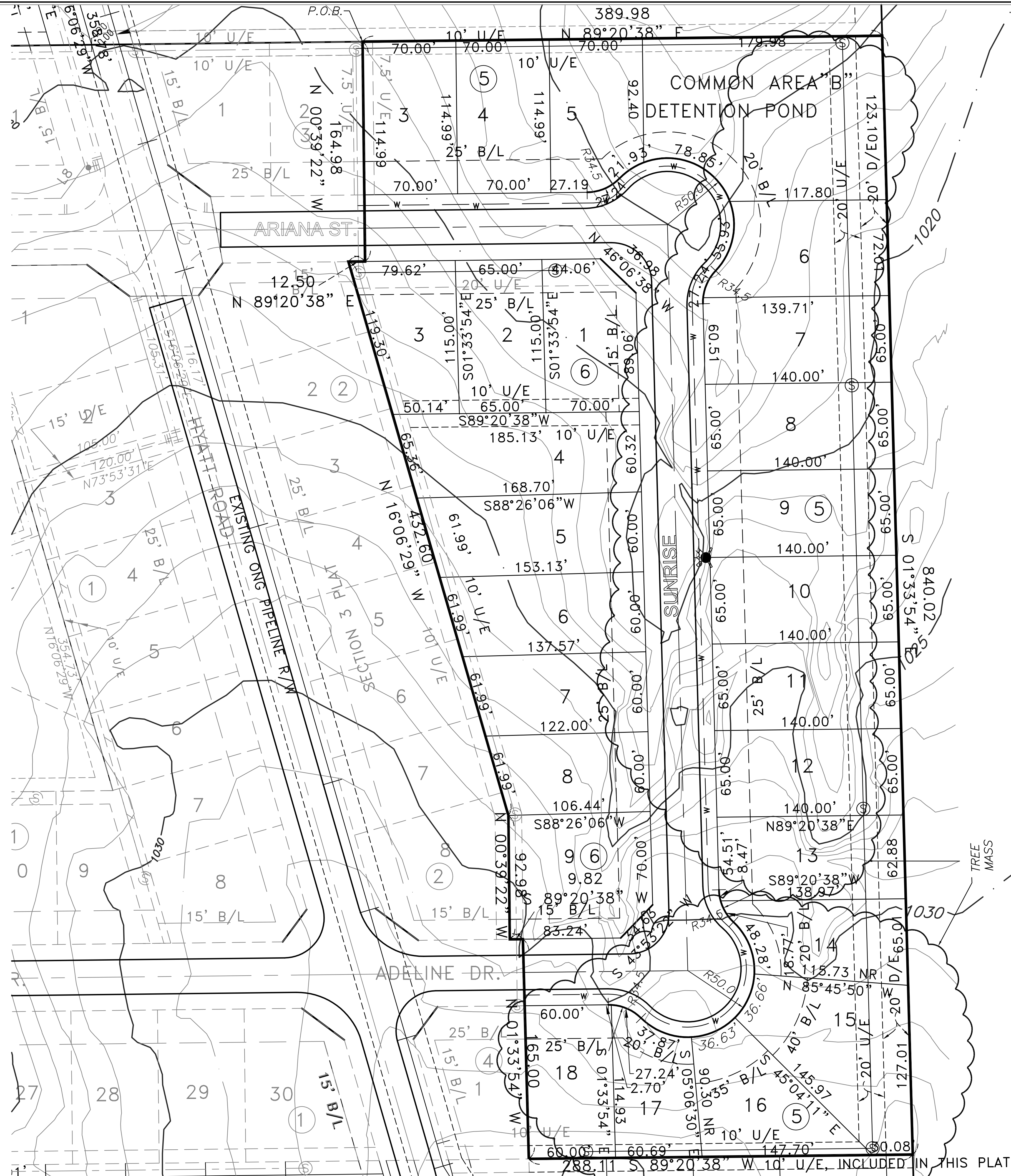
DENSITY: 3.81 LOTS/ACRE

ACREAGE OF COMMON AREA: .47 AC.

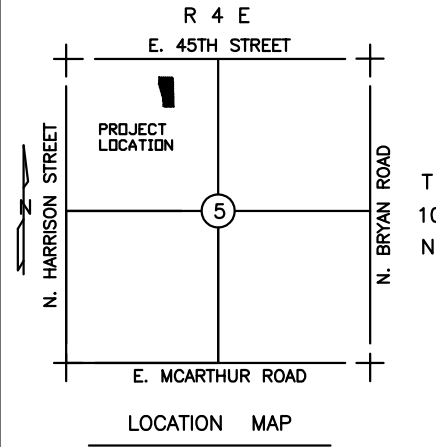
LINEAR FOOTAGE OF LOCAL RD: 910'

CURRENT ZONING: R-1

PROPOSED ZONING: R-1



CITY OF SHAWNEE



LEGEND

- SS - SANITARY SEWER LINE
- W - WATER LINE
- OHE - OVERHEAD ELECTRIC
- GS - EXISTING GAS SERVICE
- SM - SANITARY SEWER MANHOLE
- PP - POWER POLE
- GA - GUY ANCHOR
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WM - WATER METER
- GV - GAS VALVE
- EM - ELECTRIC METER
- EP - TELEPHONE PEDESTAL
- MW - MONITOR WELL
- SG - SIGN
- TSP - TRAFFIC SIGNAL POLE
- TSB - TRAFFIC SIGNAL BOX
- F - FENCE
- IP - SET IRON PIN
- FP - FOUND IRON PIN
- B - BENCHMARK

PRELIMINARY PLAT

TO SERVE

HYATT ADDITION, SEC. 4

BEING A PART OF THE NW/4, SEC. 5, T10N, R4E, IM
CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

MORRIS
ENGINEERING AND SURVEYING
www.morrisengineering.com
817 N.W. 27TH ST. MOORE, OK 73160
(405) 912-2775 OFC (405) 912-2322 FAX



DATE: 1-27-19
SIGNATURE: [Signature]

PRELIMINARY PLAT
TO SERVE
HYATT
SECTION 4

HORIZONTAL: 1"=30' VERTICAL: 1"=30'
JOB NO. REF. NO. REF. NO.
SHEET NO. 1 OF 1

PRELIMINARY PLAT APPLICATION



Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only	
Case Number:	<u>S01-20</u>
Project Number:	<u>200027</u>
Date Filed:	<u>1/6/2020</u>
Amount Paid:	<u>\$277</u>
Receipt No.:	<u>02374981</u>

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT Richard Whitecotton (Hyatt Development LLC)
APPLICANT ADDRESS 203 E 40th Street Shawnee, OK 74804
APPLICANT PHONE NUMBERS 405 535 6923
EMAIL ADDRESS cottonhomesllc@gmail.com
NAME OF PLAT Hyatt Addition Section 4
LOCATION _____
NUMBER OF ACRES 6.57 NUMBER OF LOTS 26

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS _____

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____

TOTAL COST _____

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 26 \$52.00

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____

TOTAL COST \$277.00

OWNER/DEVELOPER INFORMATION:

NAME Richard Whitecotton (Hyatt Development LLC)
ADDRESS 203 E 40th Street Shawnee OK 74804
CONTACT NUMBERS 405 535 6923
EMAIL ADDRESS cottonhomesllc@gmail.com

PROJECT ENGINEER INFORMATION:

NAME Ross Morris (Morris Engineering)
ADDRESS 617 NW 27th Moore OK 73160
CONTACT NUMBERS 405 912 2775
EMAIL ADDRESS ross@rmorrisengineering.com

**APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS
PRIOR TO MEETING**

City of Shawnee OK
405-878-1666

RECH: 02374981 1/06/2020 1:20 PM
OPER: SB TERM: 021
REF#: 2911
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
200027 277.00CR
WHITECOTTON, RICHARD
NONE
X-PLATREV 277.00CR

TENDERED: 277.00 CHECK
APPLIED: 277.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information

From: [Michael Ludi](#)
To: [Joseph A. Barker](#)
Cc: [Alan Blankenship](#)
Subject: RE: Hyatt Addition, Section 4 Comments
Date: Monday, January 27, 2020 8:50:49 AM
Attachments: [image001.png](#)

Joseph,

I have no comments on the Preliminary plat.

Michael Ludi,
Director of Engineering
Traffic, GIS

From: Joseph A. Barker
Sent: Friday, January 03, 2020 9:51 AM
To: Michael Ludi <MLudi@shawneeok.org>
Subject: RE: Hyatt Addition, Section 4 Comments

Joseph Barker

Assistant City Planner
[222 N. Broadway](#)
[Shawnee, OK 74801](#)
(405) 878 - 1672
Joseph.Barker@shawneeok.org



From: Michael Ludi <MLudi@shawneeok.org>
Sent: Friday, January 3, 2020 9:47 AM
To: Joseph A. Barker <Joseph.Barker@shawneeok.org>
Cc: Rebecca Blaine <Rebecca.Blaine@shawneeok.org>
Subject: RE: Hyatt Addition, Section 4 Comments

Joseph,

I don't think I have received a copy of the preliminary plat to be able to comment.

Michael Ludi,
Director of Engineering

From: Joseph A. Barker
Sent: Thursday, January 02, 2020 4:57 PM
To: Michael Ludi <MLudi@shawneeok.org>
Cc: Rebecca Blaine <Rebecca.Blaine@shawneeok.org>
Subject: Hyatt Addition, Section 4 Comments

Michael,

Before I submit the staff comments to the applicant, did you have any additional comments regarding the preliminary plat for Hyatt Addition?

Joseph Barker

Assistant City Planner
[222 N. Broadway](#)
[Shawnee, OK 74801](#)
[\(405\) 878 - 1672](#)
Joseph.Barker@shawneeok.org



From: [Alan Blankenship](#)
To: [Joseph A. Barker](#)
Cc: [Rebecca Blaine](#)
Subject: Hyatt Addition 4
Date: Thursday, January 23, 2020 3:01:17 PM

Joseph,
I have approved the Hyatt Addition 4 preliminary plat as well as the second submittal.

Sent from my iPad

From: [David Anderson](#)
To: [Joseph A. Barker](#)
Subject: RE: Hyatt Addition, Section 4 Comments
Date: Tuesday, January 21, 2020 10:10:40 AM
Attachments: [image001.png](#)

Yes, sir. I didn't see anything I need to address on this one. Thanks.

David

From: Joseph A. Barker <Joseph.Barker@shawneeok.org>
Sent: Tuesday, January 21, 2020 9:10 AM
To: Alan Blankenship <Alan.Blankenship@shawneeok.org>; David Anderson <DAnderson@shawneeok.org>; James Kriwanek <Jkriwanek@shawneeok.org>; Andy Starkey <AStarkey@shawneeok.org>
Cc: Rebecca Blaine <Rebecca.Blaine@shawneeok.org>
Subject: Hyatt Addition, Section 4 Comments

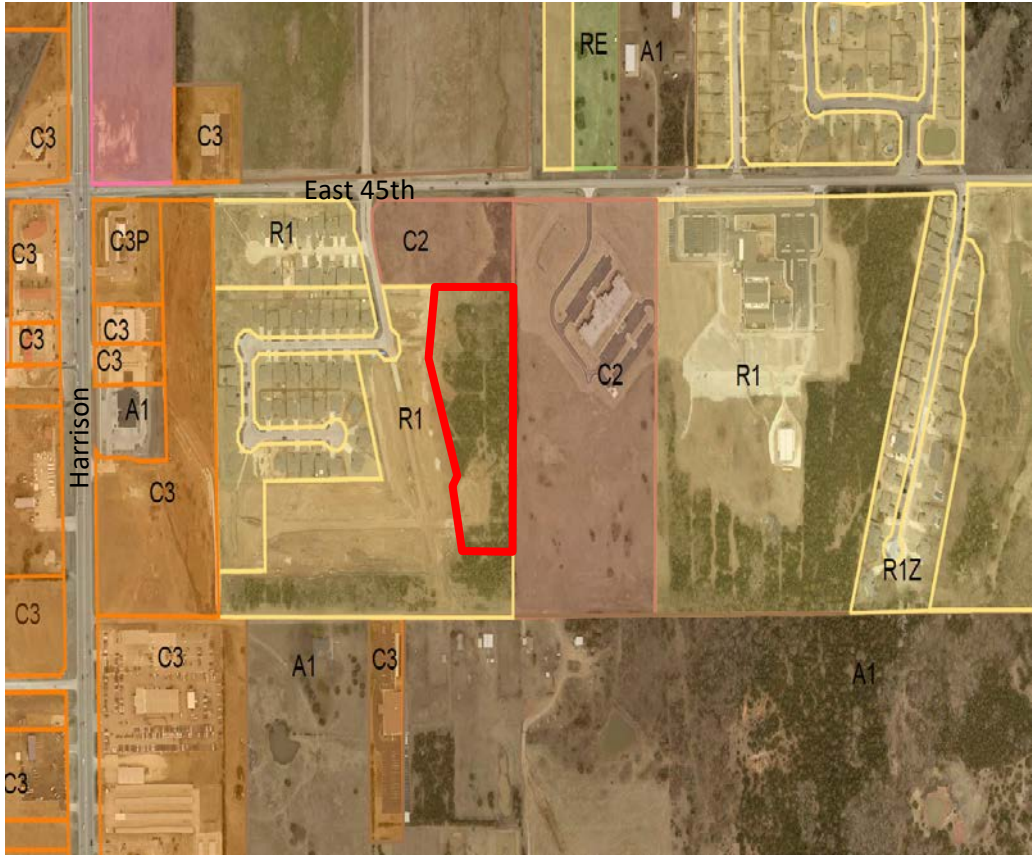
Good morning,

Have you finished your reviews for the preliminary and final plat of the Hyatt Addition?

Joseph Barker

Assistant City Planner
[222 N. Broadway](#)
[Shawnee, OK 74801](#)
[\(405\) 878 - 1672](#)
Joseph.Barker@shawneeok.org



City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # S10-19 PUBLIC HEARING DATE: February 5th, 2020 CITY COMMISSION DATE: February 18th, 2020	
APPLICANT: Hyatt Development, LLC		203 East 40th Street Shawnee, Oklahoma, 74804		cottonhomesllc@gmail.com
PROPERTY ADDRESS/LOCATION: East of North Harrison, South of East 45th				
The applicant, Hyatt Development, LLC, is requesting final plat approval for Hyatt Addition, Section 4, a 6.57-acre property.				
EXISTING ZONING: R-1	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: R-1 (Single-Family Residential) C-2 (Limited Office)	LOTS: 25	PROPERTY SIZE: 6.57 acres

STAFF RECOMMENDATION

Being a development in an R-1 district, the lots to be platted by this proposal are required to abide by the dimensional standards of Table 22-160.4.1, "Density and Dimensional Standards by [Residential] Zone":

- Minimum lot size for each lot is 6,000 square feet – Each proposed lot meets this requirement;
- Minimum lot width for each lot is 60 feet – Each proposed lot meets this requirement;
- Minimum street frontage is 35 feet – Each proposed lot meets this requirement;
- Front yard setbacks are required to be 25 feet (20 feet if a cul-de-sac lot) – Lots that have more restrictive setbacks than required should be called out as being so on the plat;
- Side yard setbacks for corner lots are required to be 15 feet – Each proposed lot meets this requirement.

Final plats are required to abide by the standards of the City of Shawnee Subdivision Regulations. Article VIII, Platting Procedures, Section 3, General Requirements [of Final Plat], Subsection 5, Contents of Final Plat, provides a list of information that must be submitted on the Final Plat for it to be approved. The submitted plat meets these requirements.

The 2019 Comprehensive Plan intends for the future land use of this area to be low density residential. The submitted plat aligns with the intent of the Comprehensive Plan.

The Planning Department has received the following feedback from the following agencies:

Engineering/Streets:

Engineering has approved the submitted plat.

Shawnee Municipal Authority:

SMA has approved the submitted plat.

Fire Department:

Fire Department has approved the submitted plat.

Staff recommends approval upon the following conditions:

- **The preliminary plat notates all restrictions in the submitted plat that are greater than those required by the Zoning Code; and**
- **All prior submitted plans related to the Final Plat will need to be updated to reflect the adjustments in lot dimensions.**

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING
PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

FINAL PLAT of
HYATT ADDITION, SEC. 4
A PART OF THE NW/4, SEC. 5, T10N, R4E, I.M.
CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT, HYATT DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS, OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGN FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABTRACTOR'S CERTIFICATE. AFTER INITIAL INSTALLATION OF ELECTRIC, TELEPHONE, CABLE, AND GAS LINES, ANY DUPLICATE LINES, INCLUDING TRANSFORMERS AND PEDESTALS, MUST BE INSTALLED COMPLETELY UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____. COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

STATE OF OKLAHOMA _____
COUNTY OF _____
RICHARD WHITECOTTON, MEMBER
SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED RICHARD WHITECOTTON OF HYATT DEVELOPMENT, LLC., TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 5, TOWNSHIP 10 NORTH (T10N), RANGE 4 EAST (R4E) OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 2 BLOCK 3, OF SECTION 3 OH HYATT ADDITION, A PLAT FILED IN DOCUMENT #201500012728 POTTOWATOMIE COUNTY, OKLAHOMA
thence N 89°20'38" E a distance of 389.98';
thence S 01°33'54" E a distance of 840.02';
thence S 89°20'38" W a distance of 288.11';
thence N 01°33'54" W a distance of 165.00';
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thence N 00°39'22" W a distance of 92.98';
thence N 16°06'29" W a distance of 432.60';
thence N 89°20'38" E a distance of 12.50';
thence N 00°39'22" W a distance of 164.98';
which is the point of beginning,
having an area of 285984.12 square feet, 6.57 acres

LAND SURVEYOR'S CERTIFICATE

I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

STATE OF OKLAHOMA _____
COUNTY OF _____
ROSS C. MORRIS, L.S. 1457

STATE OF OKLAHOMA _____
COUNTY OF _____
SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED. GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BONDED ABTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABTRACTOR OF TITLES, IN AND FOR THE COUNTY OF POTTOWATOMIE, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED PLAT IS VESTED IN _____, AN OKLAHOMA CORPORATION, THAT ON THE _____ DAY OF _____, 20____, THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND, OR THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEED ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERALS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____.

FIRST AMERICAN TITLE & TRUST CO.
VICE--PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED OR ACTING COUNTY TREASURER OF POTTOWATOMIE COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT CITY OF SHAWNEE, THIS _____ DAY OF _____, 20____.

COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, _____, PLANNING DIRECTOR FOR THE CITY OF SHAWNEE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SHAWNEE PLANNING COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE _____ DAY OF _____, 20____.

PLANNING DIRECTOR

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

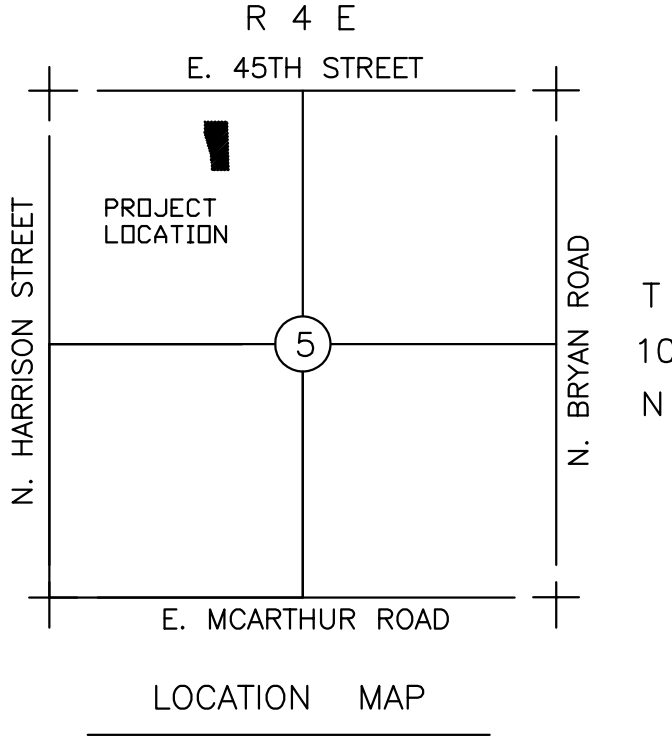
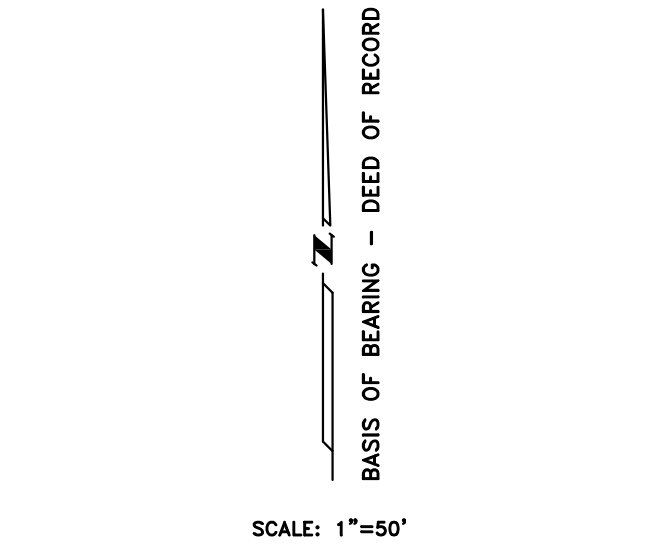
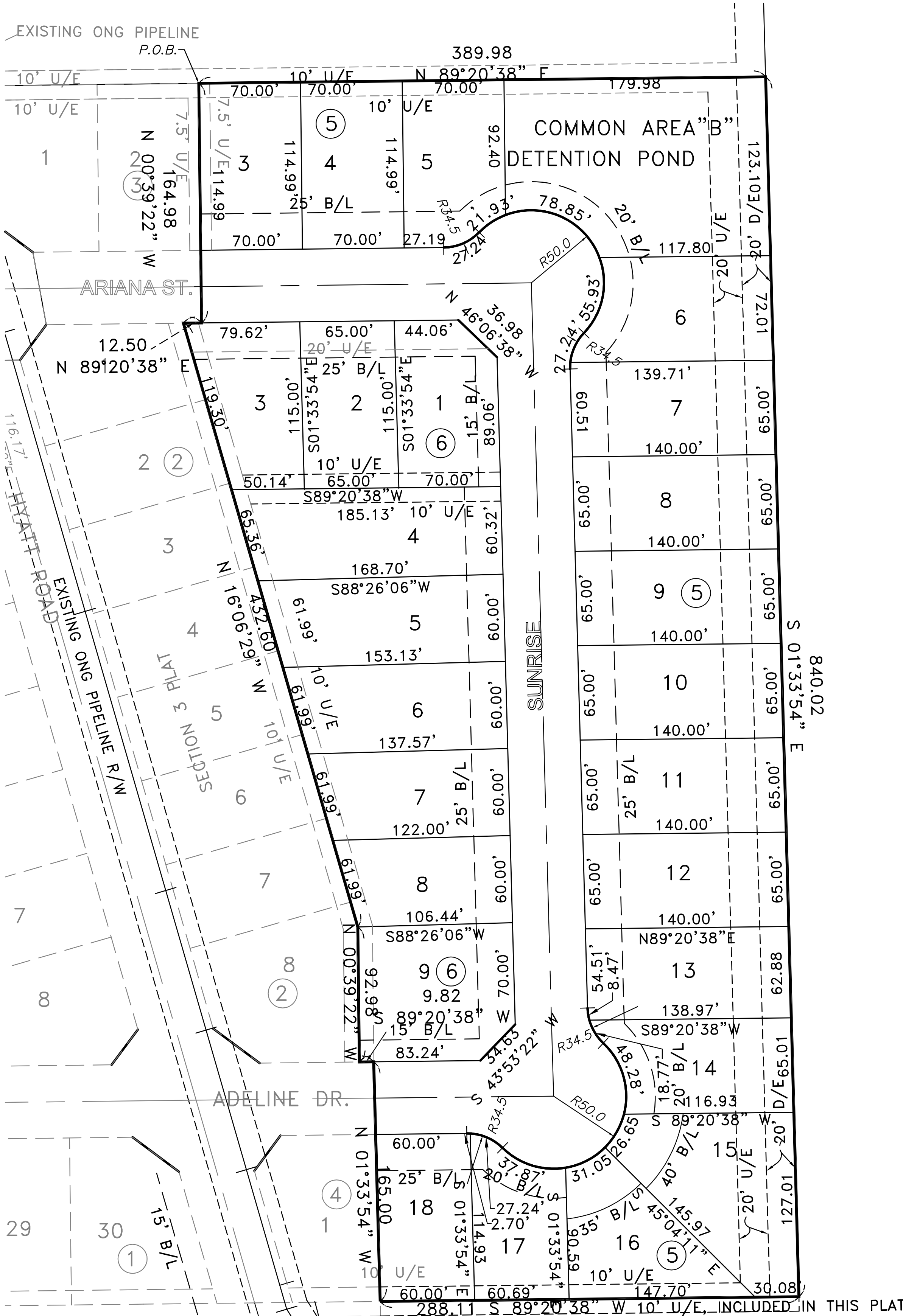
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SHAWNEE, OKLAHOMA, THAT THE DE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED. ADOPTED BY THE COUNCIL OF THE CITY OF SHAWNEE, OKLAHOMA THIS _____ DAY OF _____, 20____.

ATTEST:
CITY CLERK MAYOR

CERTIFICATE OF CITY CLERK

I, _____, CITY CLERK OF THE CITY OF SHAWNEE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS _____ DAY OF _____, 20____.

CITY CLERK



LEGEND
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING LINE
NR = NON RADIAL LINE

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

ALL CENTERLINE CONTROL WILL BE PK NAIL IF ASPHALT PAVING OR CUT "X" IF CONCRETE PAVING.

ALL PROPERTY CORNERS WILL BE 3/8" REBAR WITH L.S. CAP.

NOTE: ALL UTILITIES SHALL BE LOCATED IN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

THE MAINTENANCE OR ALL PRIVATE STREET, ALL COMMON AREAS/DRAINAGE EASEMENTS, ALL MEDIANS, AND PUBLIC UTILITY EASEMENTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

HYATT ADDITION, SEC. 4

MORRIS
ENGINEERING AND SURVEYING
617 N.W. 27th STREET
MOORE, OK 73160
(405) 912-2775
(405) 912-2322 FAX
CA 1020, EXP. 6-30-09

OWNERS

CORPORATE

SEAL

OWNERS

NOTARY

SEAL

PROFESSIONAL LAND SURVEYOR

ROSS C. MORRIS

1457

SEAL

SURVEYORS

NOTARY

BONDED

ABSTRACTOR'S

SEAL

TREASURER'S

COUNTY

SEAL

CITY

CORPORATE

SEAL

[illegible][illegible][illegible]

PAVING & DRAINAGE PLANS

TO SERVE

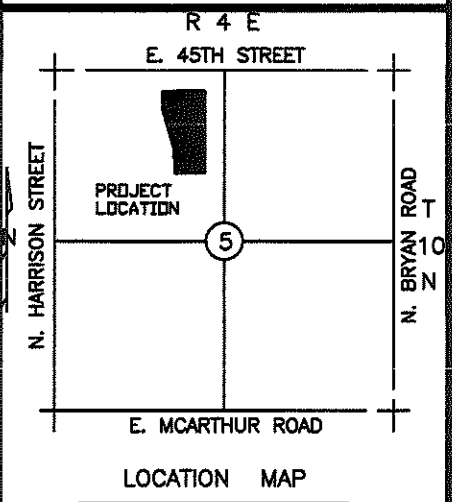
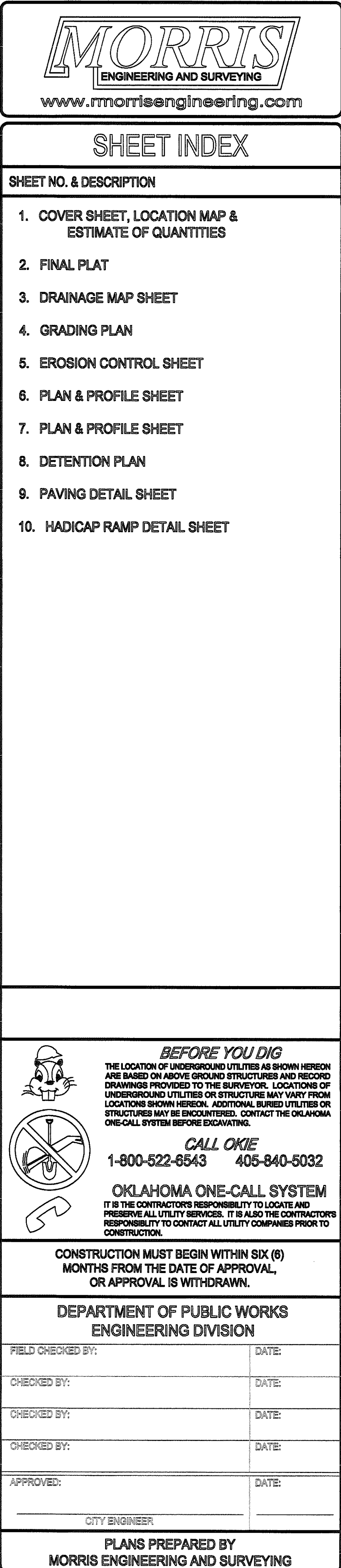
HYATT ADDITION, SEC. 4

NW/4, 5-10N-4E, IM.

CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

GENERAL NOTES

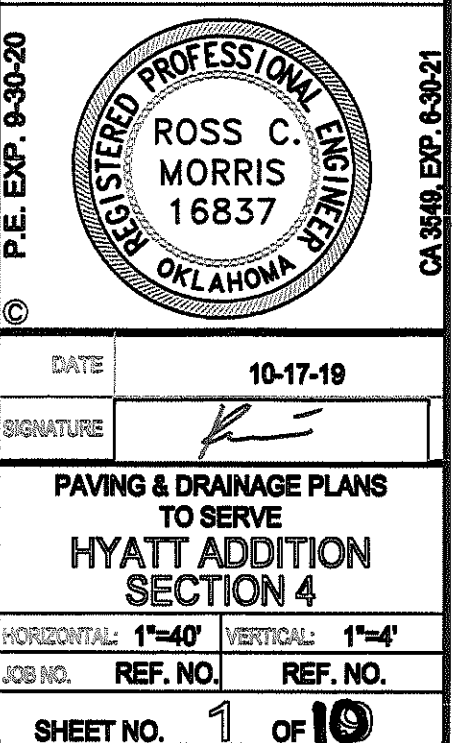
CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF SHAWNEE STANDARDS. ANY PAY QUANTITY ITEM, OR QUALITY TESTING PROCEDURE OUTLINED IN THE CITY'S STANDARDS THAT IS NOT CLEARLY ADDRESSED IN THE ABOVE PAY QUANTITY TABLE, OR THE CONTRACT AGREEMENT BETWEEN DEVELOPER AND CONTRACTOR WILL BE CONSIDERED AS AN INCIDENTAL PAY ITEM, AND WOULD BE IMPLEMENTED AND PAID FOR BY CONTRACTOR AND/OR DEVELOPER. TESTING OF MATERIALS & WORKMANSHIP WOULD BE UNDERTAKEN AS OUTLINED IN THE CITY'S STANDARDS, RESULTS WOULD BE PROVIDED TO THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE IN A TIMELY FASHION. CONTRACTOR WOULD CO-ORDINATE AND FACILITATE THE DUTIES OF THE CITY'S DESIGNATED REPRESENTATIVE DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS THAT WILL BE IN CONFLICT WITH THE PROPOSED WORK. A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REPLACEMENT AND/OR REPAIR OF ALL TRAFFIC CONTROL DEVICES AND APPURTENANCES DAMAGED OR DISTURBED DUE TO CONSTRUCTION.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SHAWNEE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL UTILITIES, EITHER PUBLIC OR PRIVATE, AND SHALL SATISFY HIMSELF AS TO THEIR ACTUAL LOCATION PRIOR TO COMMENCING CONSTRUCTION. 12" RINGS SHALL BE USED ON ALL STORM SEWER PIPE UNDER STREETS AND NEXT TO CURBS. ALL PIPE AND CONCRETE BOX CULVERT JOINTS ARE TO CONTAIN THE APPROPRIATE GASKET OR JOINT MATERIAL AND WRAPPED WITH A TWO FEET WIDE FILTER FABRIC STRIP AROUND THE JOINT AND OVERLAPPING TWO FEET. A STORM WATER DISCHARGE PERMIT IS REQUIRED BEFORE ANY LAND DISTURBING ACTIVITIES CAN BEGIN. HANDICAP RAMPS CONTRACTOR TO PROVIDE CURB DEPRESSION ONLY. SIDEWALK RAMP TO BE CONSTRUCTED BY OTHERS AT THE TIME OF SIDEWALK CONSTRUCTION.	NOTE: A STORM WATER DISCHARGE PERMIT IS REQUIRED BEFORE ANY LAND DISTURBING ACTIVITIES CAN BEGIN. NOTE: HANDICAP RAMPS CONTRACTOR TO PROVIDE CURB DEPRESSION ONLY. SIDEWALK RAMP TO BE CONSTRUCTED BY OTHERS AT THE TIME OF SIDEWALK CONSTRUCTION.
---	---	--



LEGEND	
SS	SANITARY SEWER LINE
W	WATER LINE
OHE	OVERHEAD ELECTRIC
C	EXISTING GAS SERVICE
⊙	STORM SEWER MANHOLE
⊙	POWER POLE
⊙	GUY ANCHOR
☆	LIGHT POLE
☆	FIRE HYDRANT
WN	WATER VALVE
⊙	WATER METER
GN	GAS VALVE
⊙	GAS METER
EW	ELECTRIC METER
⊙	TELEPHONE PEDESTAL
⊙	MONITOR WELL
⊙	SIGN
⊙	TRAFFIC SIGNAL POLE
⊙	TRAFFIC SIGNAL BOX
X	FENCE
•	SET IRON PIN
■	FOUND IRON PIN
⊙	BENCHMARK

MORRIS
ENGINEERING AND SURVEYING

www.morrisengineering.com
617 N.W. 27TH ST. MOORE, OK 73160
(405) 912-2775 OFC (405) 912-2322 FAX



FINAL PLAT of
HYATT ADDITION, SEC. 4
 A PART OF THE NW/4, SEC. 5, T10N, R4E, I.M.
 CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

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STATE OF OKLAHOMA _____
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED RICHARD WHITECOTTON OF HYATT DEVELOPMENT, LLC., TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 5, TOWNSHIP 10 NORTH (T10N), RANGE 4 EAST (R4E) OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF LOT 2 BLOCK 3, OF SECTION 3 OH HYATT ADDITION, A PLAT FILED IN DOCUMENT #201500012728 POTTOWATOMIE COUNTY, OKLAHOMA

thence N 89°20'38" E a distance of 389.98';
 thence S 01°33'54" E a distance of 840.02';
 thence S 89°20'38" W a distance of 288.11';
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 thence N 00°39'22" W a distance of 164.98';
 which is the point of beginning,
 having an area of 285984.12 square feet, 6.57 acres

LAND SURVEYOR'S CERTIFICATE

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ROSS C. MORRIS, L.S. 1457

STATE OF OKLAHOMA

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED. GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF POTTOWATOMIE, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED PLAT IS VESTED IN _____ AN OKLAHOMA CORPORATION, THAT ON THE _____ DAY OF _____, 20____, THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND, OR THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEED ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERALS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____.

FIRST AMERICAN TITLE & TRUST CO.

VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED OR ACTING COUNTY TREASURER OF POTTOWATOMIE COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT CITY OF SHAWNEE, THIS _____ DAY OF _____, 20____.

COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, _____, PLANNING DIRECTOR FOR THE CITY OF SHAWNEE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SHAWNEE PLANNING COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE _____ DAY OF _____, 20____.

PLANNING DIRECTOR

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SHAWNEE, OKLAHOMA, THAT THE DE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED. ADOPTED BY THE COUNCIL OF THE CITY OF SHAWNEE, OKLAHOMA THIS _____ DAY OF _____, 20____.

ATTEST:

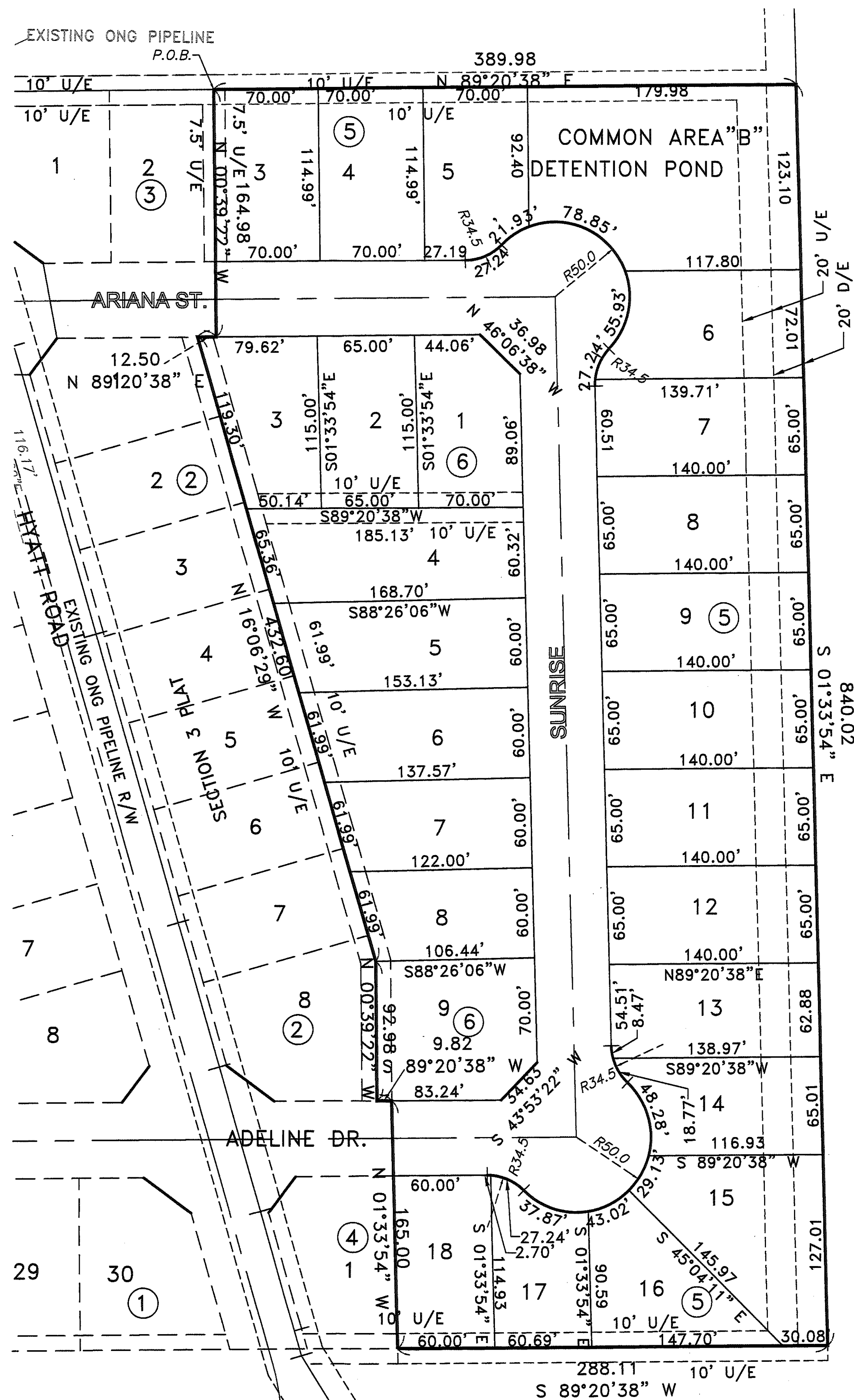
CITY CLERK

MAYOR

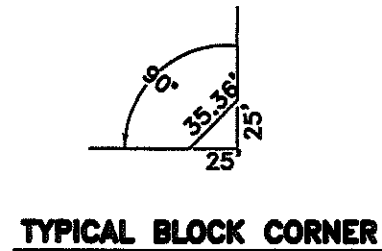
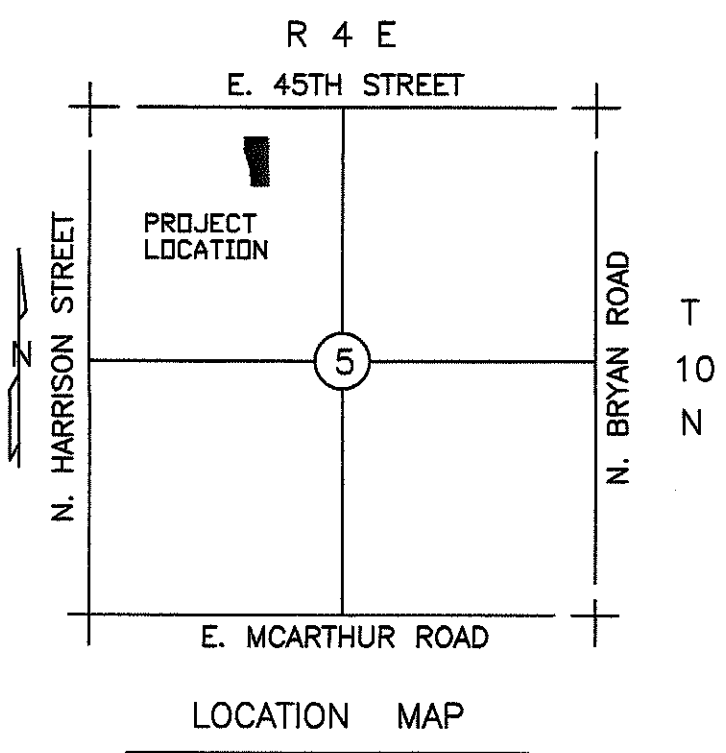
CERTIFICATE OF CITY CLERK

I, _____, CITY CLERK OF THE CITY OF SHAWNEE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNNATURAL INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS _____ DAY OF _____, 20____.

CITY CLERK



SCALE: 1"=50'
 BASIS OF BEARING - DEED OF RECORD



LEGEND

U/E = UTILITY EASEMENT
 D/E = DRAINAGE EASEMENT
 B/L = BUILDING LINE
 NR = NON RADIAL LINE

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

ALL CENTERLINE CONTROL WILL BE PK NAIL IF ASPHALT PAVING OR CUT "X" IF CONCRETE PAVING.

ALL PROPERTY CORNERS WILL BE 3/8" REBAR WITH L.S. CAP.

NOTE: ALL UTILITIES SHALL BE LOCATED IN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

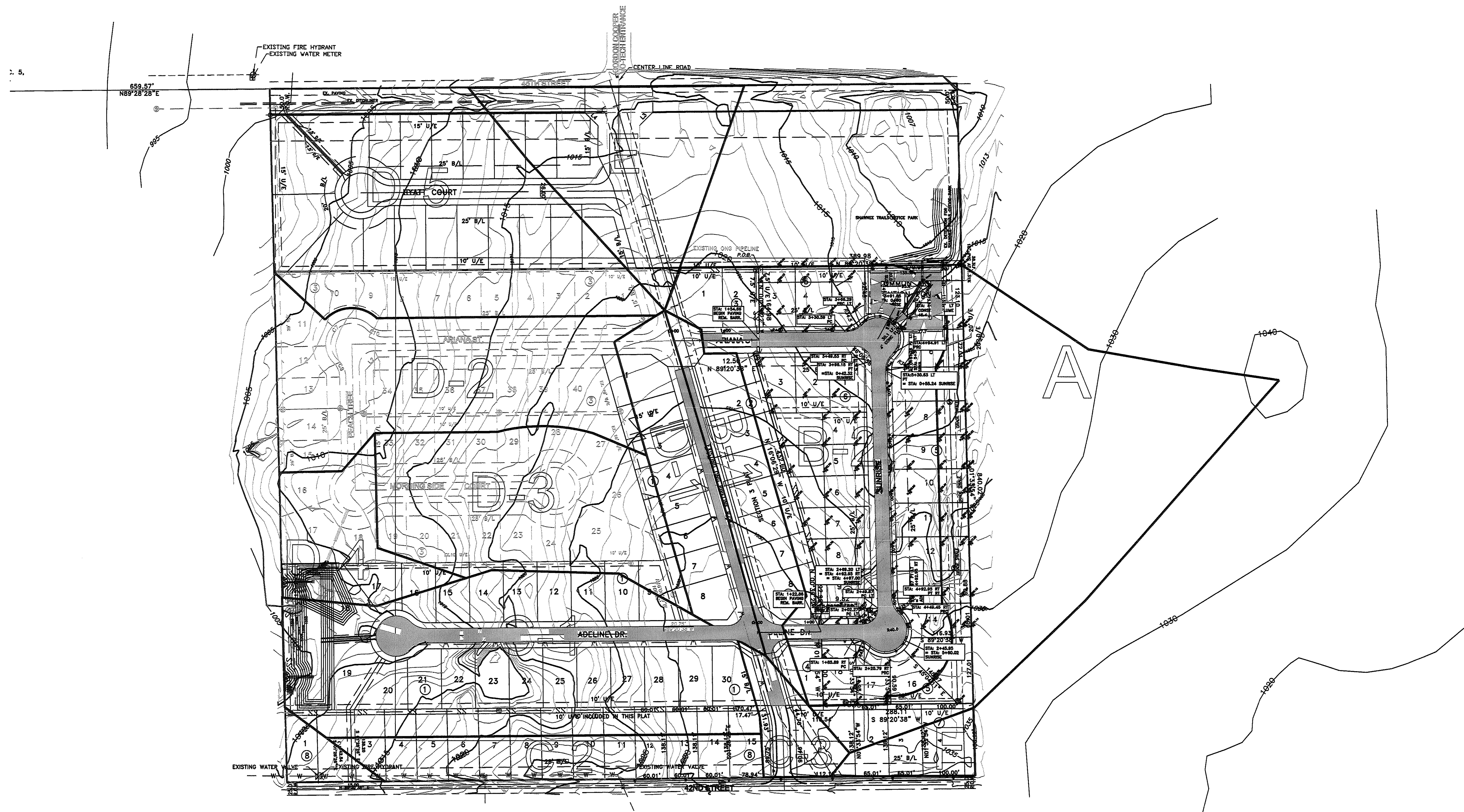
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HYATT ADDITION, SEC. 4

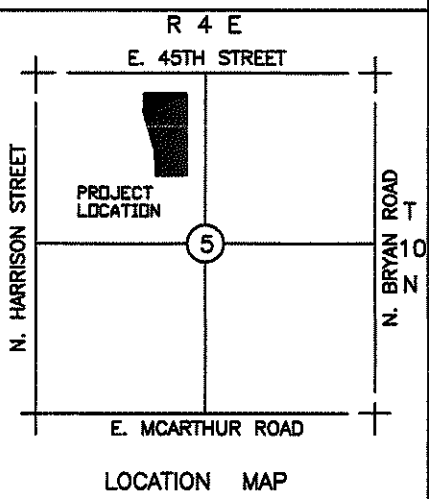


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 MOORE, OK 73160
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 (405) 912-2322 FAX
 CA 1020, EXP. 6-30-09

JOB NO. _____



CITY OF
SHAWNEE



LEGEND	
SS	SANITARY SEWER LINE
W	WATER LINE
OHE	OVERHEAD ELECTRIC
EGS	EXISTING GAS SERVICE
SMH	SANITARY SEWER MANHOLE
SPMH	STORM SEWER MANHOLE
PP	POWER POLE
GA	GUY ANCHOR
LP	LIGHT POLE
FH	FIRE HYDRANT
WV	WATER VALVE
GM	GAS METER
EM	ELECTRIC METER
TP	TELEPHONE PEDESTAL
MW	MONITOR WELL
S	SIGN
TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
F	FENCE
SIP	SET IRON PIN
FIP	FOUND IRON PIN
B	BENCHMARK

DRAINAGE MAP
TO SERVE
HYATT ADDITION SEC. 4
BEING A PART OF THE NW 1/4, 5-10N-4E, 10M
CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

MORRIS
ENGINEERING AND SURVEYING
www.morrisengineering.com
617 N.W. 27TH ST. MOORE, OK 73160
(405) 912-2775 OFC (405) 912-2322 FAX



DATE	10-17-19
SIGNATURE	
DRAINAGE MAP TO SERVE HYATT ADDITION SECTION 4	
HORIZONTAL: 1"=40'	VERTICAL: 1"=4'
JOB NO. REF. NO.	REF. NO.
SHEET NO. 3 OF 10	

	SANITARY SEWER LINE
	WATER LINE
	OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	POWER POLE
	GUY ANCHOR
	LIGHT POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS VALVE
	GAS METER
	ELECTRIC METER
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	TRAFFIC SIGNAL BOX
	FENCE
	SET IRON PIN
	FOUND IRON PIN
	BENCHMARK

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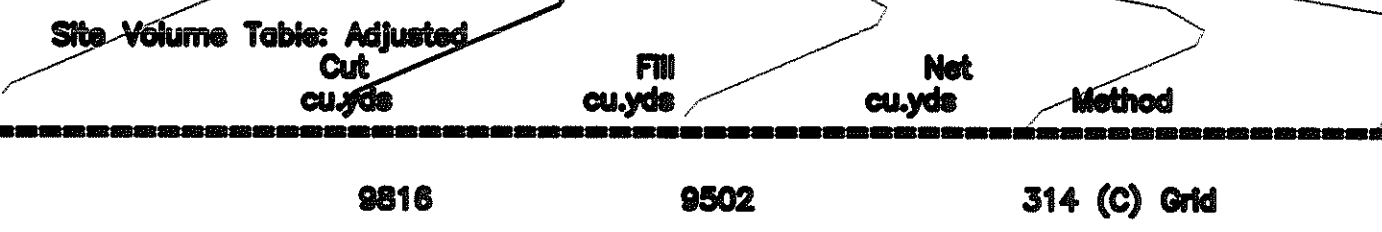
DATE **10-17-19**

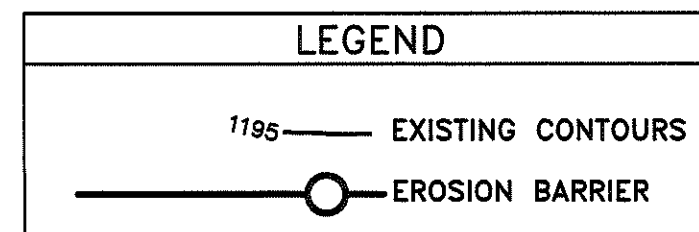
SIGNATURE 

**GRADING PLAN
TO SERVE
HYATT ADDITION
SECTION 4**

HORIZONTAL: **1"=40'** VERTICAL: **1"=4'**

S. NO.	REF. NO.	REF. NO.
SHEET NO. 4	OF 10	



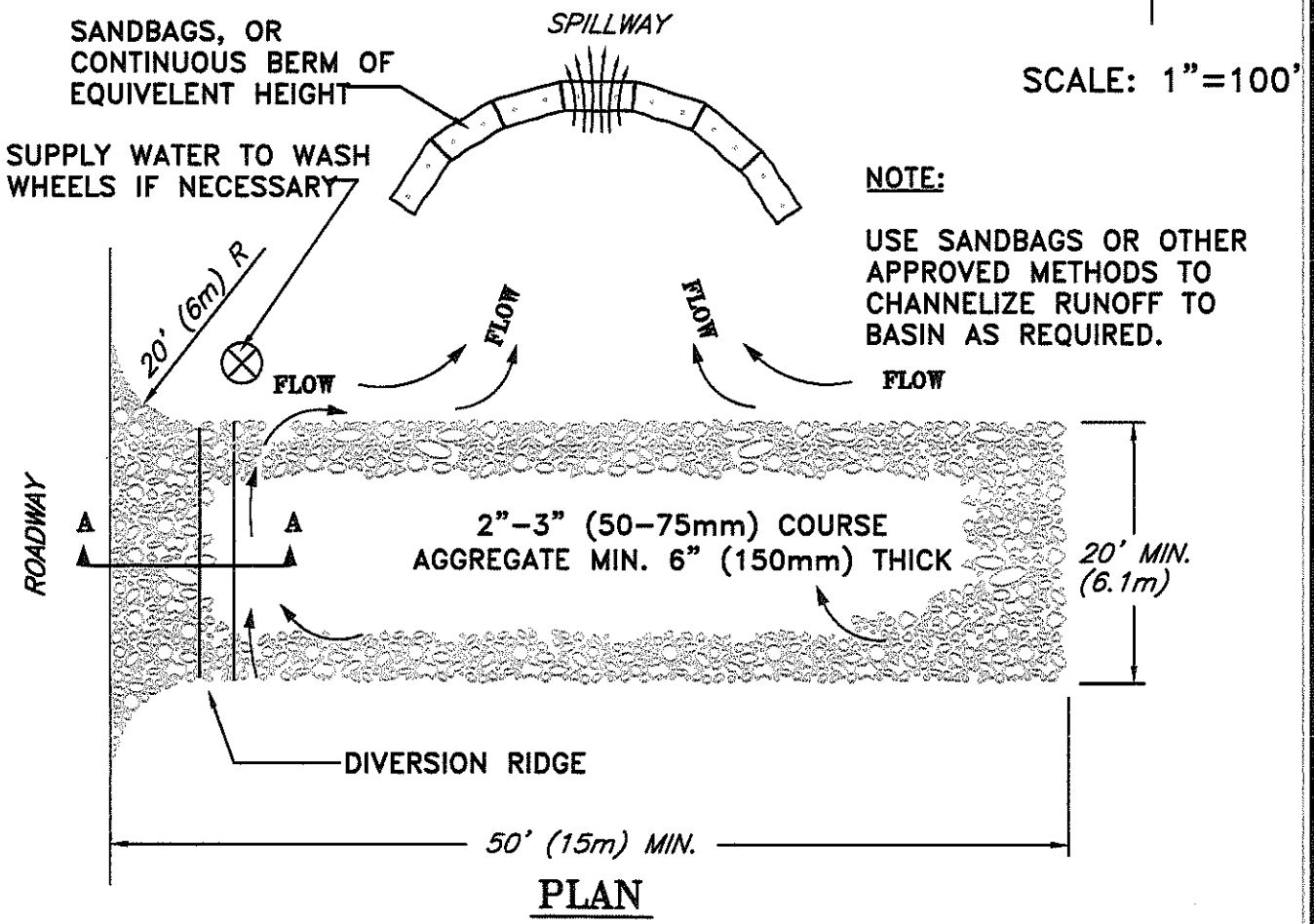
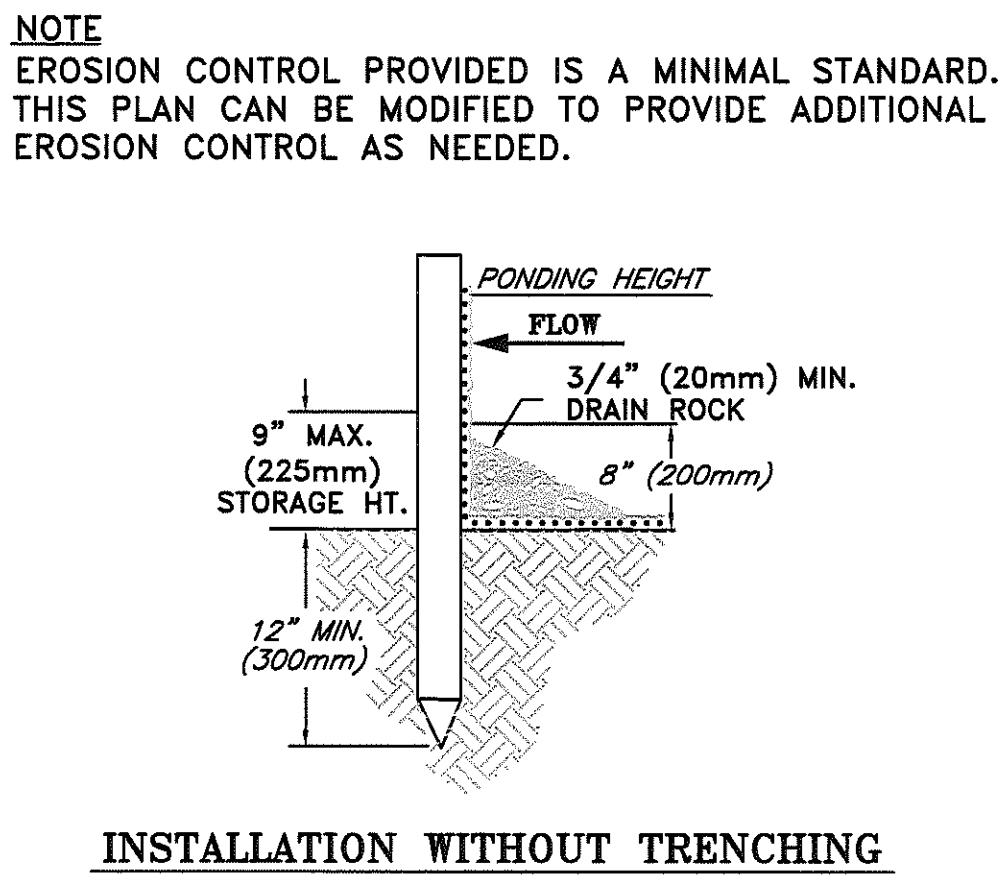
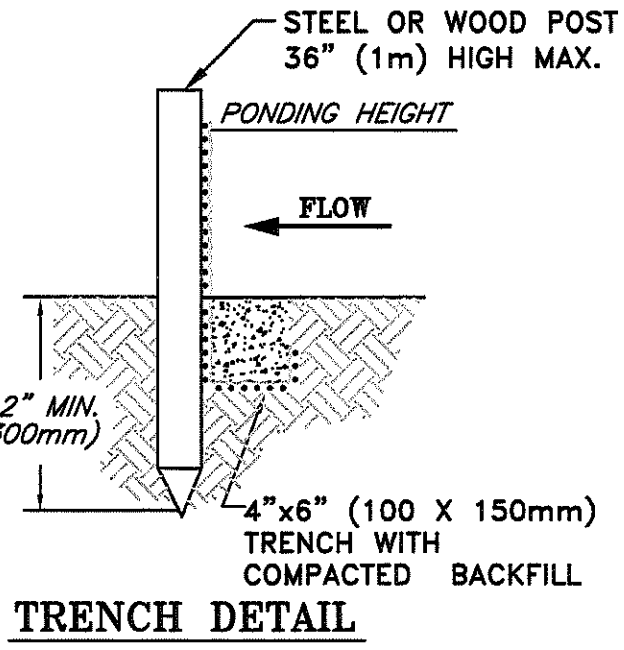
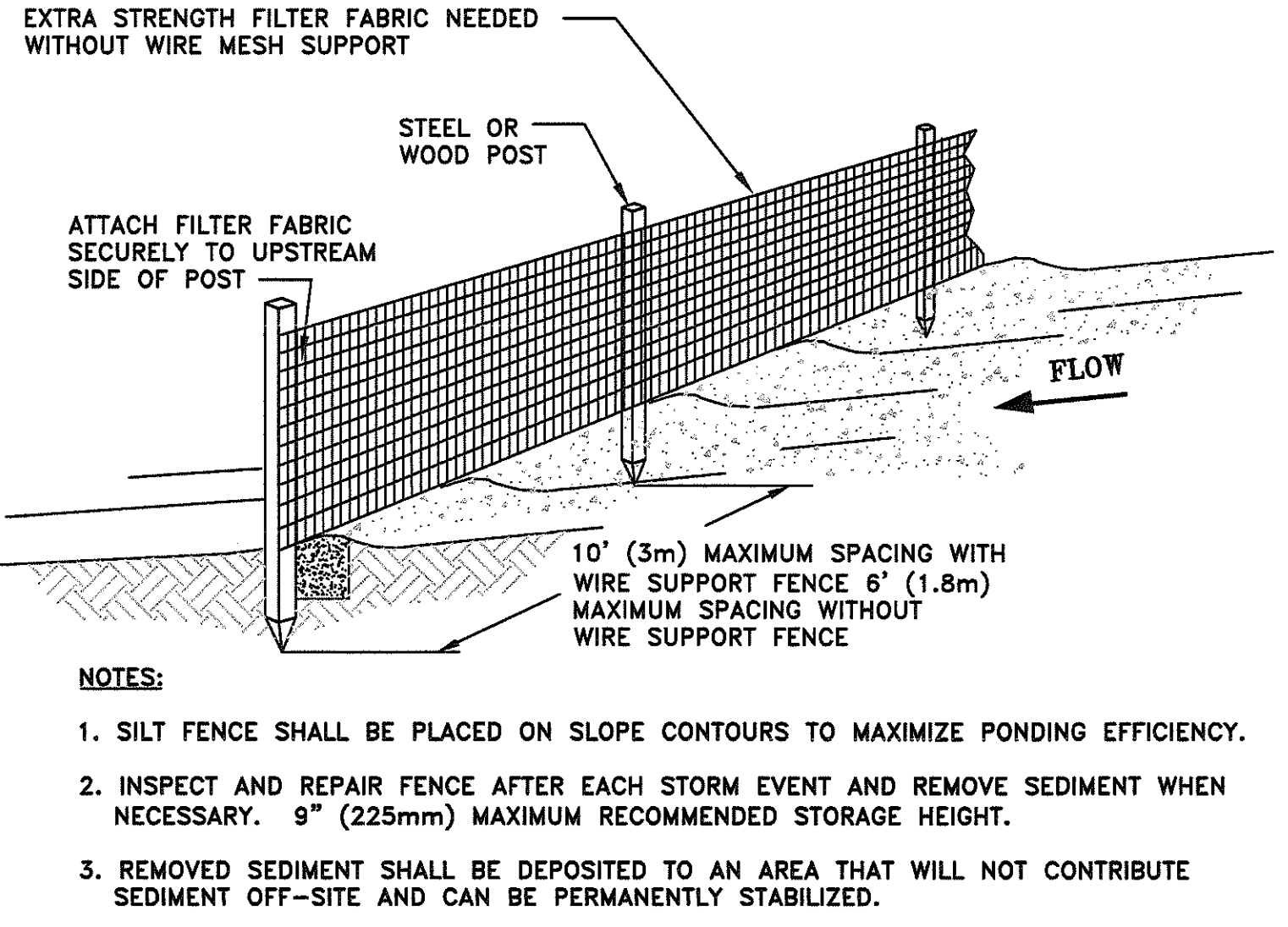
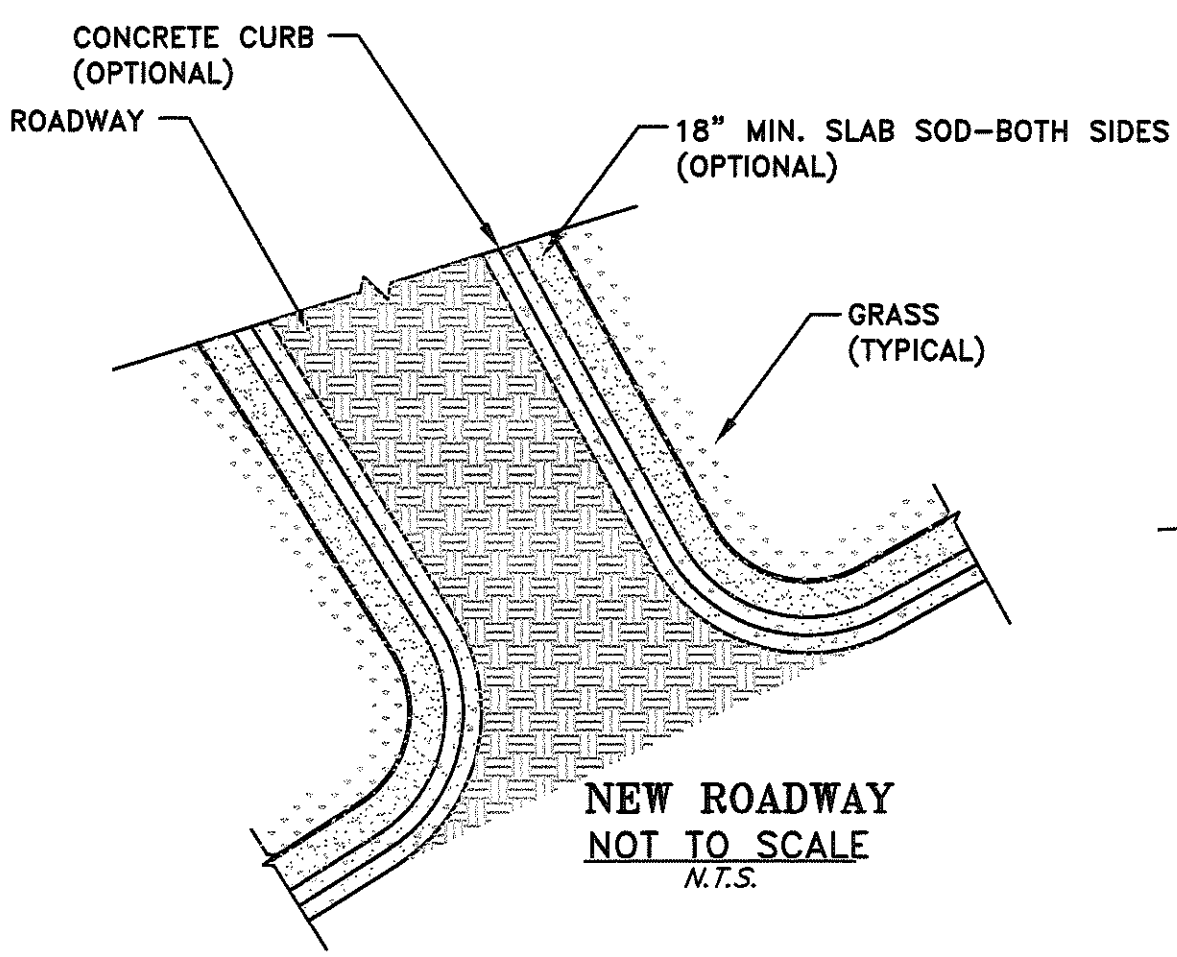
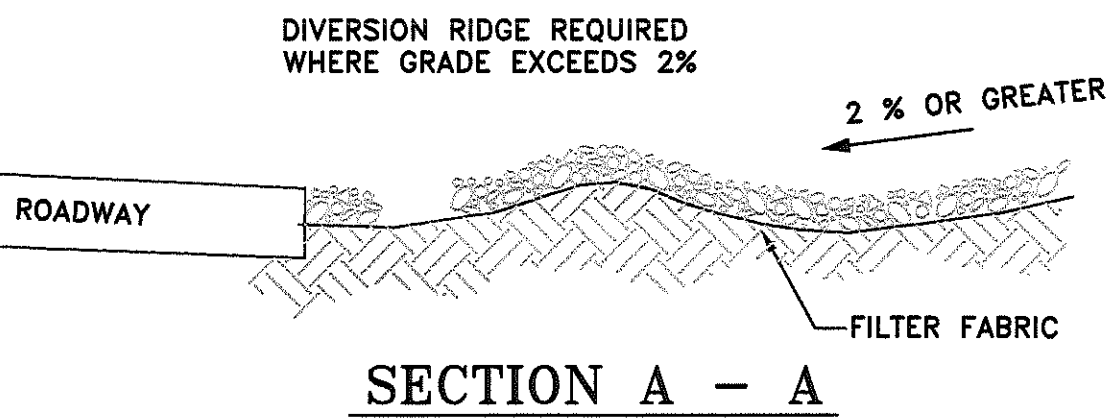
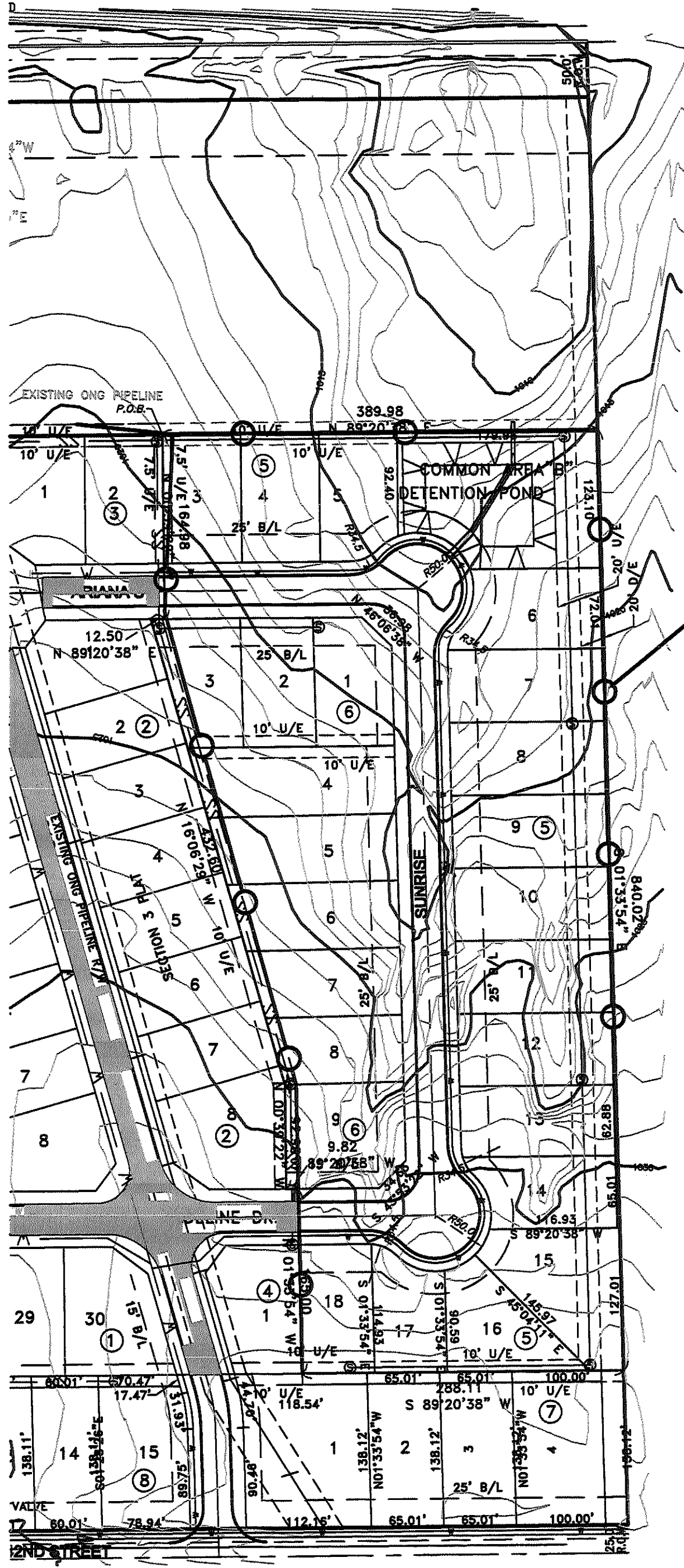


- TEMPORARY EROSION CONTROL**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION IDENTIFIED ON THE DRAWING.
 2. ERECT PERIMETER EROSION CONTROL FENCE PRIOR TO COMMENCING GRADING OPERATIONS.

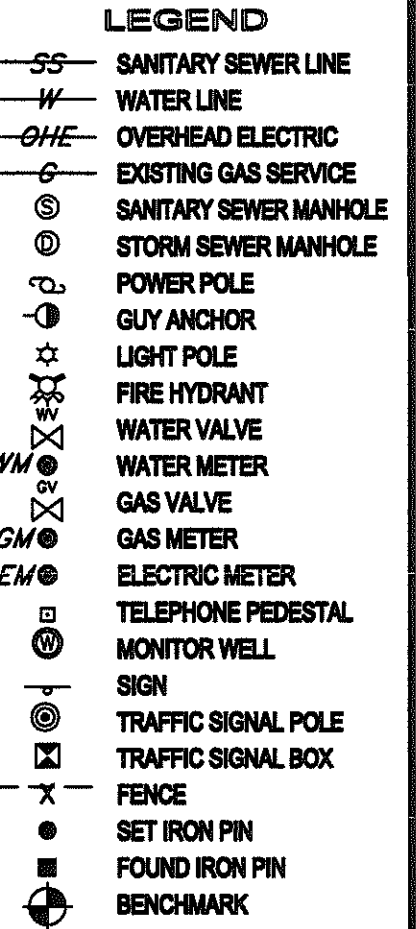
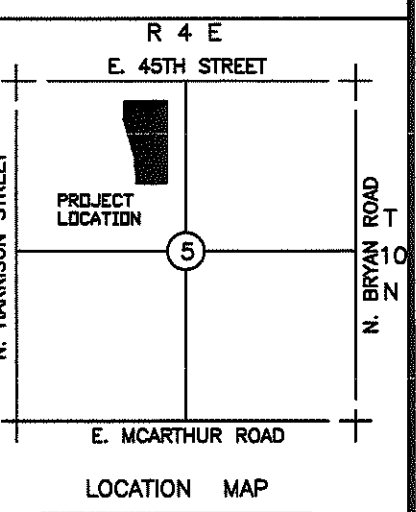
- PERMANENT EROSION CONTROL**
1. SLAB SOD TO BE INSTALL ALONG THE EDGE OF THE CONCRETE LINER, AS PER STANDARD DETAIL.
 2. SLAB SOD TO BE PLACED BACK OF ALL CURBS ALONG STREETS AND CONCRETE FLUMES.
 3. ENTIRE DISTURBED AREAS TO BE STABILIZED BY SEEDING OR MULCH NO LATER THAN 14 DAYS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

NOTE: EROSION BARRIER MAY INCLUDE SILT FENCE, SILT FENCE W/HAY BALES, OR 50 FT. ESTABLISHED VEGETATIVE BARRIER.

- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



CITY OF SHAWNEE



MINIMUM EROSION CONTROL

TO SERVE

HYATT ADDITION SEC. 4

BEING A PART OF THE NW¼, 5-10N-4E, 10M

CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

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(405) 912-2775 OFC (405) 912-2322 FAX

REGISTERED PROFESSIONAL ENGINEER
ROSS C. MORRIS
16837
OKLAHOMA

P.E. EXP. 8-30-20

DATE: 10-17-19

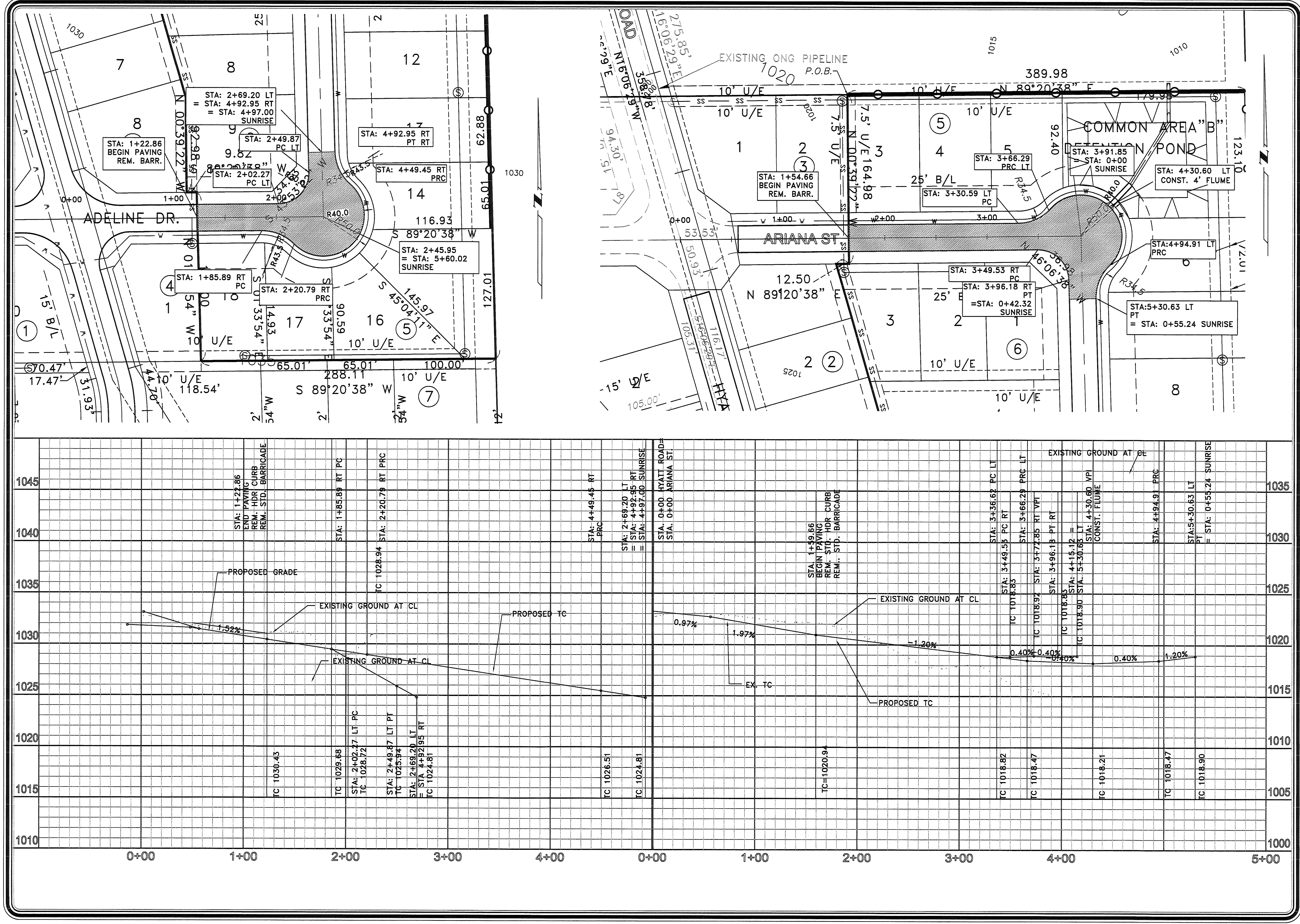
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MINIMUM EROSION CONTROL TO SERVE
HYATT ADDITION SECTION 4

HORIZONTAL: [] VERTICAL: []

JOB NO. []

SHEET NO. 5 OF 10



CITY OF SHAWNEE

R 4 E

E. 45TH STREET

PROJECT LOCATION

E. MOORTHUR ROAD

N. SHAWNEE ROAD

LOCATION MAP

LEGEND

SS

SANITARY SEWER LINE

W

WATER LINE

OWE

OVERHEAD ELECTRIC

ES

EXISTING GAS SERVICE

SSM

SANITARY SEWER MANHOLE

SSMH

STORM SEWER MANHOLE

PP

POWER POLE

GA

GUY ANCHOR

LP

LIGHT POLE

FW

FIRE HYDRANT

WV

WATER VALVE

WM

WATER METER

GV

GAS VALVE

GM

GAS METER

EM

ELECTRIC METER

EP

ELECTRIC PEDESTAL

TM

TELEPHONE PEDESTAL

SW

MONITOR WELL

SI

SIGN

TS

TRAFFIC SIGNAL POLE

TSB

TRAFFIC SIGNAL BOX

F

FENCE

SI

SET IRON PIN

FI

FOUND IRON PIN

B

BENCHMARK

PAVING & DRAINAGE PLANS

TO SERVE

HYATT ADDITION SEC. 3

BEING A PART OF THE NW 1/4, 5-10N-4E, 10M

CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

MORRIS

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P.E. EXP. 5-30-20

REGISTERED PROFESSIONAL ENGINEER

ROSS C. MORRIS

16837

OKLAHOMA

CA 5506 EXP. 5-31-21

DATE

10-17-19

SIGNATURE

PAVING & DRAINAGE PLANS TO SERVE

HYATT ADDITION SECTION 4

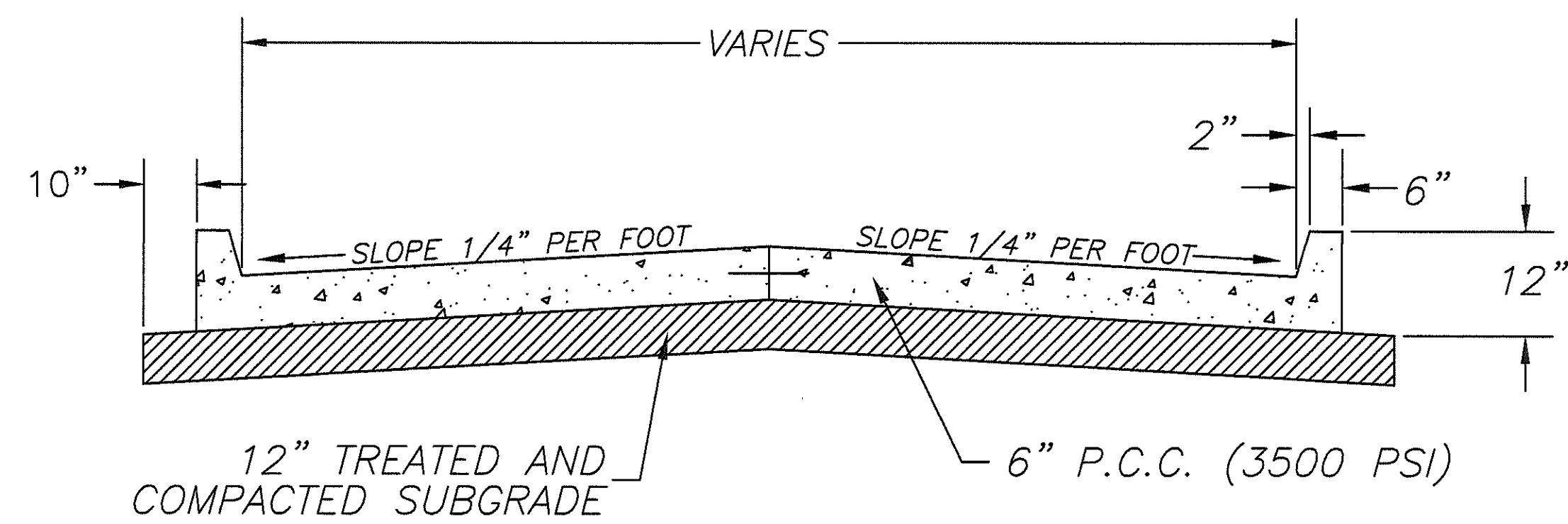
HORIZONTAL: 1"=40' VERTICAL: 1"=4'

JOB NO. REF. NO. REF. NO.

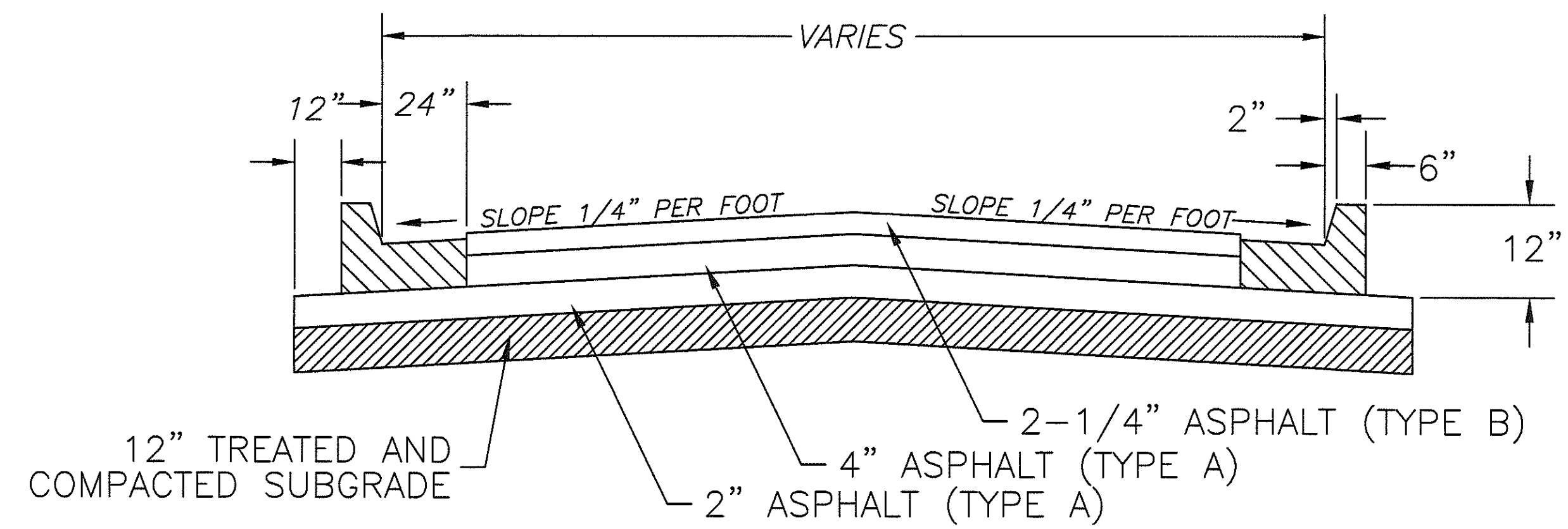
SHEET NO. 7 OF 10

S10-19

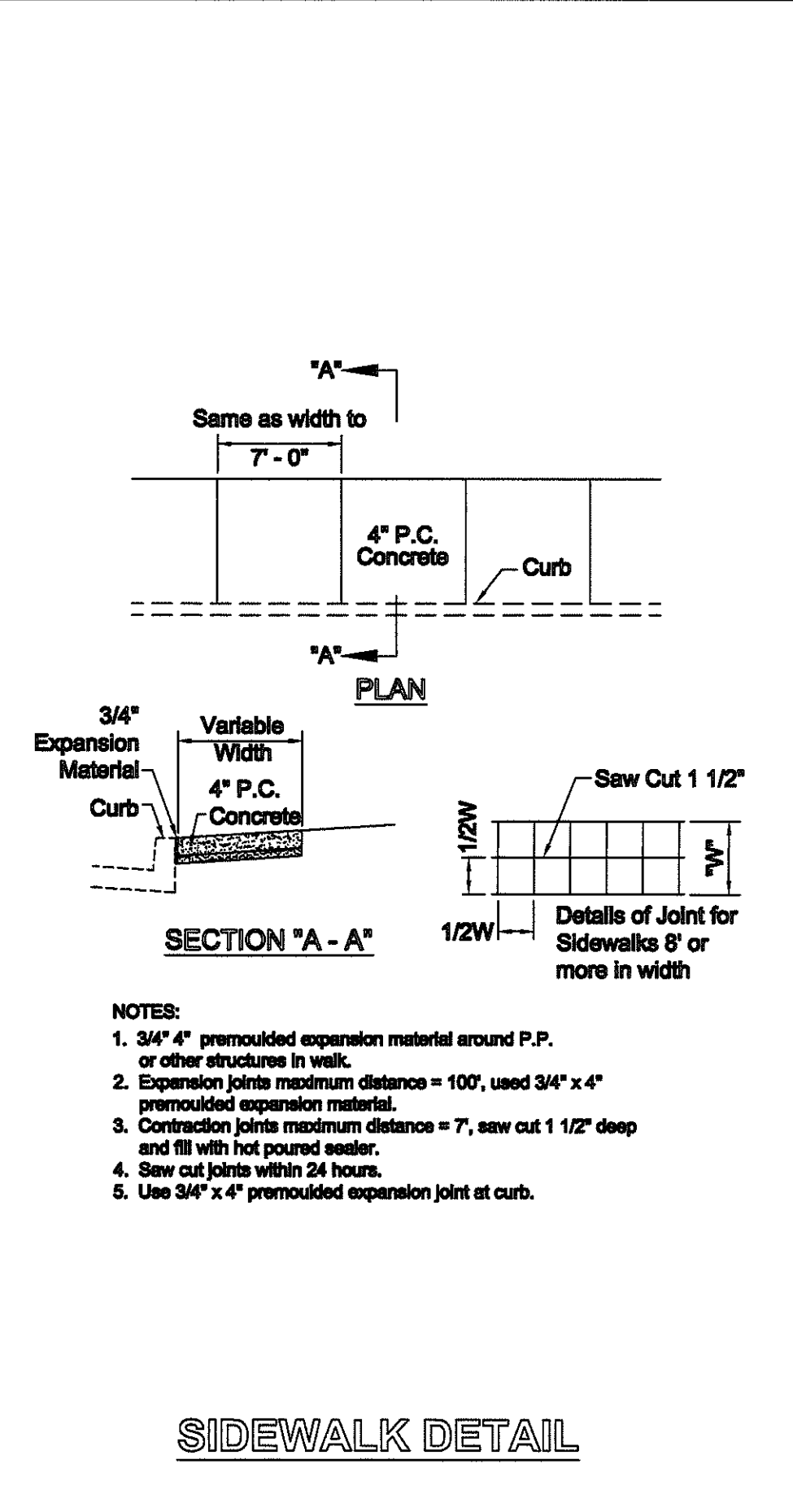
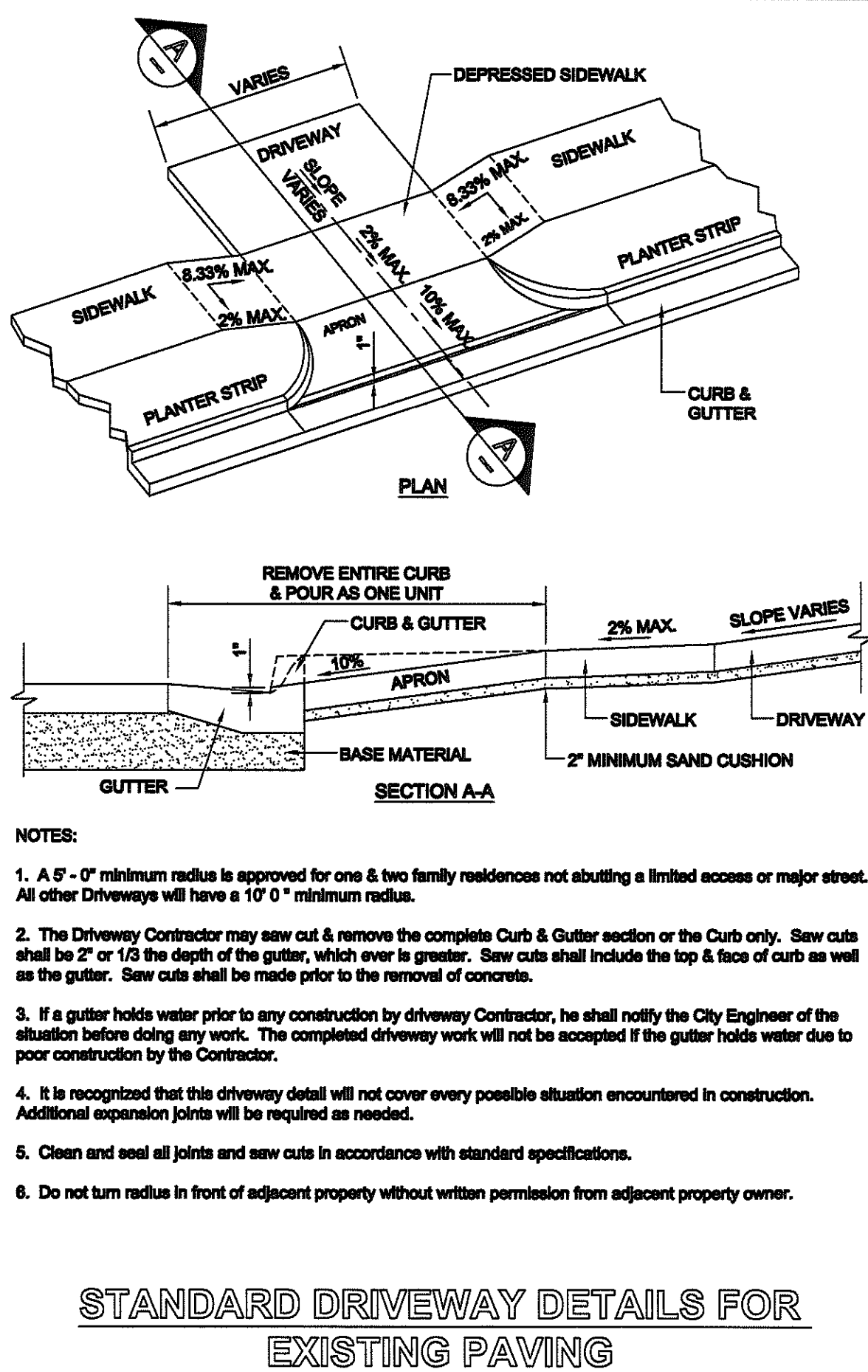
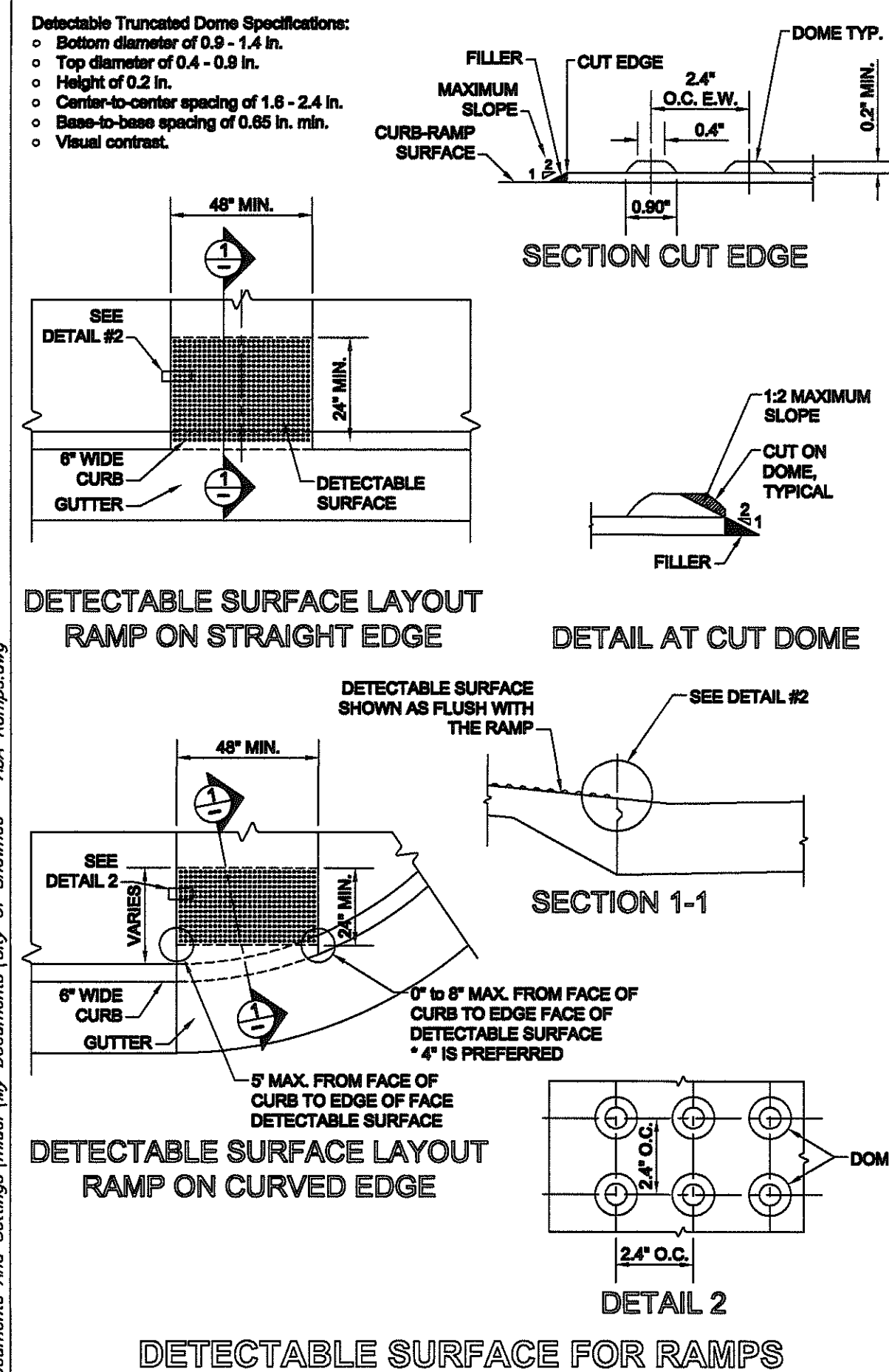
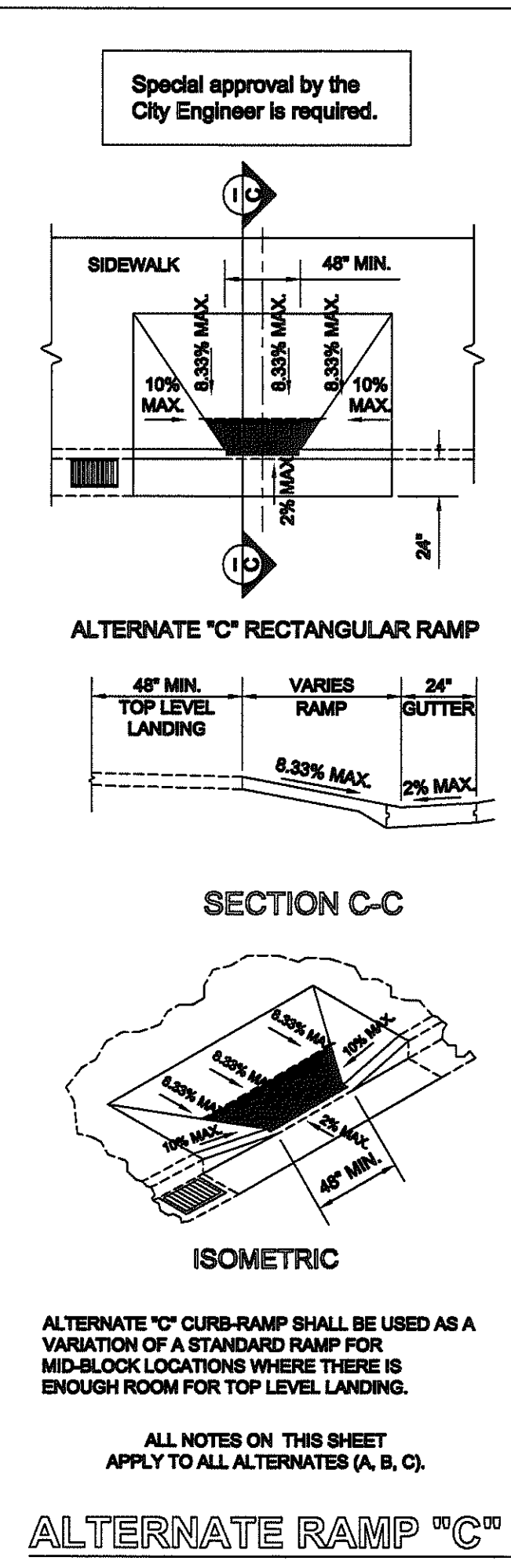
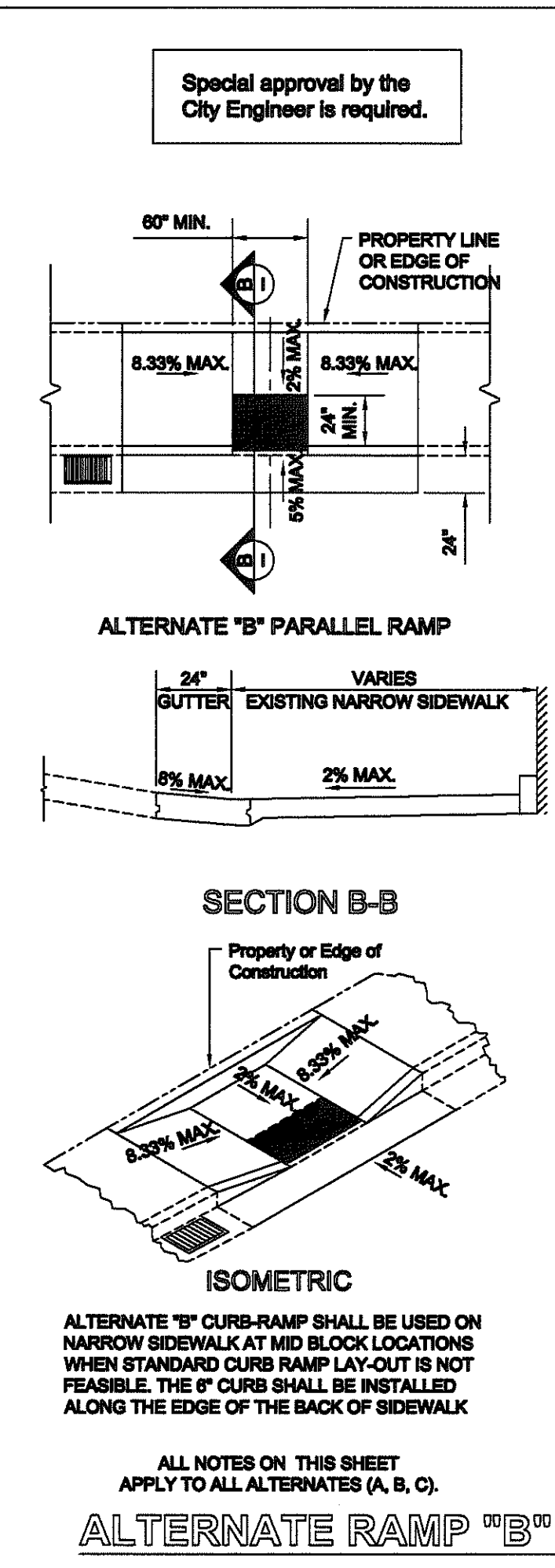
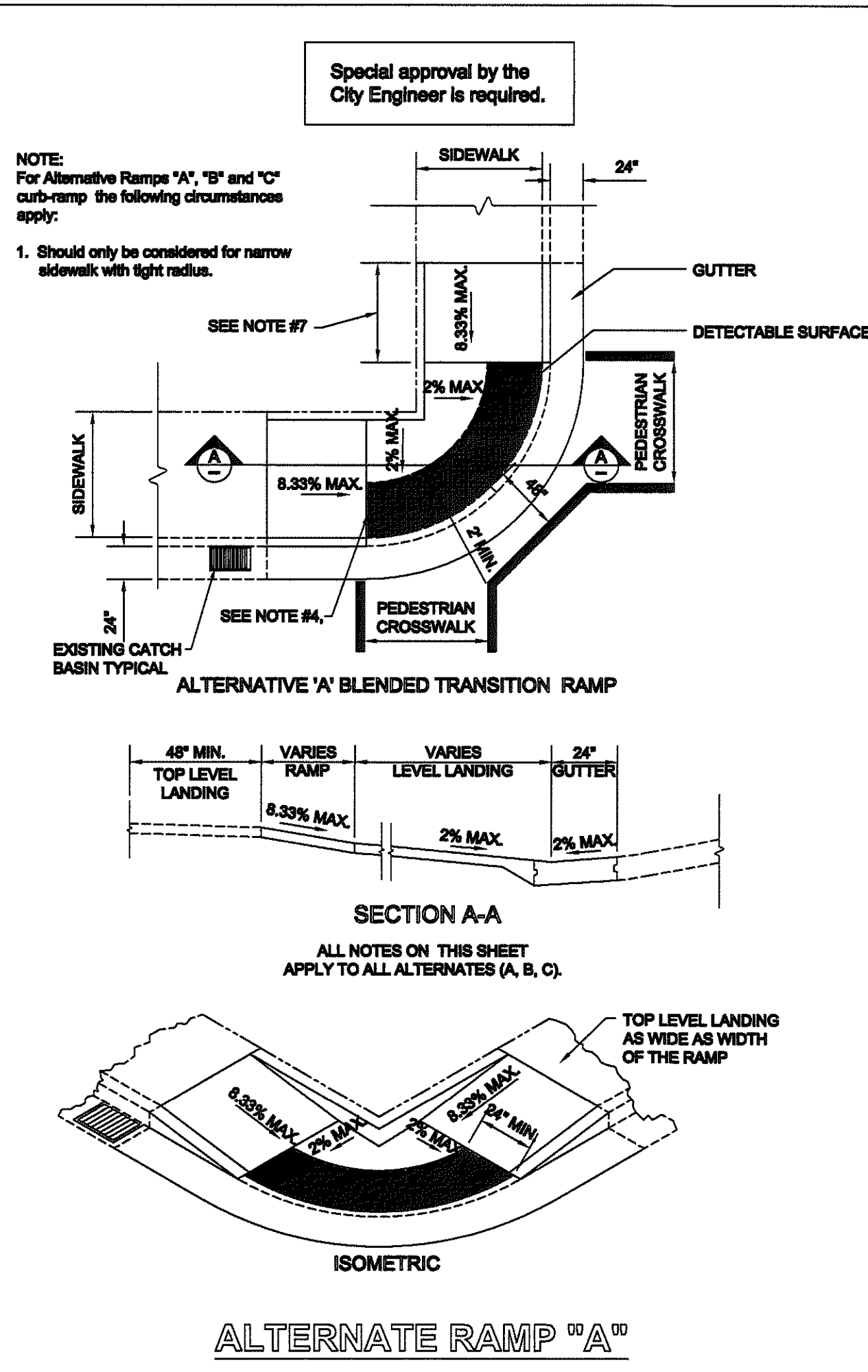
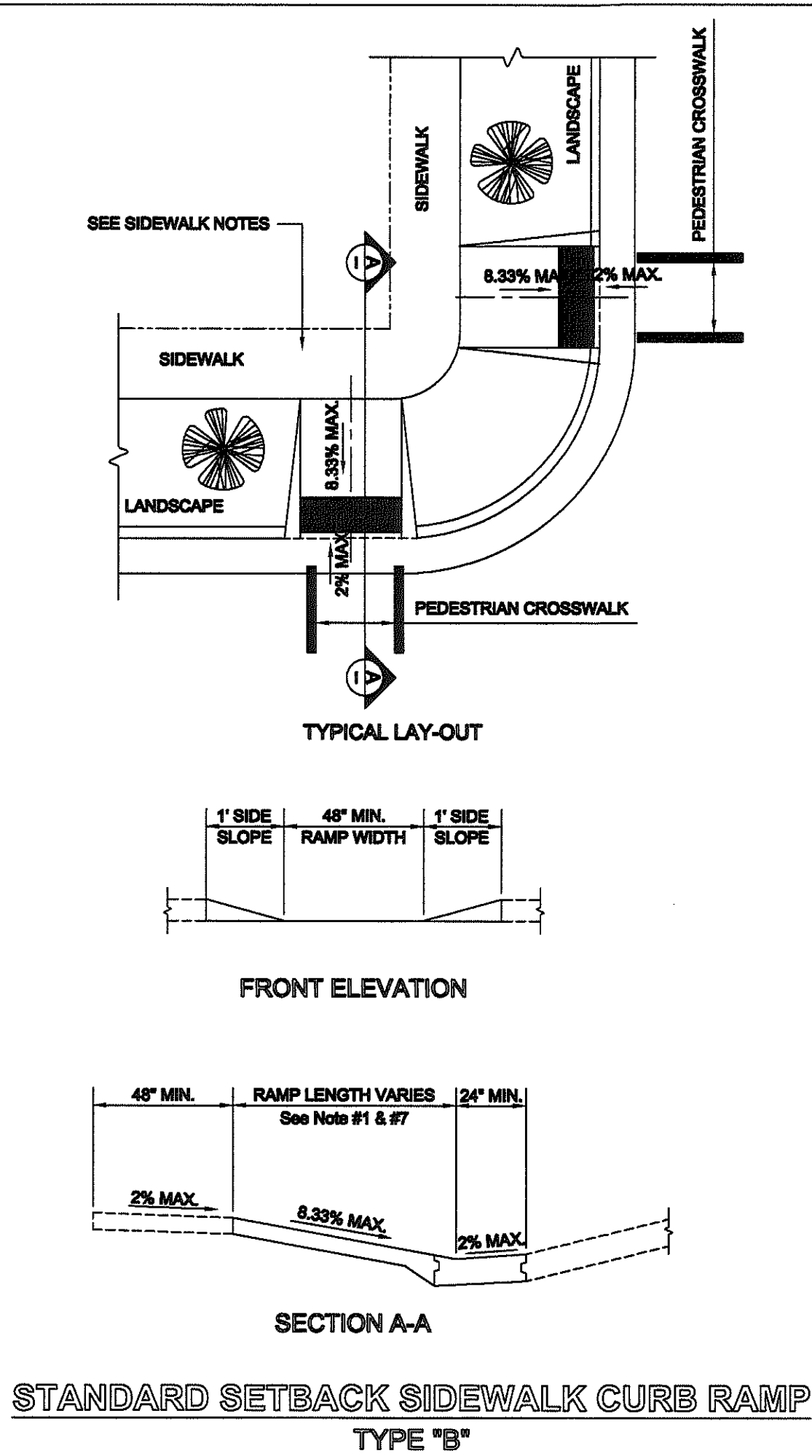
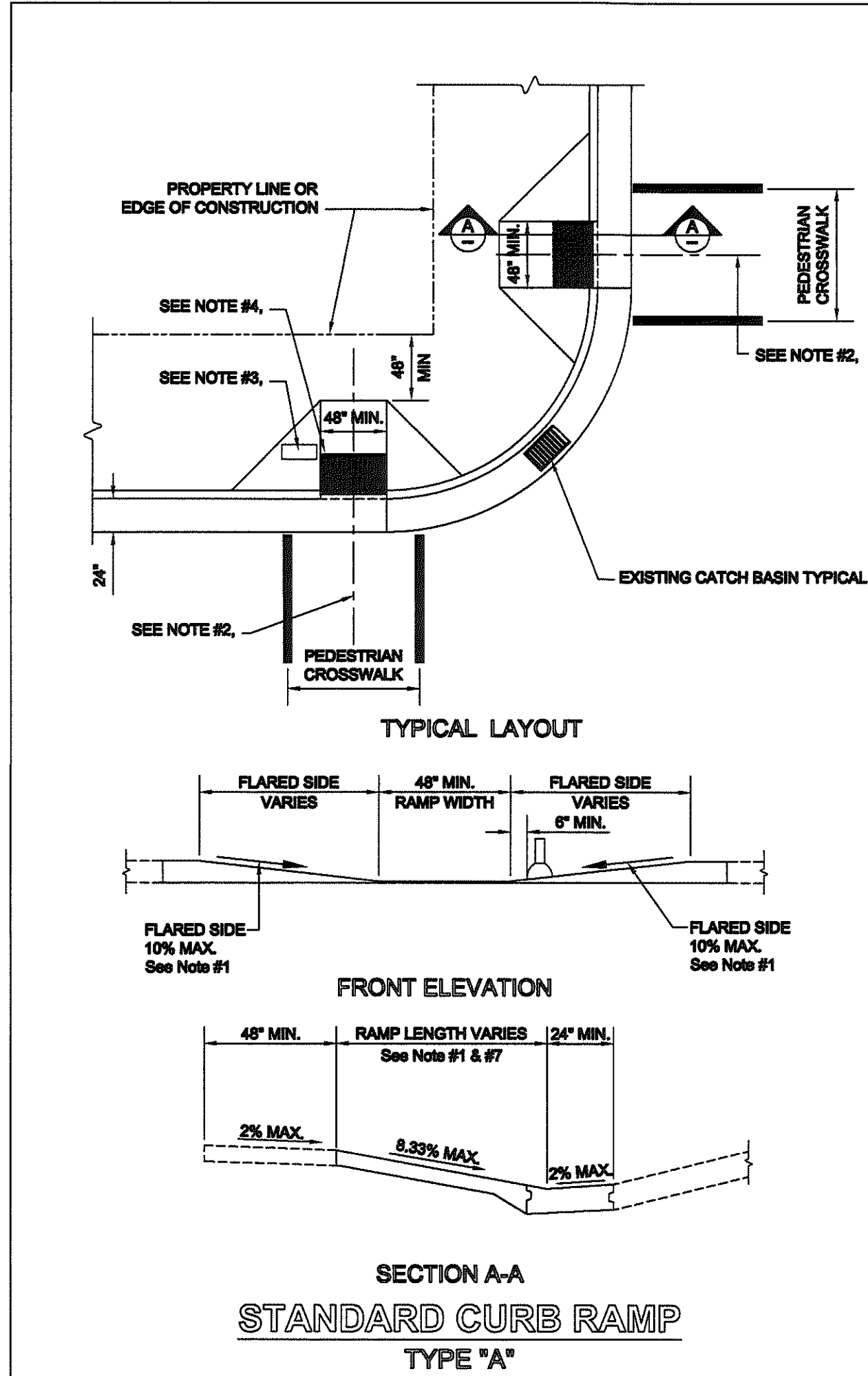
145



CURB & GUTTER — CONCRETE
TYPICAL GRADING AND SURFACING SECTION
N.T.S.



CURB & GUTTER — ASPHALT
TYPICAL GRADING AND SURFACING SECTION
N.T.S.



- NOTES**
- General Notes:**
- The standard curb-ramp lay-outs shall be used whenever possible. Any deviation from the standard curb-ramp plans shall be approved by the City Engineer or designee on a case by case basis.
 - The standard curb-ramp drawings supersede all previous drawings and shall be part of the new curb ramp standard drawings.
 - All alternate ramps shall be approved by the City Engineer prior to construction.
 - While the maximum ramp slope is 8.33% Max. It is suggested that a slope of 7.10% be used leaving a 1.23% range of error.
 - It is suggested that a digital level be used during construction. A digital level will be used in the final inspection and no tolerance will be giving over the max. slopes.
- Curb Ramp Notes:**
- A curb ramp is defined as the entire concrete surface which includes the ramp & flared sides. The 4' - 0" wide center portion, including the detectable surface, shall have the sloped plane of 8.33% (1:12) maximum, and cross slope, not to exceed 2%. The "flared side" of the ramp shall lie on a slope of 10% (1:10) maximum measured along the curb. The curb ramp shall have a surface tolerance of 1/4" per 10 foot straight edge maximum.
 - The ramp center line and path of travel must be parallel to the sidewalk. The full width of the ramp shall lie within the crosswalk area. It is desirable that the location of the ramp be as close as possible to the center of the crosswalk.
 - Existing utility boxes and covers shall be adjusted flush with the curb ramp surface and shall not straddle any change in plane or material. Existing utility box frames and covers shall have matching surface finish on the entire frame and cover. New utility boxes shall not be placed within the detectable border.
 - The surface of the curb ramp and detectable surface material shall be stable, firm and slip resistant. The concrete curb ramp surface shall be broom finished transverse to the axis of the ramp and shall be slightly rougher than the finish of the adjacent sidewalk surface.
 - A level landing 4'-0" deep, with a 2% maximum slope in each direction shall be provided at the upper end of each curb ramp to allow safe egress from the ramp surfaces. The width of the level landing shall be at least as wide as the width of the ramp.
 - When vertical obstructions are present near the curb at the end of the flared side or when the curb-ramp is diagonal to the curb which will result in an extremely low flared side surface, the affected flared side may be cut and terminated perpendicular to the curb, provided that the maximum slope of 10% is achieved on each of the resulting planes.
 - The length of ramp may be constructed up to 30 feet long to achieve the slope requirement.
 - Existing vertical utility poles or street light poles may be incorporated into the flared sides, if necessary. The vertical obstruction shall be a minimum of 6 inches away from the edge of the ramp. Pedestrian crosswalk push button poles, fire department call box poles and other poles with activated devices, may not be placed in the curb-ramp at any time. No new vertical obstructions may be located in the curb ramp or the grooved border.
 - Curb Ramp shall be constructed with 8" thick concrete at collector and arterial streets; and with 6" thick concrete at residential street. All on top of 2" sand cushion.

Sidewalk Notes:

- Minimum Sidewalk width shall be 4'-0" for Collector, 6'-0" for Arterial.
- Sidewalk slope shall be maximum of 2% cross slope.
- Whenever the width of the sidewalk is less than 5'-0", a 5' x 5' passing area with a maximum 2% slope in any direction at intervals of 200' shall be installed.
- Whenever changing direction in a sidewalk, install a 5' x 5' passing area with maximum 2% slope in any direction.
- Objects such as tree branches, signs, water fountains, etc. shall not protrude into the sidewalk more than 4" at the heights between 27" and 80".
- Sidewalk shall be constructed of 4" thick concrete on top of 2" sand cushion.

Ramps:

- When the rise in elevation is greater than 30" a series of ramps and landings will be required.
- The maximum of a run is determined by the rise (30" maximum) and slope, as shown in the following table

Max. Rise	Slope	Max. Length	Max. Rise	Slope	Max. Length
30 in.	1:12	30 ft.	30 in.	1:16	40 ft.
30 in.	1:13	32.5 ft.	30 in.	1:17	42.5 ft.
30 in.	1:14	35 ft.	30 in.	1:18	45 ft.
30 in.	1:15	37.5 ft.	30 in.	1:19	47.5 ft.

STANDARD ADA CURB RAMP & SIDEWALK DETAILS

SURVEY BY: NA
 DRAWN BY: ML
 CHECKED BY: ML

CITY OF SHAWNEE
 222 BROADWAY
 SHAWNEE, OKLAHOMA

ENGINEERING DEPARTMENT

ENGINEER: JK DATE: 12/07/08 SCALE: NA PROJECT NO. NA SHEET NO. 1

HYATT ADDITION, SEC. 4

DRAINAGE STUDY
October 16, 2019

BY



617 N.W. 27th Street
Moore, OK 73160
(405) 912-2775
(405) 912-2322 Fax

ROSS C. MORRIS, P.E., P.L.S.

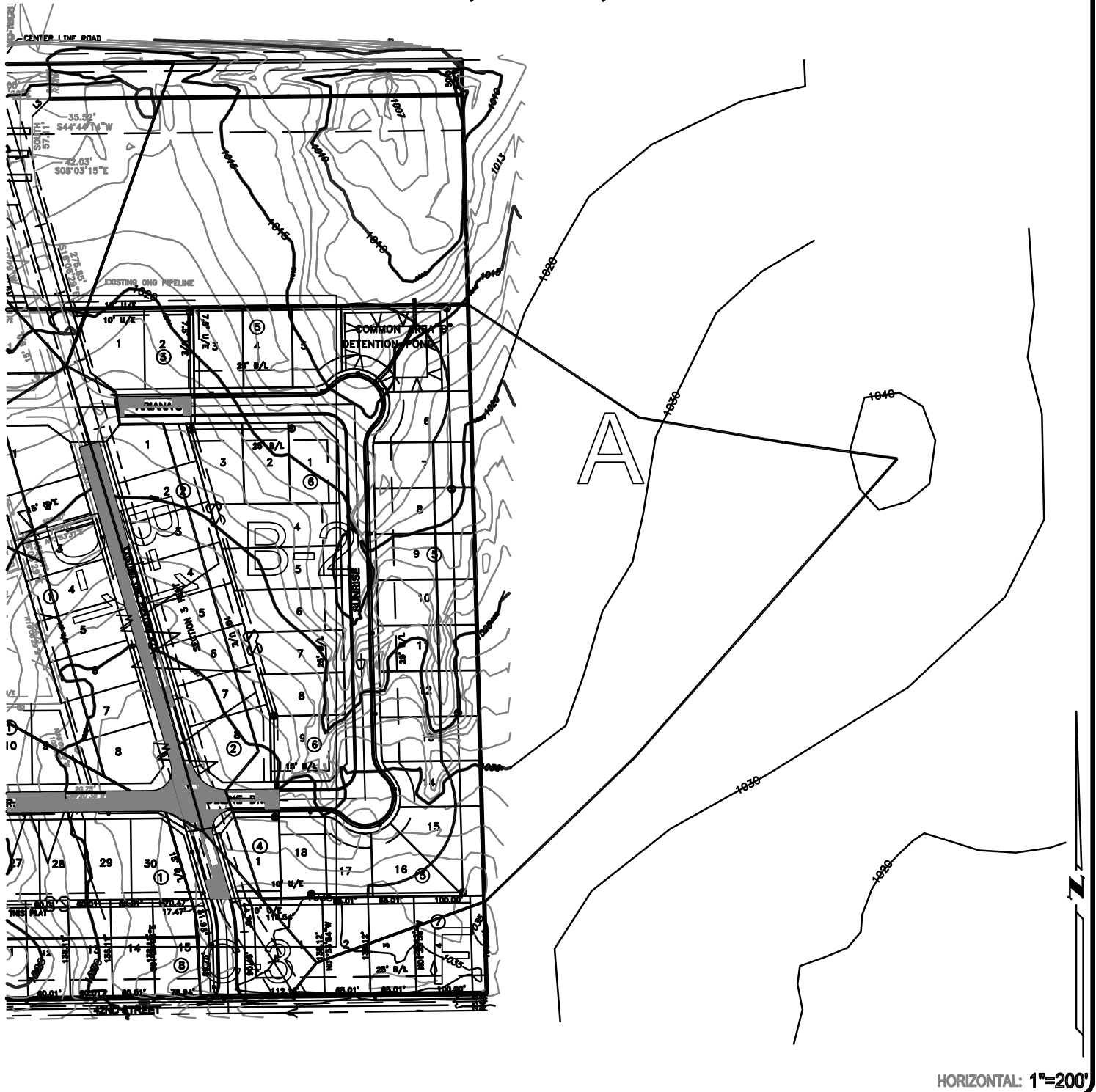
HYATT ADDITION, SEC. 4 DRAINAGE STUDY

This study serves to define the drainage HYATT ADDITION, SEC. 4 an addition to the City of Shawnee, Oklahoma. The property is located in the Northwest Quarter of Section 5, Township 10 North, Range 4 East of the Indian Meridian in Pottawatomie County. In general, the property is located east of Harrison Street between E. 45th Street and E. 43rd Street. This property has a total area of 40.22 acres, containing 131 lots. In Section 4, we propose to develop 6.5 acres, containing 25 lots. Paving will be a standard 26.0' width with curb and gutter. Drainage will be collected using a system of street gutters, and flumes.

This property has a natural ridge running north to south through the middle of the property. In the first section we constructed a detention pond for the area draining to the west. With this section we propose to construct a new pond for the east side of the ridge

- Exhibit No. 1 is a Drainage Area map.
- Exhibit No. 2 shows the Drainage Area and Slope calculations for pre and post development basins.
- Exhibit No. 3 shows the Tc, I, and Q calculations for pre and post development basins for storm frequencies of 25, 50, and 100 year as required.
- Exhibit No. 4 is a copy of the graph used in determining the intensity.
- Exhibit No. 5 is the design flow calculations for the flume.
- Exhibit No. 6 is a detention pond volume estimate.
- Exhibit No. 7 Detention calculations using Hydrocad software
- Exhibit No. 8 is a summary of the detention pond flows

HYATT ADDITION, SEC. 4, DRAINAGE MAP



HORIZONTAL: 1"=200'

NOTES:



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DATE

SIGNATURE



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CA 3549, EXP. 6-30-21

S10-19

EXHIBIT NO. 1

DRAINAGE AREA AND SLOPE CALCS

[illegible]

DRAINAGE AREA SCHEDULE HYATT ADDITION

FLOW CALCULATIONS BASED ON THE RATIONAL METHOD

[illegible]

DRAINAGE AREA SCHEDULE HYATT ADDITION

[illegible]

DRAINAGE AREA SCHEDULE HYATT ADDITION

[illegible]

I-D-F EQUATION

The general form of the relationship between (I) and duration (Tc) for a particular frequency is

$$I = \frac{A}{(B + T_c)^\epsilon}$$

where

I = rainfall intensity in inch/hour

Tc = time of concentration in minutes

and values of A, B, and ϵ can be obtained from the table below for the desired frequency.

FREQUENCY (YEAR)	PARAMETERS FOR THE IDF EQUATION		
	A	B	ϵ
2-YEAR	104.332663	17.298017	0.934857
5-YEAR	79.655486	14.827708	0.825124
10-YEAR	87.535303	15.882422	0.811341
25-YEAR	101.481871	16.773612	0.805881
50-YEAR	98.924724	15.864806	0.775353
100-YEAR	102.769257	15.860016	0.760373

HYATT ADDITION - EAST POND (Basins A&B)

POND MAXIMUM STORAGE ESTIMATION

HISTORICAL CONDITIONS

AREA	6.61
"C"	0.4
TC	24.08
i100	6.23
Q100	16.46

PROPOSED CONDITIONS

AREA	6.61
"C"	0.7
TC	13.67
i100	7.83
Q100	36.24

BYPASS

AREA	0
"C"	0.7
TC	13.02
i100	7.97
Q100	0.00

MAXIMUM RELEASE

16.46

DURATION	INTENSITY	INFLOW	OUTFLOW	STORAGE
18	7.06	35270.48	15638.04	19632.44848
19	6.90	36415.04	16131.82	20283.22
20	6.76	37516.06	16625.60	20890.46
21	6.62	38576.56	17119.38	21457.18
22	6.48	39599.26	17613.16	21986.10
23	6.36	40586.61	18106.94	22479.67
24	6.23	41540.87	18600.72	22940.15
25	6.12	42464.07	19094.50	23369.57
26	6.01	43358.09	19588.28	23769.80
27	5.90	44224.63	20082.06	24142.56
28	5.80	45065.26	20575.84	24489.42
29	5.70	45881.45	21069.62	24811.82
30	5.60	46674.50	21563.40	25111.10
31	5.51	47445.66	22057.19	25388.48
32	5.43	48196.07	22550.97	25645.10
33	5.34	48926.78	23044.75	25882.03
34	5.26	49638.77	23538.53	26100.24
35	5.18	50332.95	24032.31	26300.64
36	5.10	51010.17	24526.09	26484.08
37	5.03	51671.22	25019.87	26651.35

38	4.96	52316.84	25513.65	26803.19	
39	4.89	52947.73	26007.43	26940.30	
40	4.82	53564.53	26501.21	27063.32	
41	4.76	54167.85	26994.99	27172.86	
42	4.70	54758.26	27488.77	27269.48	
43	4.64	55336.29	27982.55	27353.73	
44	4.58	55902.44	28476.34	27426.11	
45	4.52	56457.21	28970.12	27487.09	
46	4.46	57001.02	29463.90	27537.12	
47	4.41	57534.30	29957.68	27576.63	
48	4.36	58057.46	30451.46	27606.00	
49	4.31	58570.87	30945.24	27625.63	
50	4.26	59074.89	31439.02	27635.87	
51	4.21	59569.86	31932.80	27637.06	<-- Peak
52	4.16	60056.09	32426.58	27629.51	
53	4.11	60533.90	32920.36	27613.53	
54	4.07	61003.57	33414.14	27589.42	
55	4.03	61465.38	33907.92	27557.45	
56	3.98	61919.58	34401.70	27517.88	
57	3.94	62366.44	34895.48	27470.96	
58	3.90	62806.19	35389.27	27416.92	
59	3.86	63239.05	35883.05	27356.00	
60	3.82	63665.24	36376.83	27288.41	
61	3.78	64084.96	36870.61	27214.36	
62	3.75	64498.42	37364.39	27134.04	
63	3.71	64905.80	37858.17	27047.64	
64	3.68	65307.29	38351.95	26955.34	
65	3.64	65703.05	38845.73	26857.32	
66	3.61	66093.24	39339.51	26753.73	
67	3.57	66478.04	39833.29	26644.75	
68	3.54	66857.58	40327.07	26530.51	
69	3.51	67232.02	40820.85	26411.17	
70	3.48	67601.50	41314.63	26286.87	
71	3.45	67966.14	41808.42	26157.73	
72	3.42	68326.09	42302.20	26023.89	
73	3.39	68681.45	42795.98	25885.47	
74	3.36	69032.36	43289.76	25742.60	
75	3.33	69378.92	43783.54	25595.38	
76	3.30	69721.24	44277.32	25443.92	
77	3.28	70059.44	44771.10	25288.34	
78	3.25	70393.62	45264.88	25128.74	
79	3.22	70723.86	45758.66	24965.20	
80	3.20	71050.28	46252.44	24797.83	
81	3.17	71372.95	46746.22	24626.73	
82	3.15	71691.97	47240.00	24451.97	
83	3.12	72007.43	47733.78	24273.64	
84	3.10	72319.40	48227.56	24091.84	
85	3.08	72627.97	48721.35	23906.62	
86	3.05	72933.21	49215.13	23718.09	
87	3.03	73235.20	49708.91	23526.29	
88	3.01	73534.01	50202.69	23331.32	
89	2.99	73829.71	50696.47	23133.24	

90	2.97	74122.36	51190.25	22932.11
91	2.95	74412.04	51684.03	22728.01
92	2.92	74698.80	52177.81	22520.99
93	2.90	74982.71	52671.59	22311.12
94	2.88	75263.83	53165.37	22098.46
95	2.86	75542.21	53659.15	21883.05
96	2.84	75817.91	54152.93	21664.97
97	2.83	76090.98	54646.71	21444.26
98	2.81	76361.48	55140.50	21220.98
99	2.79	76629.45	55634.28	20995.17
100	2.77	76894.95	56128.06	20766.89
101	2.75	77158.03	56621.84	20536.19
102	2.73	77418.72	57115.62	20303.11
103	2.72	77677.09	57609.40	20067.69
104	2.70	77933.16	58103.18	19829.98
105	2.68	78186.99	58596.96	19590.03
106	2.67	78438.61	59090.74	19347.87
107	2.65	78688.07	59584.52	19103.55
108	2.63	78935.41	60078.30	18857.10
109	2.62	79180.65	60572.08	18608.57
110	2.60	79423.85	61065.86	18357.99
111	2.59	79665.04	61559.64	18105.39
112	2.57	79904.24	62053.43	17850.82
113	2.55	80141.51	62547.21	17594.30
114	2.54	80376.86	63040.99	17335.87

hyatt 4

Prepared by {enter your company name here}

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Page 1

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2P	1,012.50	1,012.00	38.0	0.0132	0.013	18.0	0.0	0.0

hyatt 4

Oklahoma County 2-Year Duration=51 min, Inten=1.99 in/hr

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Page 2

Summary for Pond 2P: A

Inflow Area = 6.610 ac, 0.00% Impervious, Inflow Depth = 1.19" for 2-Year event
 Inflow = 9.31 cfs @ 0.23 hrs, Volume= 0.654 af
 Outflow = 8.12 cfs @ 0.88 hrs, Volume= 0.653 af, Atten= 13%, Lag= 38.9 min
 Primary = 8.12 cfs @ 0.88 hrs, Volume= 0.653 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 1,014.16' @ 0.88 hrs Surf.Area= 8,220 sf Storage= 9,678 cf

Plug-Flow detention time= 18.8 min calculated for 0.651 af (100% of inflow)
 Center-of-Mass det. time= 19.0 min (51.4 - 32.4)

Volume	Invert	Avail.Storage	Storage Description
#1	1,012.50'	41,046 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,012.50	0	0	0
1,013.00	5,905	1,476	1,476
1,017.00	13,880	39,570	41,046

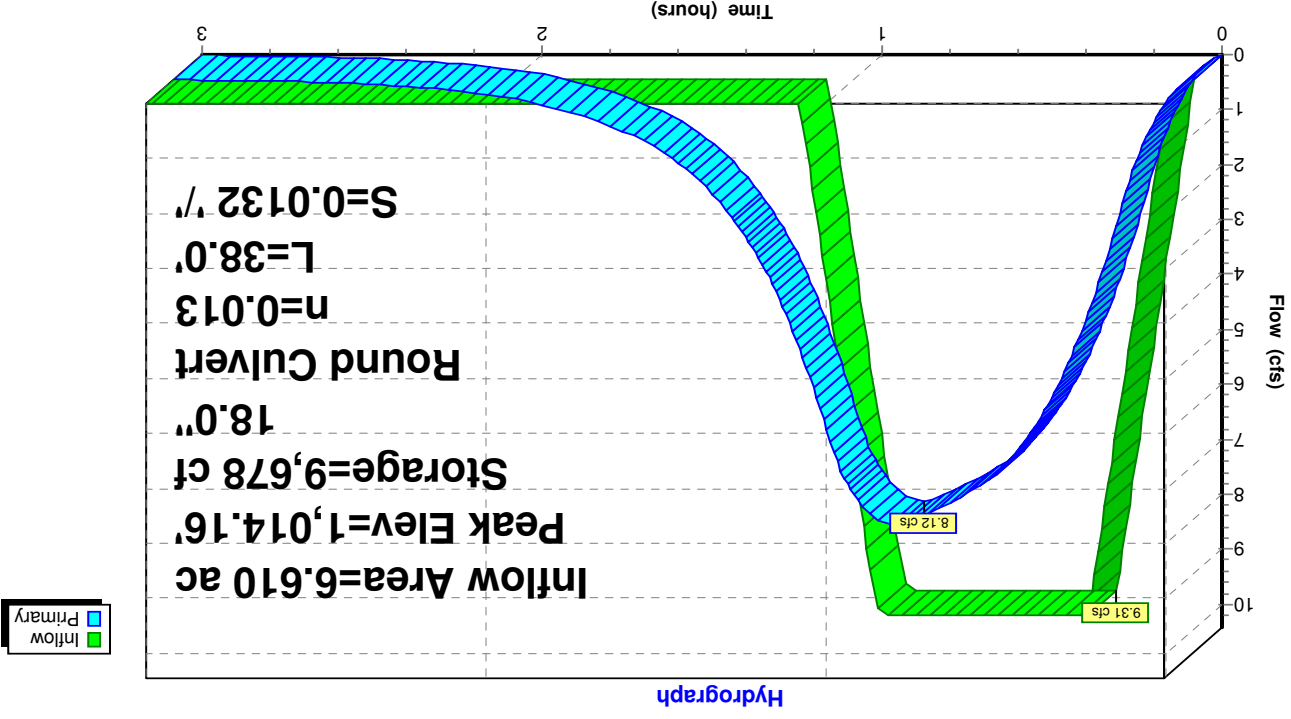
Device	Routing	Invert	Outlet Devices
#1	Primary	1,012.50'	18.0" Round Culvert L= 38.0' Ke= 0.500 Inlet / Outlet Invert= 1,012.50' / 1,012.00' S= 0.0132 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=8.12 cfs @ 0.88 hrs HW=1,014.16' (Free Discharge)
 ↑**1=Culvert** (Inlet Controls 8.12 cfs @ 4.60 fps)

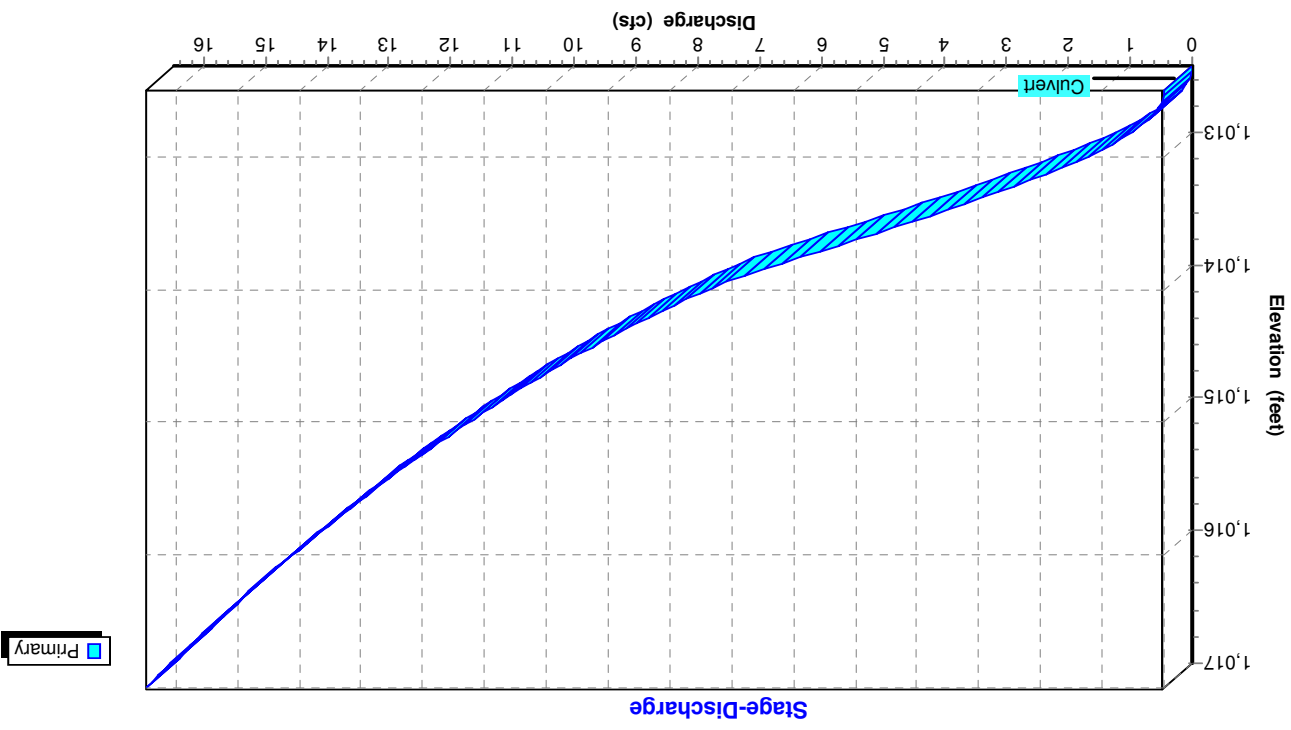
hyatt 4

Oklahoma County 2-Year Duration=51 min, Inten=1.99 in/hr
Prepared by {enter your company name here}
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Page 3

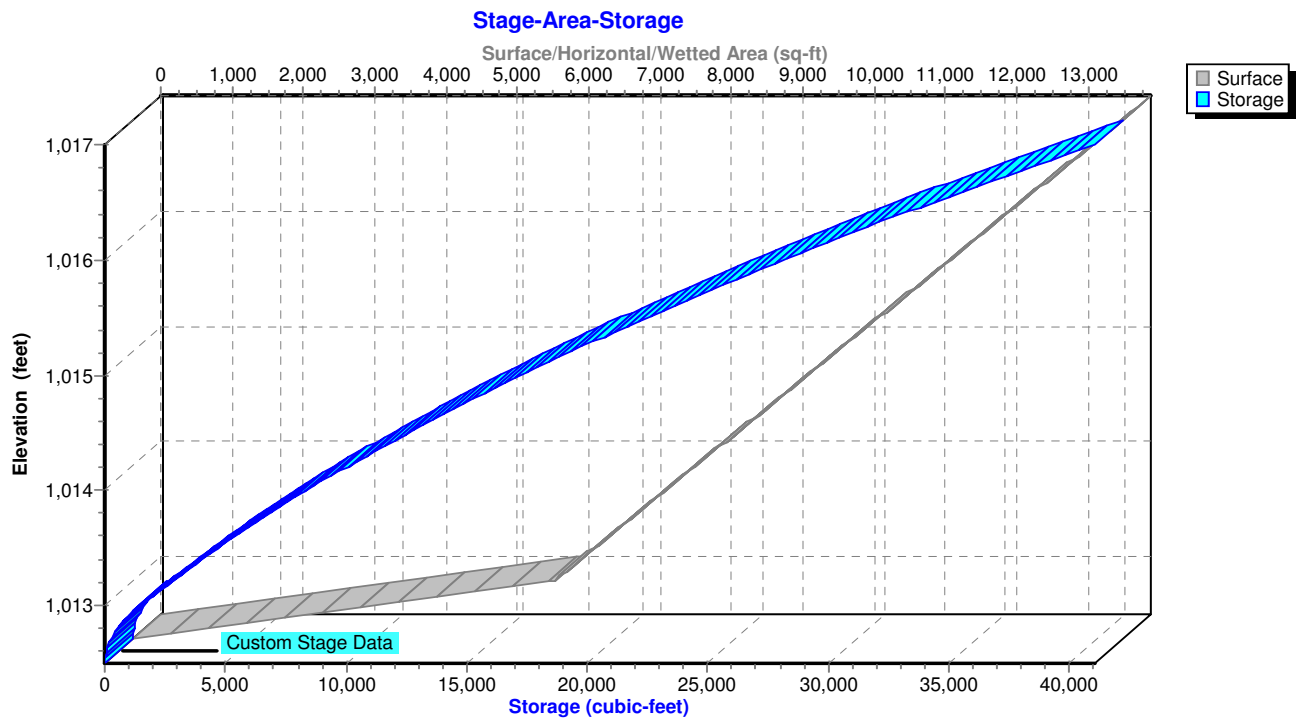
Pond 2P: A



Pond 2P: A



Pond 2P: A



hyatt 4

Oklahoma County 5-Year Duration=51 min, Inten=2.39 in/hr

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Page 5

Summary for Pond 2P: A

Inflow Area = 6.610 ac, 0.00% Impervious, Inflow Depth = 1.42" for 5-Year event
 Inflow = 11.17 cfs @ 0.23 hrs, Volume= 0.784 af
 Outflow = 9.35 cfs @ 0.89 hrs, Volume= 0.784 af, Atten= 16%, Lag= 39.4 min
 Primary = 9.35 cfs @ 0.89 hrs, Volume= 0.784 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 1,014.46' @ 0.89 hrs Surf.Area= 8,811 sf Storage= 12,201 cf

Plug-Flow detention time= 19.6 min calculated for 0.781 af (100% of inflow)
 Center-of-Mass det. time= 19.9 min (52.2 - 32.4)

Volume	Invert	Avail.Storage	Storage Description
#1	1,012.50'	41,046 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

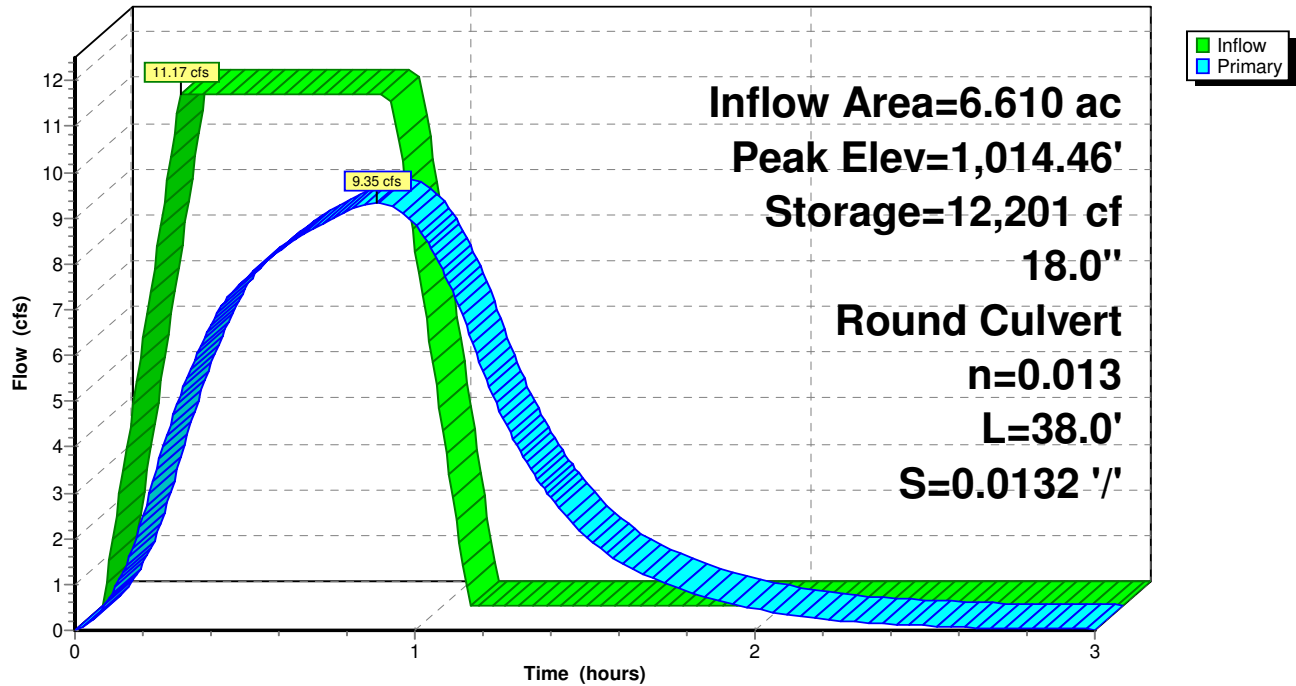
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,012.50	0	0	0
1,013.00	5,905	1,476	1,476
1,017.00	13,880	39,570	41,046

Device	Routing	Invert	Outlet Devices
#1	Primary	1,012.50'	18.0" Round Culvert L= 38.0' Ke= 0.500 Inlet / Outlet Invert= 1,012.50' / 1,012.00' S= 0.0132 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=9.35 cfs @ 0.89 hrs HW=1,014.46' (Free Discharge)
 ↑1=Culvert (Inlet Controls 9.35 cfs @ 5.29 fps)

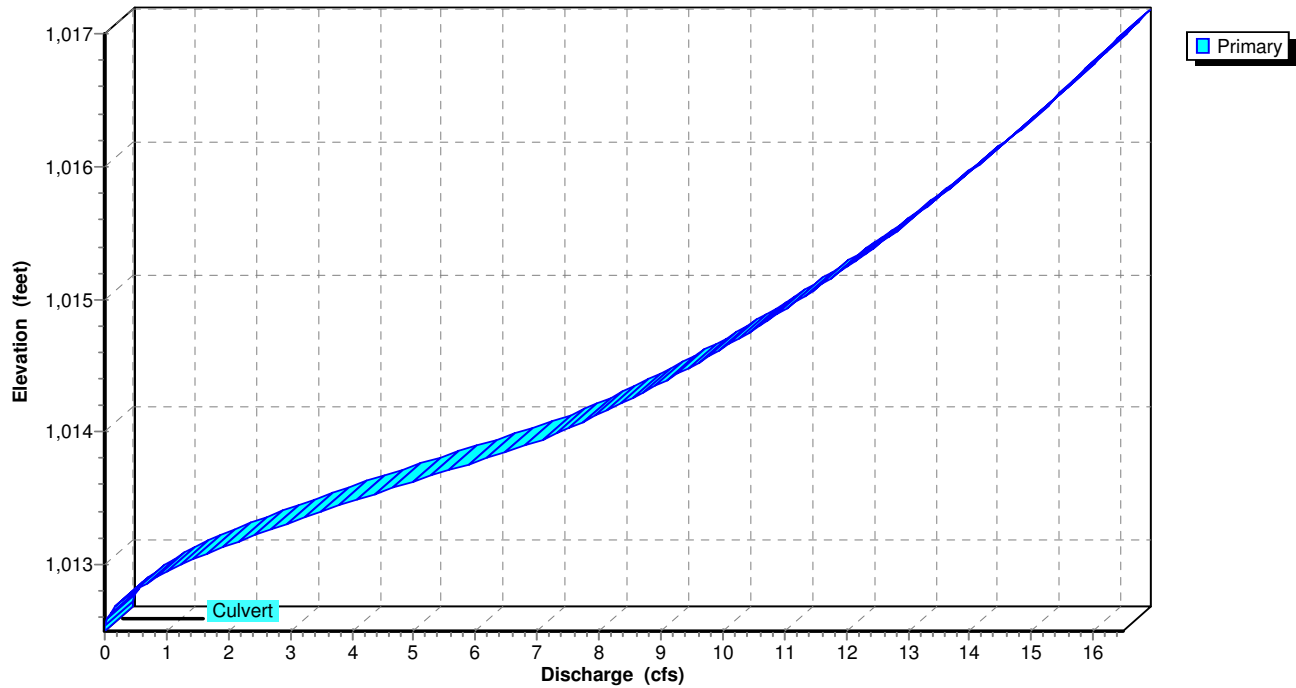
Pond 2P: A

Hydrograph

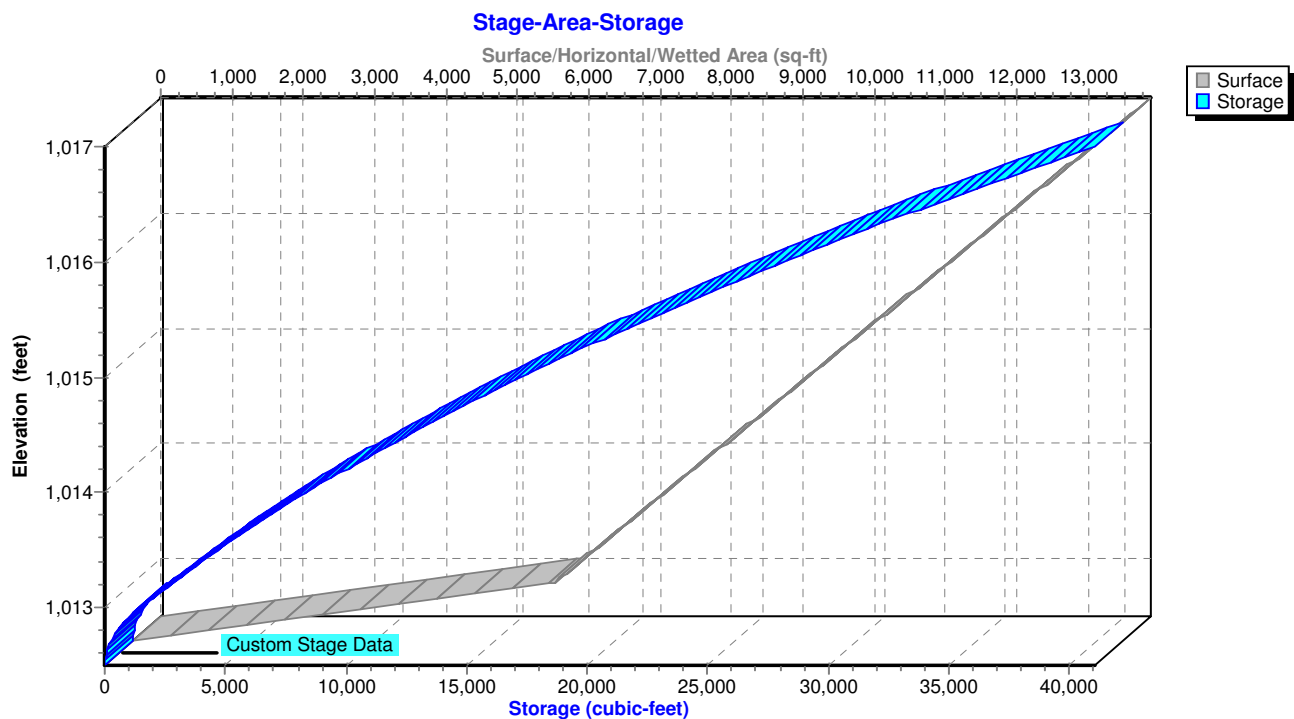


Pond 2P: A

Stage-Discharge



Pond 2P: A



Summary for Pond 2P: A

Inflow Area = 6.610 ac, 0.00% Impervious, Inflow Depth = 1.71" for 10-Year event
 Inflow = 13.40 cfs @ 0.23 hrs, Volume= 0.942 af
 Outflow = 10.68 cfs @ 0.90 hrs, Volume= 0.941 af, Atten= 20%, Lag= 40.0 min
 Primary = 10.68 cfs @ 0.90 hrs, Volume= 0.941 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 1,014.83' @ 0.90 hrs Surf.Area= 9,546 sf Storage= 15,584 cf

Plug-Flow detention time= 21.2 min calculated for 0.941 af (100% of inflow)
 Center-of-Mass det. time= 21.1 min (53.5 - 32.4)

Volume	Invert	Avail.Storage	Storage Description
#1	1,012.50'	41,046 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

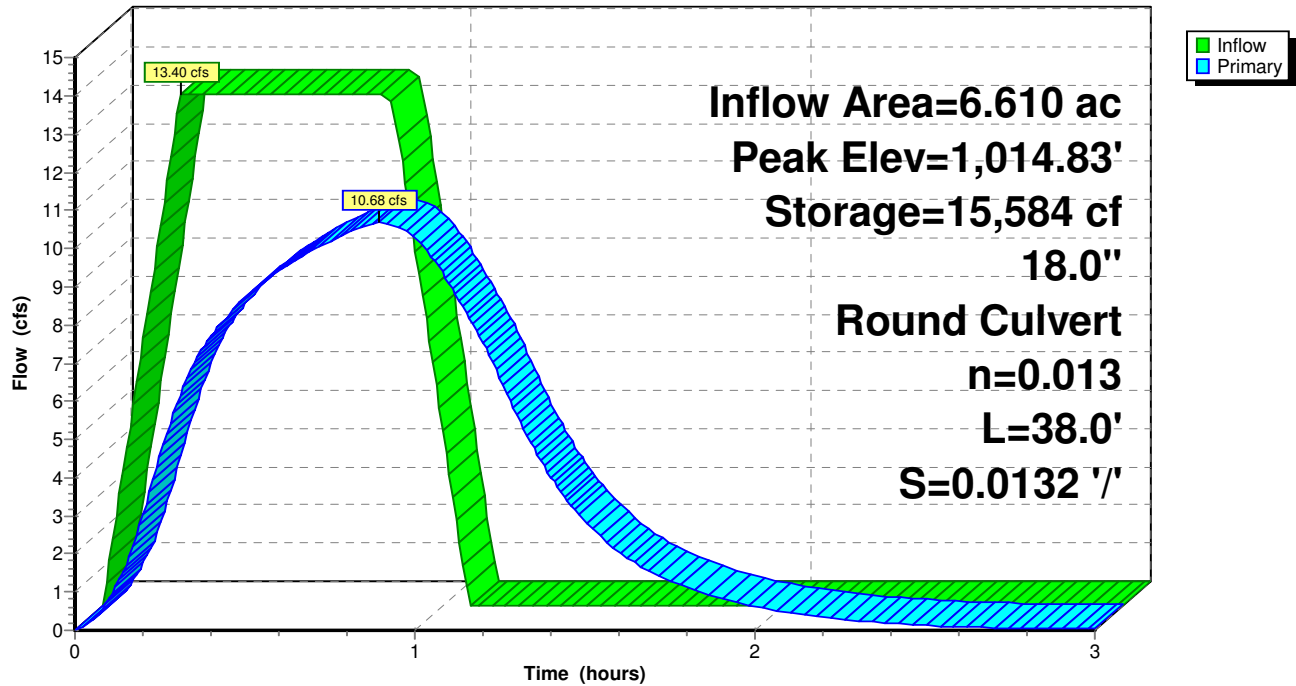
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,012.50	0	0	0
1,013.00	5,905	1,476	1,476
1,017.00	13,880	39,570	41,046

Device	Routing	Invert	Outlet Devices
#1	Primary	1,012.50'	18.0" Round Culvert L= 38.0' Ke= 0.500 Inlet / Outlet Invert= 1,012.50' / 1,012.00' S= 0.0132 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=10.68 cfs @ 0.90 hrs HW=1,014.83' (Free Discharge)
 ↑**1=Culvert** (Inlet Controls 10.68 cfs @ 6.04 fps)

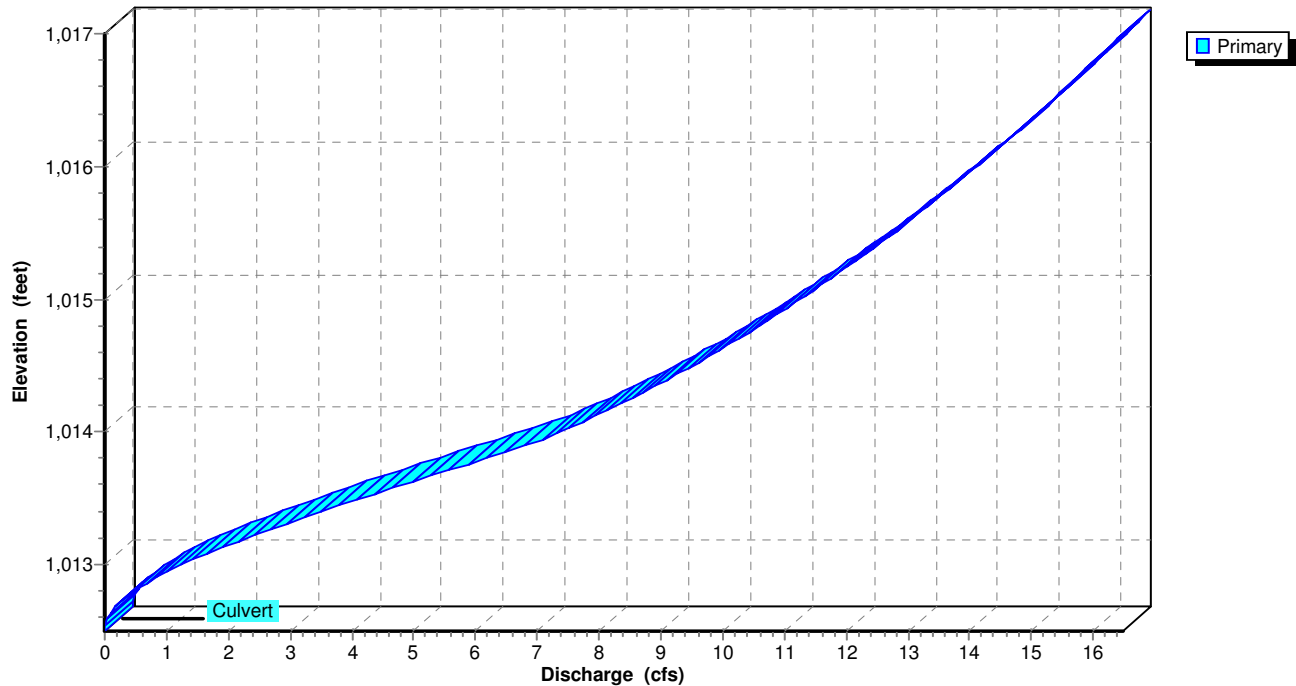
Pond 2P: A

Hydrograph

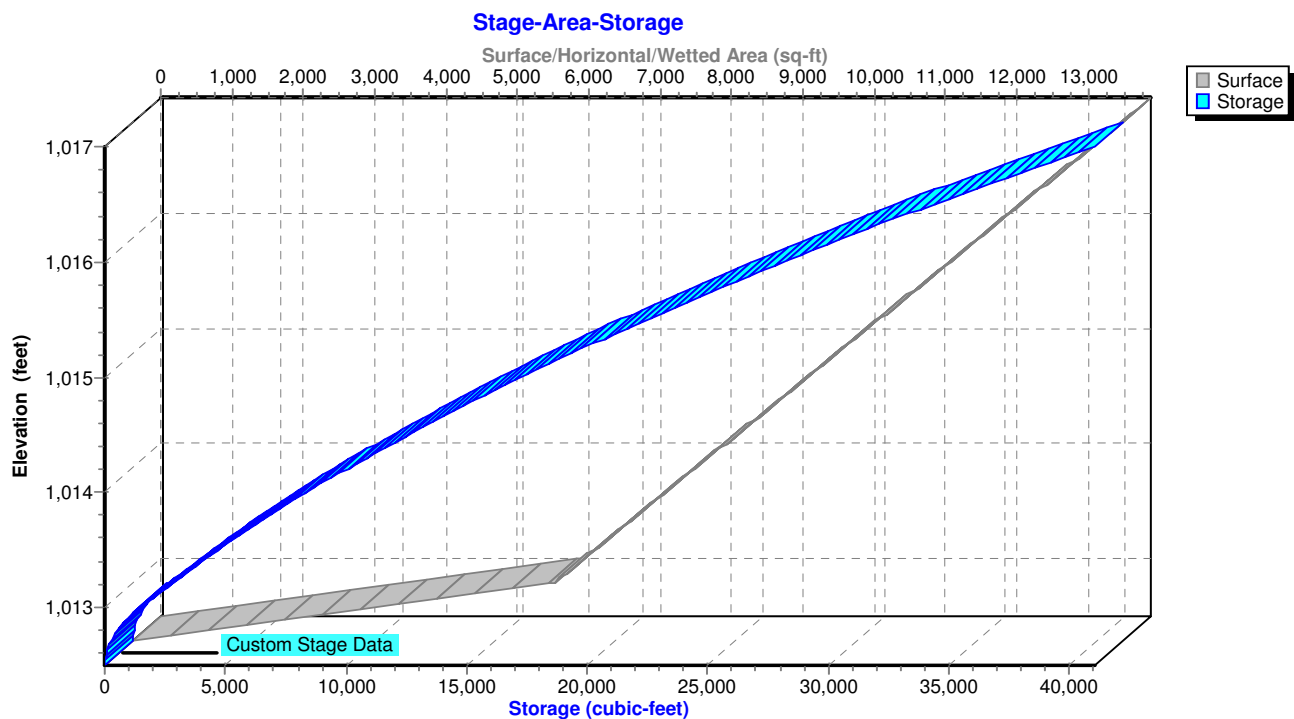


Pond 2P: A

Stage-Discharge



Pond 2P: A



Summary for Pond 2P: A

Inflow Area = 6.610 ac, 0.00% Impervious, Inflow Depth = 2.01" for 25-Year event
 Inflow = 15.73 cfs @ 0.23 hrs, Volume= 1.105 af
 Outflow = 11.92 cfs @ 0.91 hrs, Volume= 1.104 af, Atten= 24%, Lag= 40.5 min
 Primary = 11.92 cfs @ 0.91 hrs, Volume= 1.104 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 1,015.21' @ 0.91 hrs Surf.Area= 10,320 sf Storage= 19,439 cf

Plug-Flow detention time= 22.7 min calculated for 1.104 af (100% of inflow)
 Center-of-Mass det. time= 22.7 min (55.0 - 32.4)

Volume	Invert	Avail.Storage	Storage Description
#1	1,012.50'	41,046 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

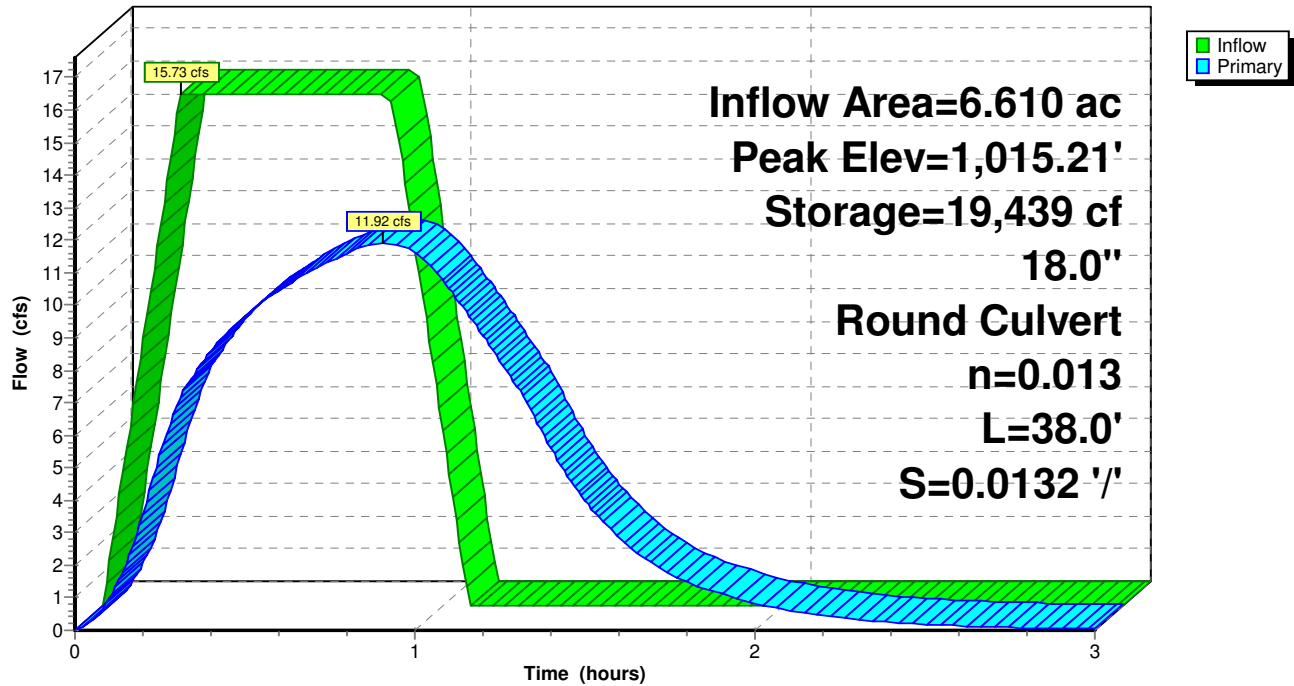
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,012.50	0	0	0
1,013.00	5,905	1,476	1,476
1,017.00	13,880	39,570	41,046

Device	Routing	Invert	Outlet Devices
#1	Primary	1,012.50'	18.0" Round Culvert L= 38.0' Ke= 0.500 Inlet / Outlet Invert= 1,012.50' / 1,012.00' S= 0.0132 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=11.92 cfs @ 0.91 hrs HW=1,015.21' (Free Discharge)
 ↑1=Culvert (Inlet Controls 11.92 cfs @ 6.75 fps)

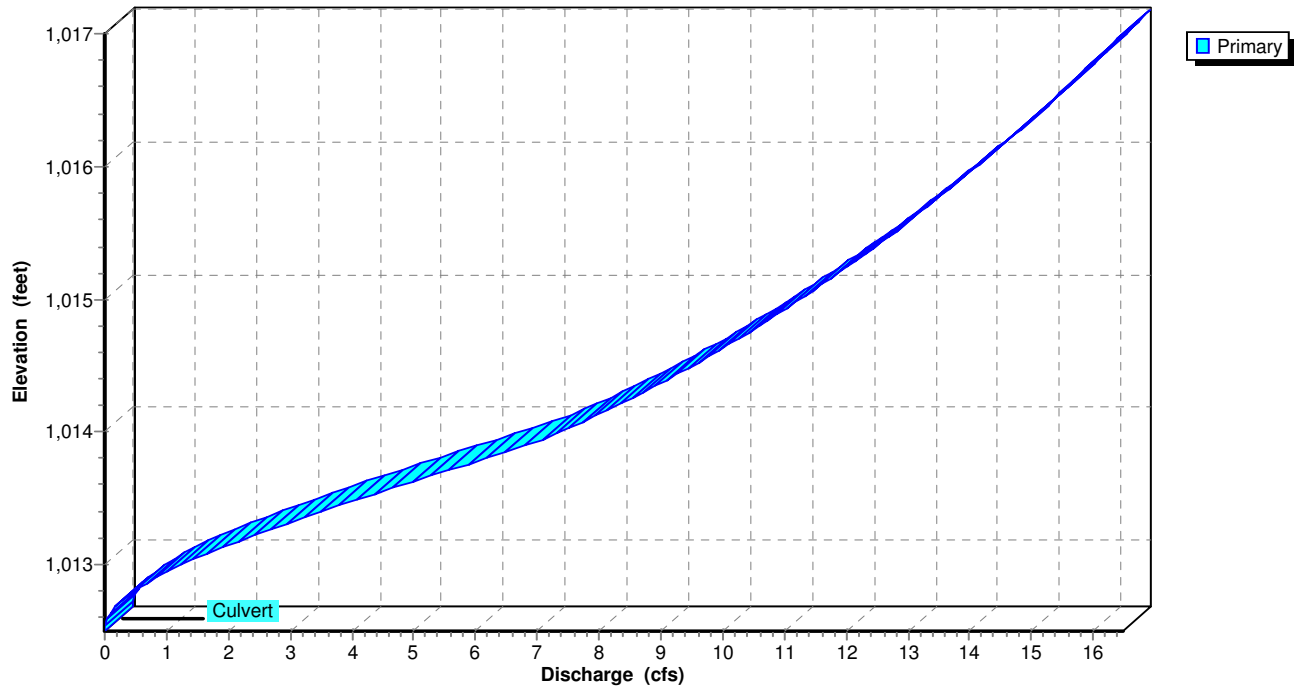
Pond 2P: A

Hydrograph

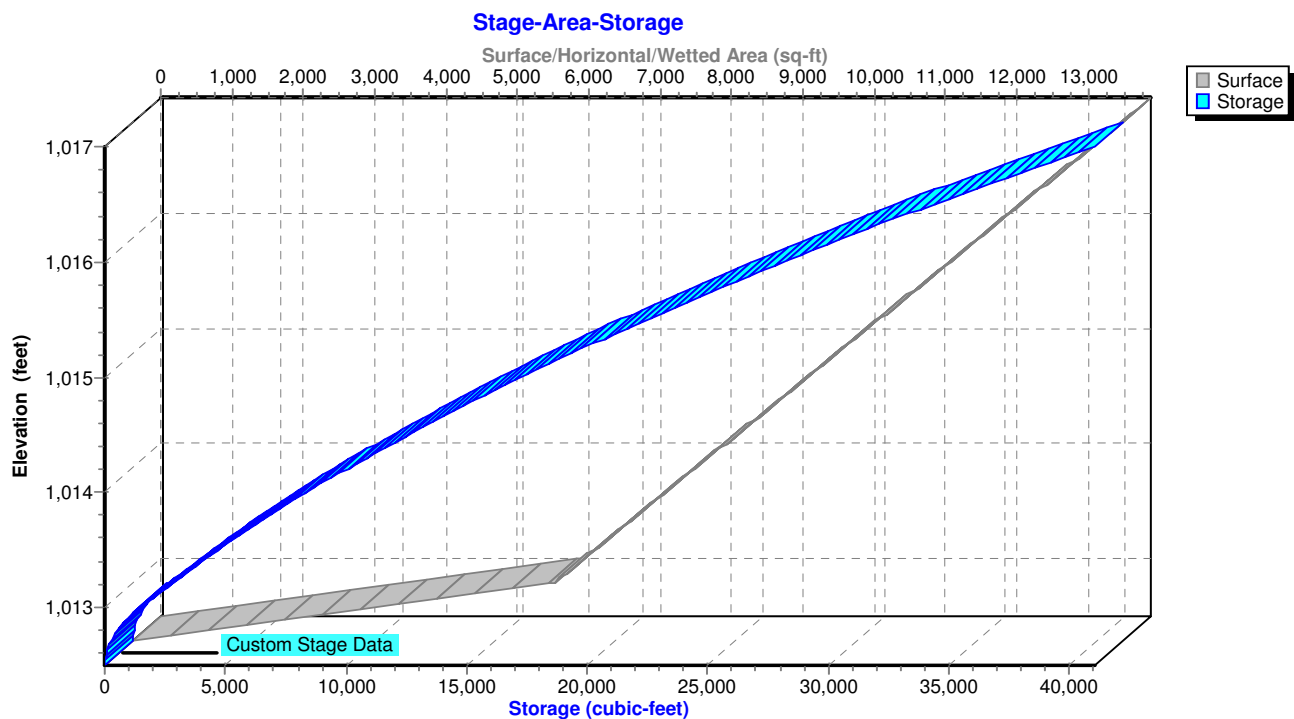


Pond 2P: A

Stage-Discharge



Pond 2P: A



Summary for Pond 2P: A

Inflow Area = 6.610 ac, 0.00% Impervious, Inflow Depth = 2.26" for 50-Year event
 Inflow = 17.75 cfs @ 0.23 hrs, Volume= 1.247 af
 Outflow = 12.90 cfs @ 0.91 hrs, Volume= 1.246 af, Atten= 27%, Lag= 40.9 min
 Primary = 12.90 cfs @ 0.91 hrs, Volume= 1.246 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 1,015.55' @ 0.91 hrs Surf.Area= 10,987 sf Storage= 23,006 cf

Plug-Flow detention time= 24.1 min calculated for 1.246 af (100% of inflow)
 Center-of-Mass det. time= 24.1 min (56.4 - 32.4)

Volume	Invert	Avail.Storage	Storage Description
#1	1,012.50'	41,046 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

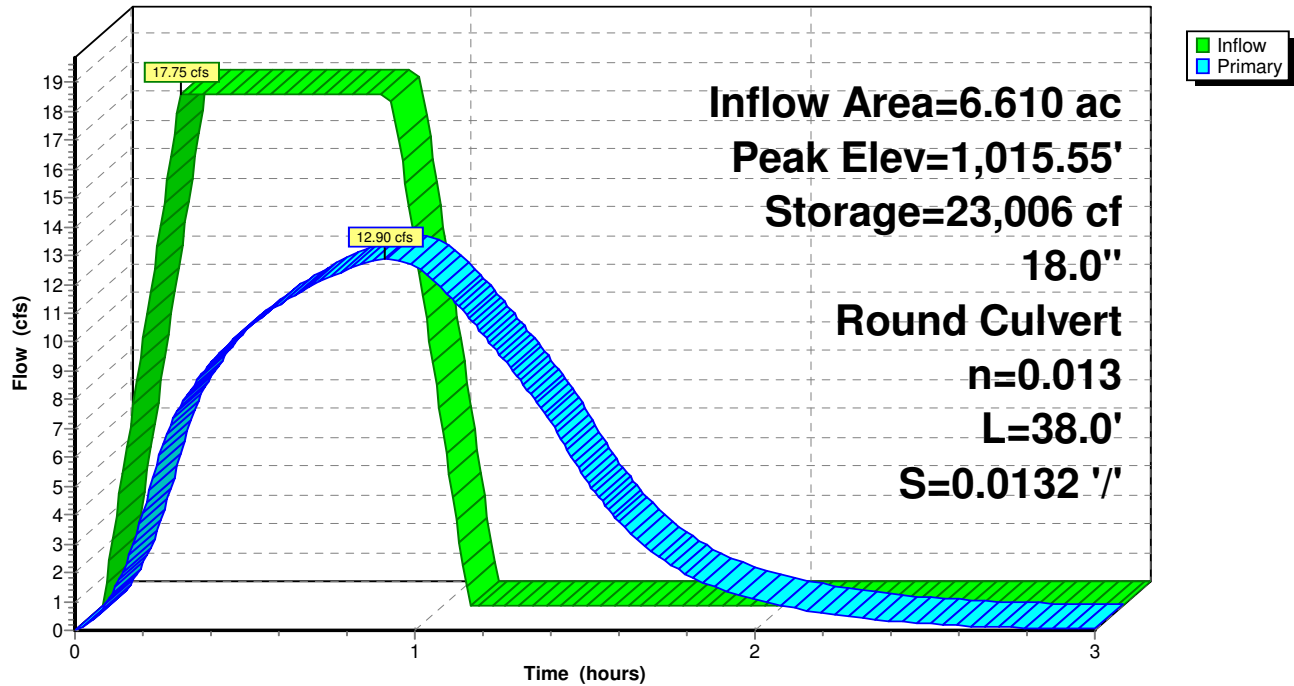
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,012.50	0	0	0
1,013.00	5,905	1,476	1,476
1,017.00	13,880	39,570	41,046

Device	Routing	Invert	Outlet Devices
#1	Primary	1,012.50'	18.0" Round Culvert L= 38.0' Ke= 0.500 Inlet / Outlet Invert= 1,012.50' / 1,012.00' S= 0.0132 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=12.90 cfs @ 0.91 hrs HW=1,015.55' (Free Discharge)
 ↑**1=Culvert** (Inlet Controls 12.90 cfs @ 7.30 fps)

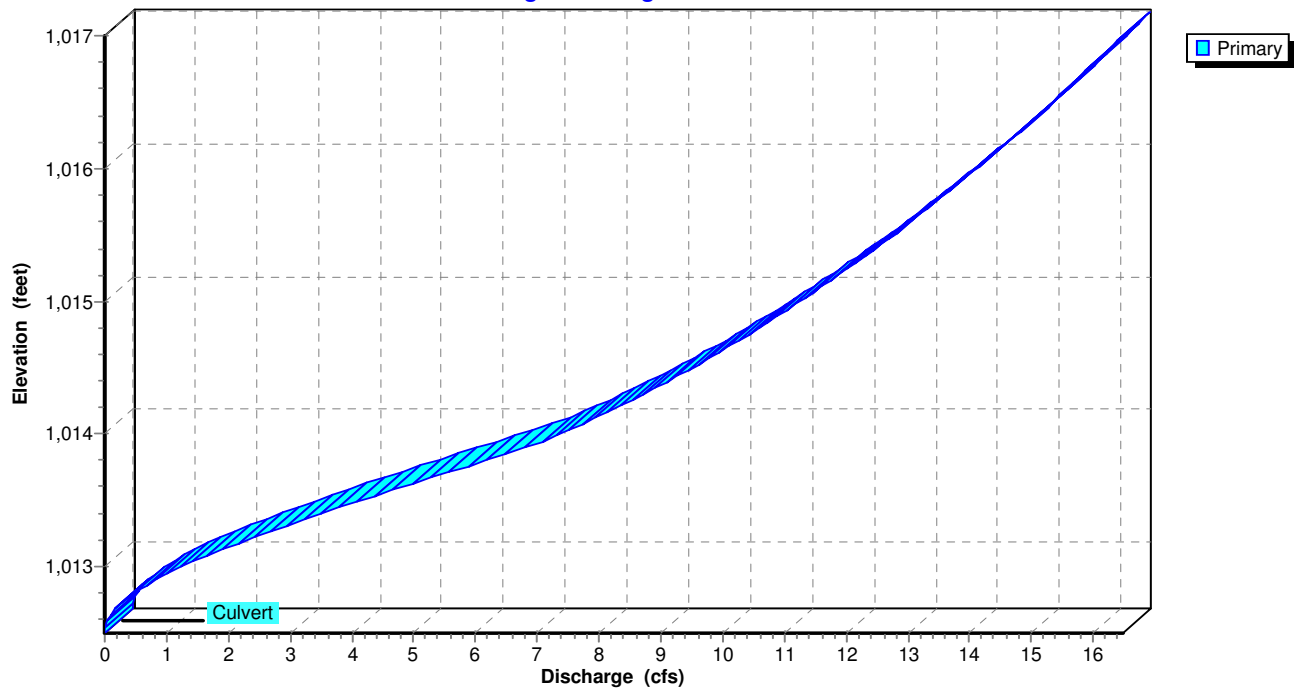
Pond 2P: A

Hydrograph

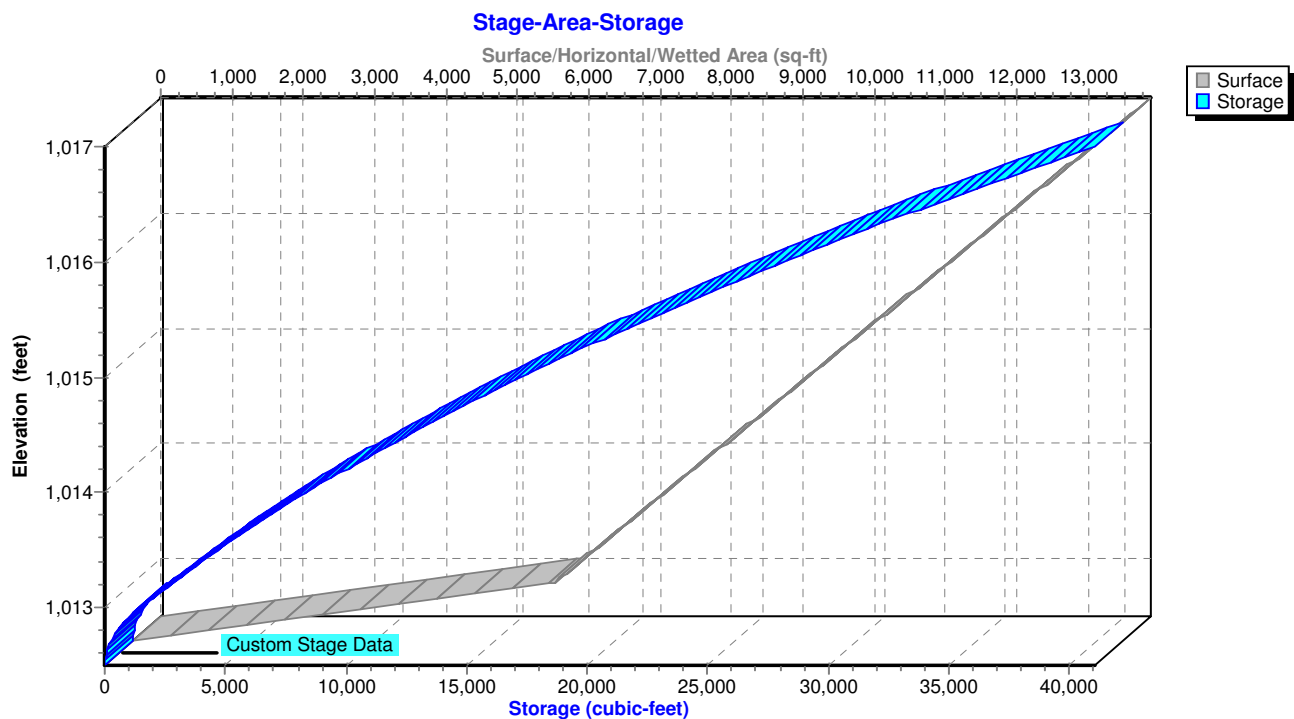


Pond 2P: A

Stage-Discharge



Pond 2P: A



Summary for Pond 2P: A

Inflow Area = 6.610 ac, 0.00% Impervious, Inflow Depth = 2.50" for 100-Year event
 Inflow = 19.63 cfs @ 0.23 hrs, Volume= 1.379 af
 Outflow = 13.74 cfs @ 0.92 hrs, Volume= 1.377 af, Atten= 30%, Lag= 41.3 min
 Primary = 13.74 cfs @ 0.92 hrs, Volume= 1.377 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 1,015.86' @ 0.92 hrs Surf.Area= 11,604 sf Storage= 26,502 cf

Plug-Flow detention time= 25.5 min calculated for 1.377 af (100% of inflow)
 Center-of-Mass det. time= 25.4 min (57.8 - 32.4)

Volume	Invert	Avail.Storage	Storage Description
#1	1,012.50'	41,046 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

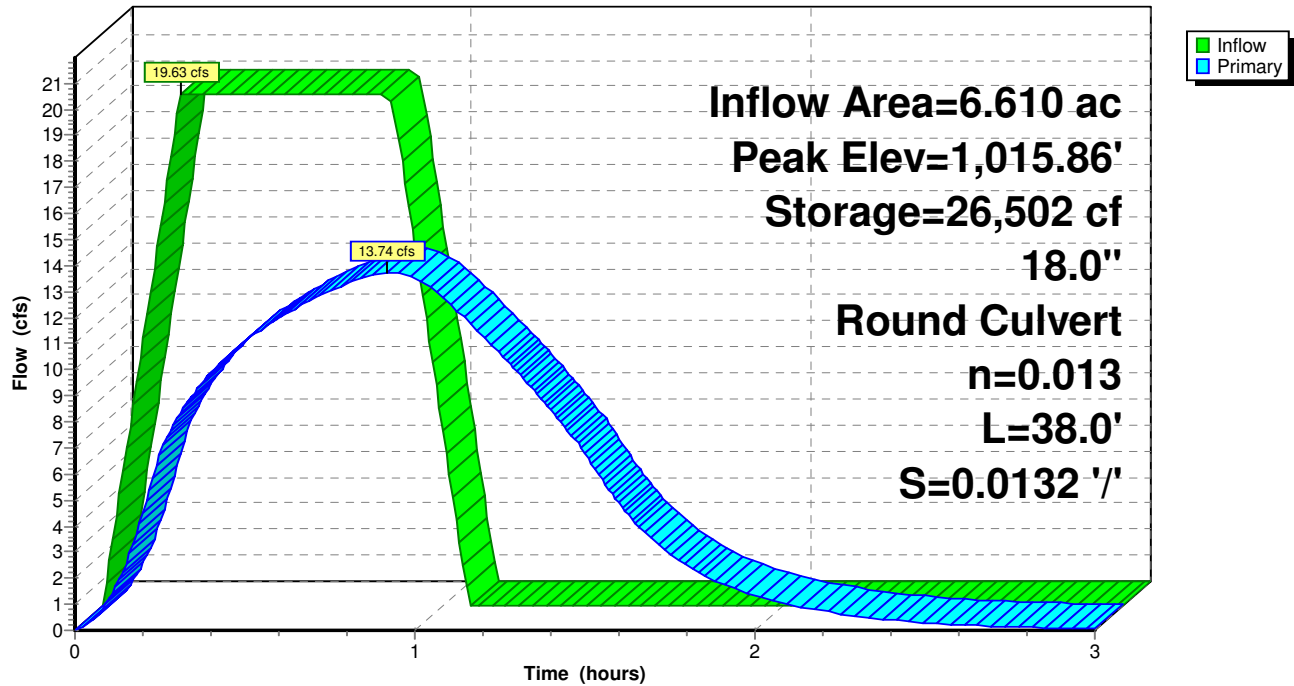
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,012.50	0	0	0
1,013.00	5,905	1,476	1,476
1,017.00	13,880	39,570	41,046

Device	Routing	Invert	Outlet Devices
#1	Primary	1,012.50'	18.0" Round Culvert L= 38.0' Ke= 0.500 Inlet / Outlet Invert= 1,012.50' / 1,012.00' S= 0.0132 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=13.74 cfs @ 0.92 hrs HW=1,015.86' (Free Discharge)
 ↑**1=Culvert** (Inlet Controls 13.74 cfs @ 7.78 fps)

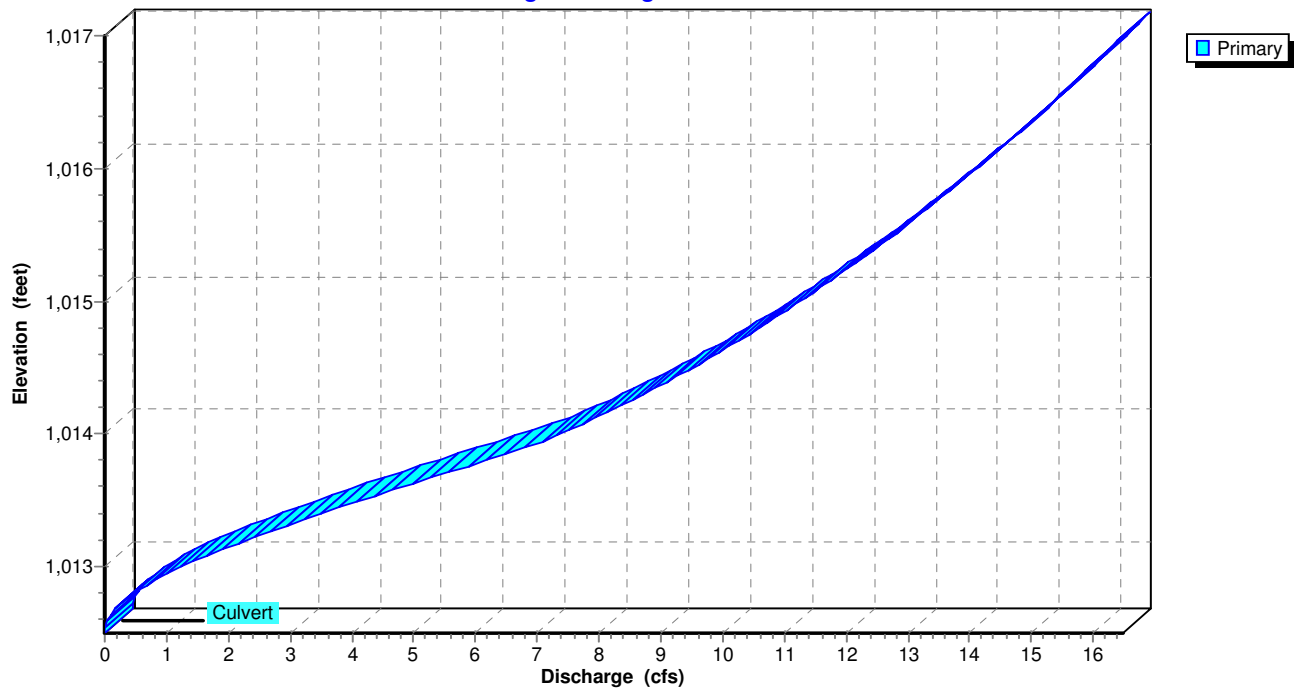
Pond 2P: A

Hydrograph

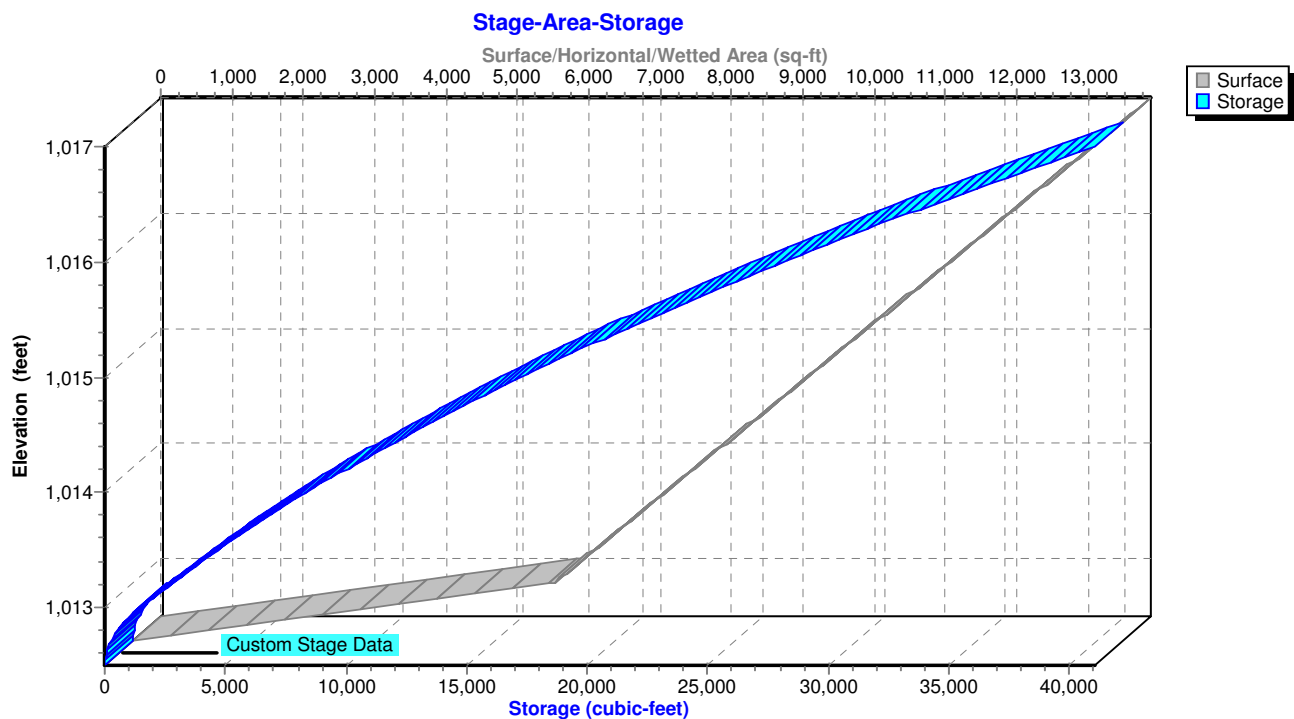


Pond 2P: A

Stage-Discharge



Pond 2P: A



**DETENTION POND FLOWS
HYATT ADDITION**

	HISTORIC	BYPASS	ALLOWABLE	OUTFLOW
Q100	26.67	0	26.67	13.74
Q50	24.41	0	24.41	12.90
Q25	22.04	0.00	22.04	11.92

FINAL PLAT of
HYATT ADDITION, SEC. 4
A PART OF THE NW/4, SEC. 5, T10N, R4E, I.M.
CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT, HYATT DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS, OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE. AFTER INITIAL INSTALLATION OF ELECTRIC, TELEPHONE, CABLE, AND GAS LINES, ANY DUPLICATE LINES, INCLUDING TRANSFORMERS AND PEDESTALS, MUST BE INSTALLED COMPLETELY UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____, COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

STATE OF OKLAHOMA
COUNTY OF _____
RICHARD WHITCOTTON, MEMBER
SS: _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED RICHARD WHITCOTTON OF HYATT DEVELOPMENT, LLC., TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 5, TOWNSHIP 10 NORTH (T10N), RANGE 4 EAST (R4E) OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 2 BLOCK 3, OF SECTION 3 OH HYATT ADDITION, A PLAT FILED IN DOCUMENT #201500012728 POTTOWATOMIE COUNTY, OKLAHOMA
thence N 89°20'38" E a distance of 389.98';
thence S 01°33'54" E a distance of 840.02';
thence S 89°20'38" W a distance of 288.11';
thence N 01°33'54" W a distance of 165.00';
thence S 89°20'38" W a distance of 9.82';
thence N 00°39'22" W a distance of 92.98';
thence N 16°06'28" W a distance of 432.60';
thence N 89°20'38" E a distance of 12.50';
thence N 00°39'22" W a distance of 164.98';
which is the point of beginning;
having an area of 285984.12 square feet, 6.57 acres

LAND SURVEYOR'S CERTIFICATE

I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

ROSS C. MORRIS, L.S. 1457

STATE OF OKLAHOMA
COUNTY OF _____
SS: _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED. GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF POTTOWATOMIE, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED PLAT IS VESTED IN _____, AN OKLAHOMA CORPORATION, THAT ON THE _____ DAY OF _____, 20____, THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND, OR THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEED ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERALS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____.

FIRST AMERICAN TITLE & TRUST CO.

VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED OR ACTING COUNTY TREASURER OF POTTOWATOMIE COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT CITY OF SHAWNEE, THIS _____ DAY OF _____, 20____.

COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, _____, PLANNING DIRECTOR FOR THE CITY OF SHAWNEE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SHAWNEE PLANNING COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE _____ DAY OF _____, 20____.

PLANNING DIRECTOR

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SHAWNEE, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED. ADOPTED BY THE COUNCIL OF THE CITY OF SHAWNEE, OKLAHOMA THIS _____ DAY OF _____, 20____.

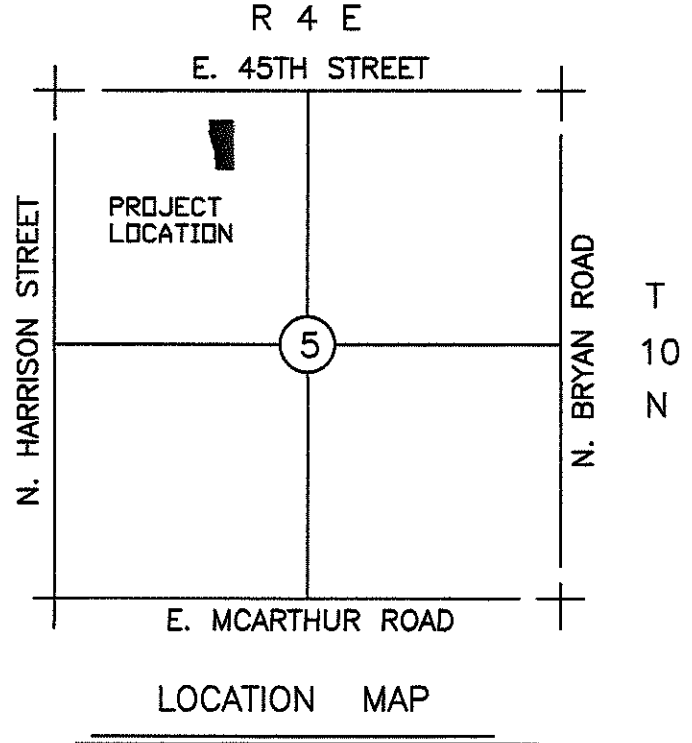
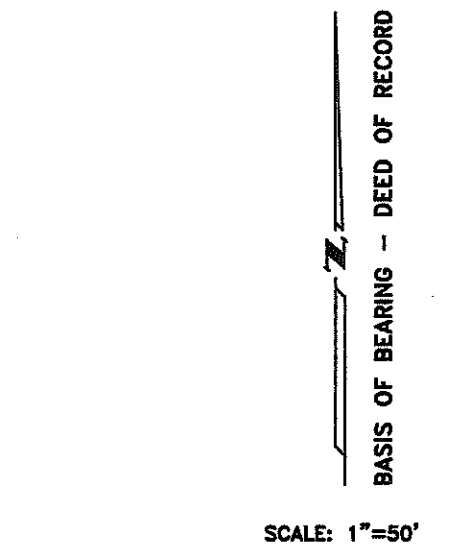
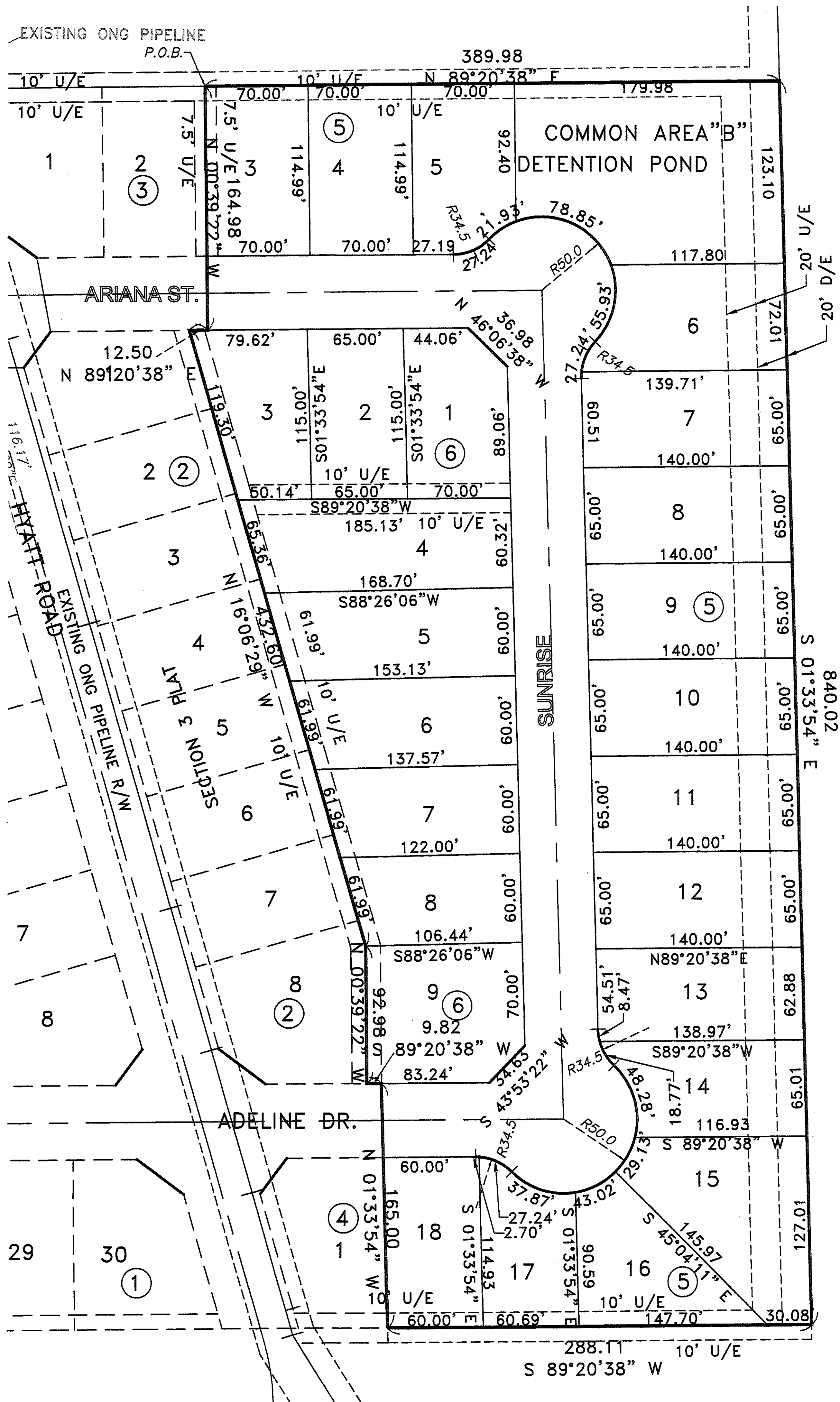
ATTEST:

CITY CLERK MAYOR

CERTIFICATE OF CITY CLERK

I, _____, CITY CLERK OF THE CITY OF SHAWNEE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS _____ DAY OF _____, 20____.

CITY CLERK



LEGEND
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING LINE
NR = NON RADIAL LINE

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

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ALL PROPERTY CORNERS WILL BE 3/8" REBAR WITH L.S. CAP.

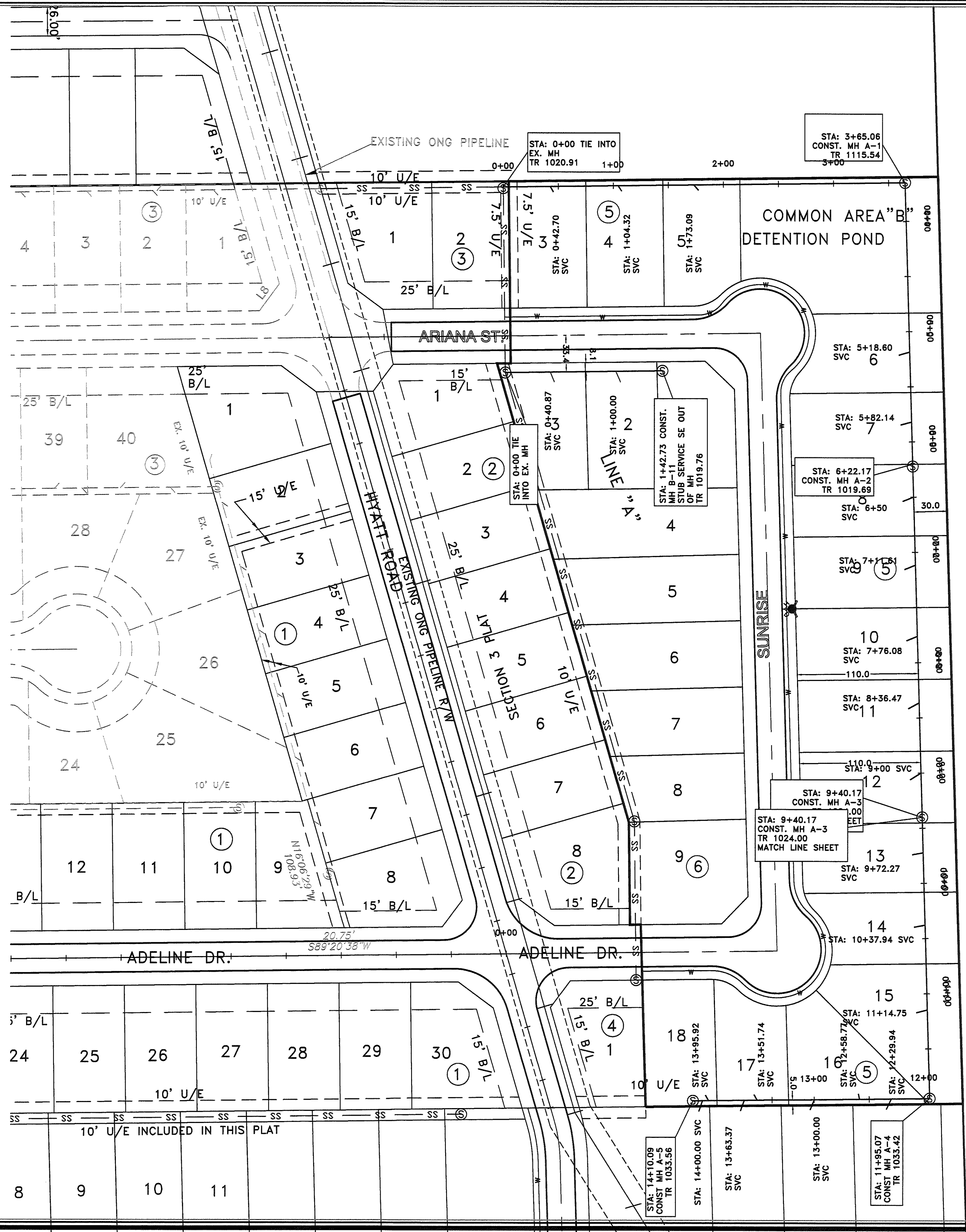
NOTE: ALL UTILITIES SHALL BE LOCATED IN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

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HYATT ADDITION, SEC. 4

MORRIS ENGINEERING AND SURVEYING
617 N.W. 27th STREET
MOORE, OK 73160
(405) 912-2775
(405) 912-2322 FAX
CA 1020, EXP. 6-30-09





CITY OF SHAWNEE

PROJECT LOCATION MAP

LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- OHE OVERHEAD ELECTRIC
- EGS EXISTING GAS SERVICE
- SMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- PP POWER POLE
- GA GUY ANCHOR
- LP LIGHT POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- GM GAS METER
- EM ELECTRIC METER
- TP TELEPHONE PEDESTAL
- MW MONITOR WELL
- S SIGN
- TSP TRAFFIC SIGNAL POLE
- TSB TRAFFIC SIGNAL BOX
- F FENCE
- SIP SET IRON PIN
- FIP FOUND IRON PIN
- B BENCHMARK

GENERAL LAYOUT SHEET

TO SERVE

HYATT ADDITION SEC. 4

BEING A PART OF THE NW1/4, 5-10N-4E, 1M

CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

MORRIS

ENGINEERING AND SURVEYING

www.morrisengineering.com

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(405) 912-2775 OFC (405) 912-2322 FAX

REGISTERED PROFESSIONAL ENGINEER

ROSS C. MORRIS

16837

OKLAHOMA

P.E. EXP. 8-30-20

CA 5548, E.P. 6-30-21

DATE 10-14-19

SIGNATURE

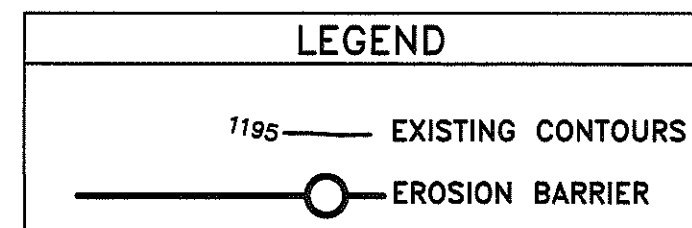
GENERAL LAYOUT SHEET TO SERVE

HYATT ADDITION SECTION 4

HORIZONTAL: 1"=40' VERTICAL: 1"=4'

JOB NO. REF. NO. REF. NO.

SHEET NO. 3 OF 8



TEMPORARY EROSION CONTROL

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION IDENTIFIED ON THE DRAWING.
2. ERECT PERIMETER EROSION CONTROL FENCE PRIOR TO COMMENCING GRADING OPERATIONS.

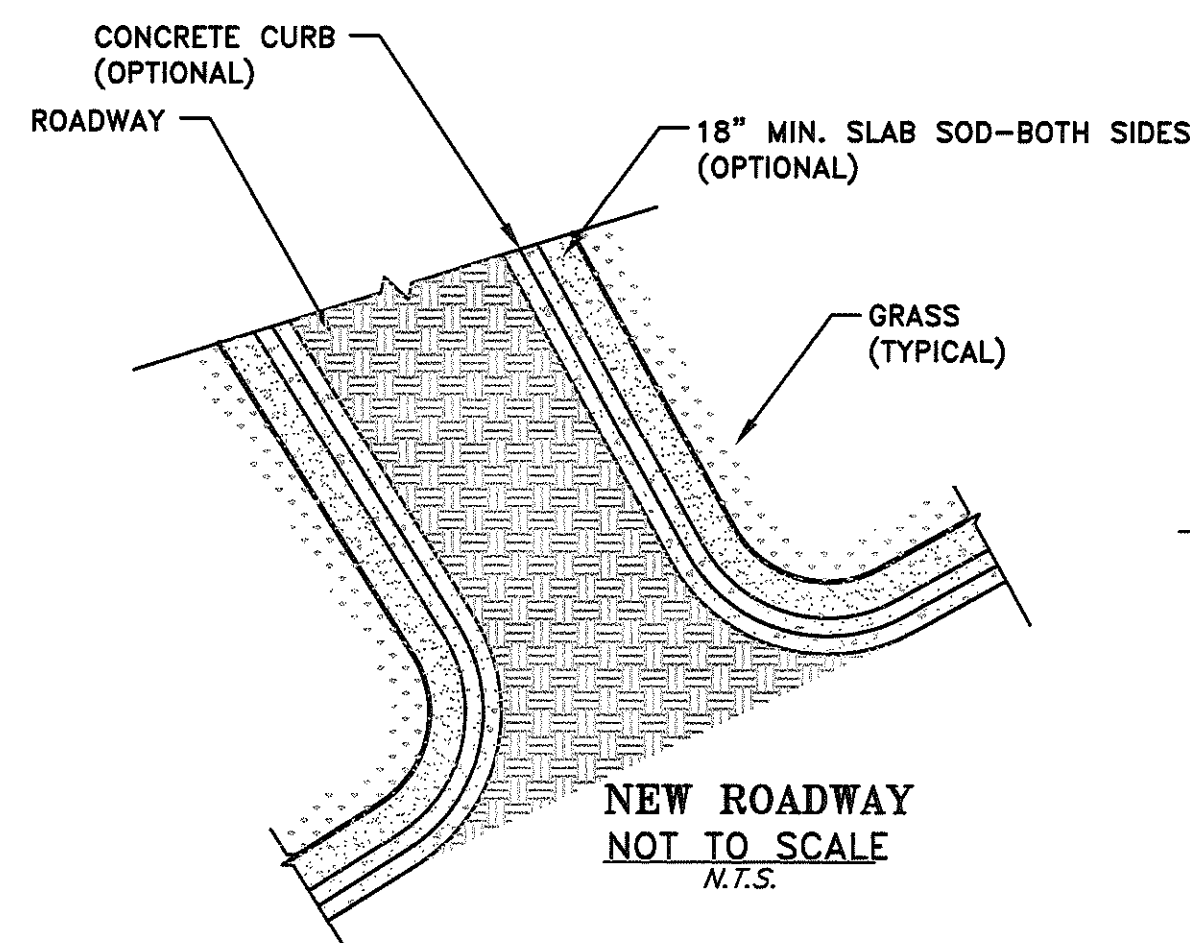
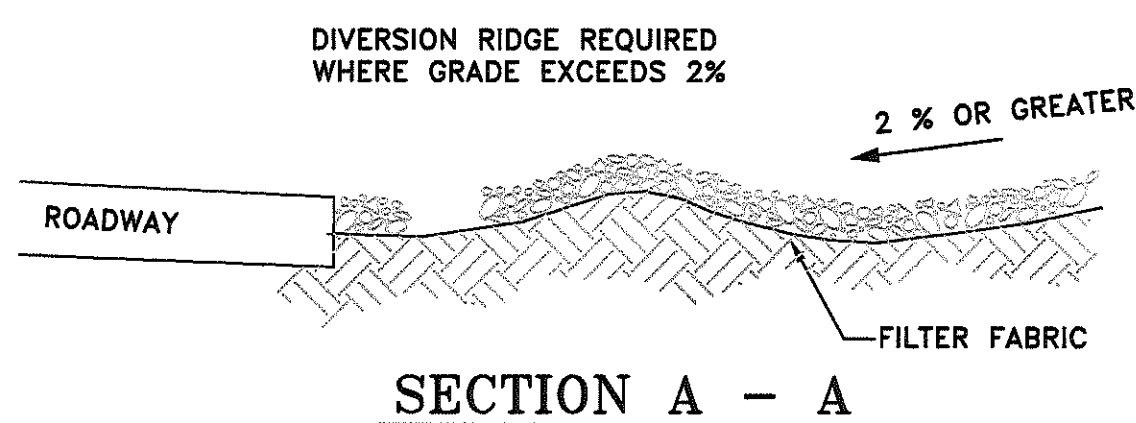
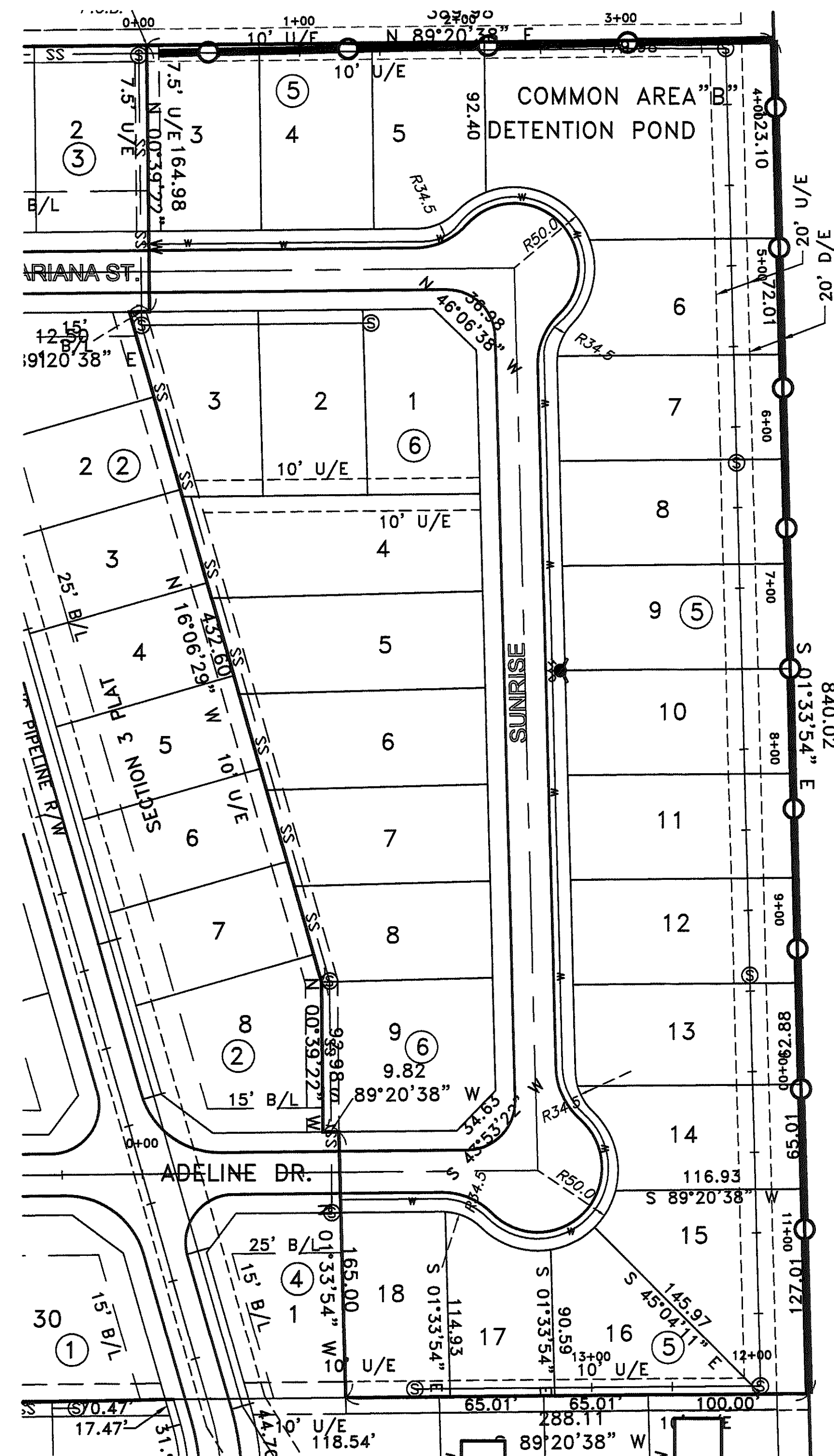
PERMANENT EROSION CONTROL

1. SLAB SOD TO BE INSTALL ALONG THE EDGE OF THE CONCRETE LINER, AS PER STANDARD DETAIL.
2. SLAB SOD TO BE PLACED BACK OF ALL CURBS ALONG STREETS AND CONCRETE FLUMES.
3. ENTIRE DISTURBED AREAS TO BE STABILIZED BY SEEDING OR MULCH NO LATER THAN 14 DAYS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

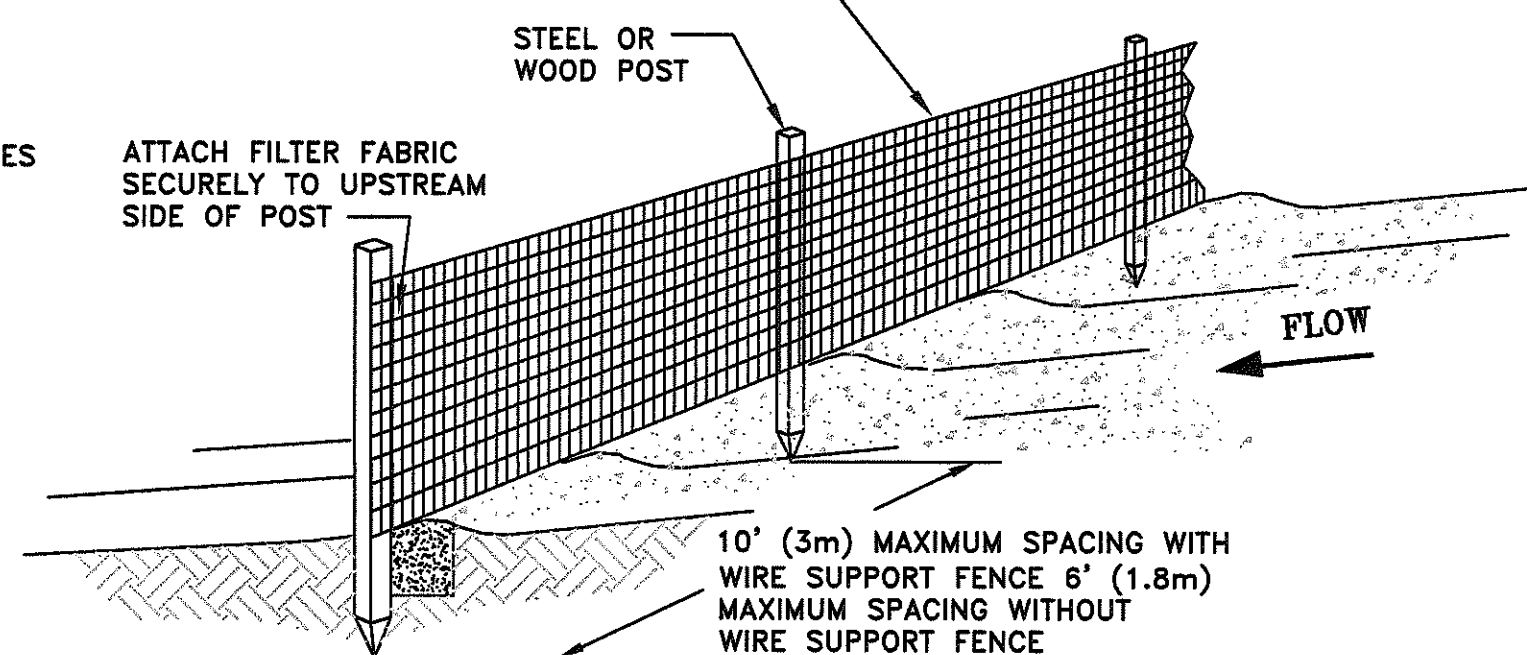
NOTE: EROSION BARRIER MAY INCLUDE SILT FENCE, SILT FENCE W/HAY BALES, OR 50 FT. ESTABLISHED VEGETATIVE BARRIER.

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

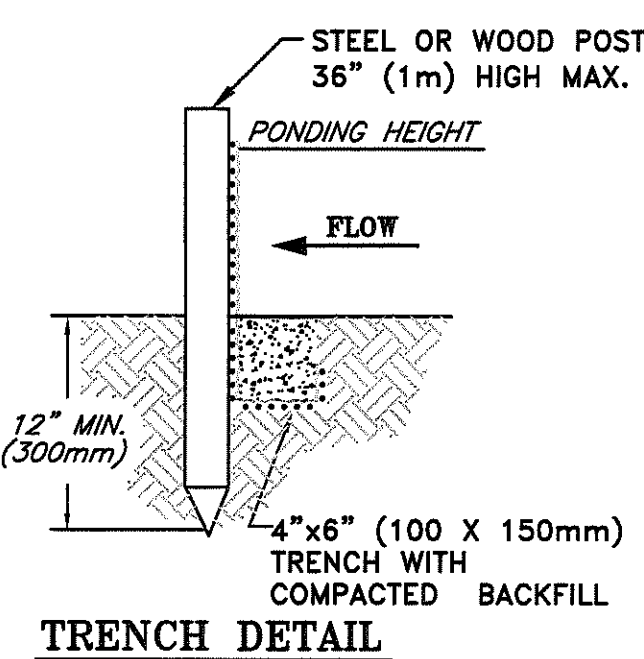


EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT

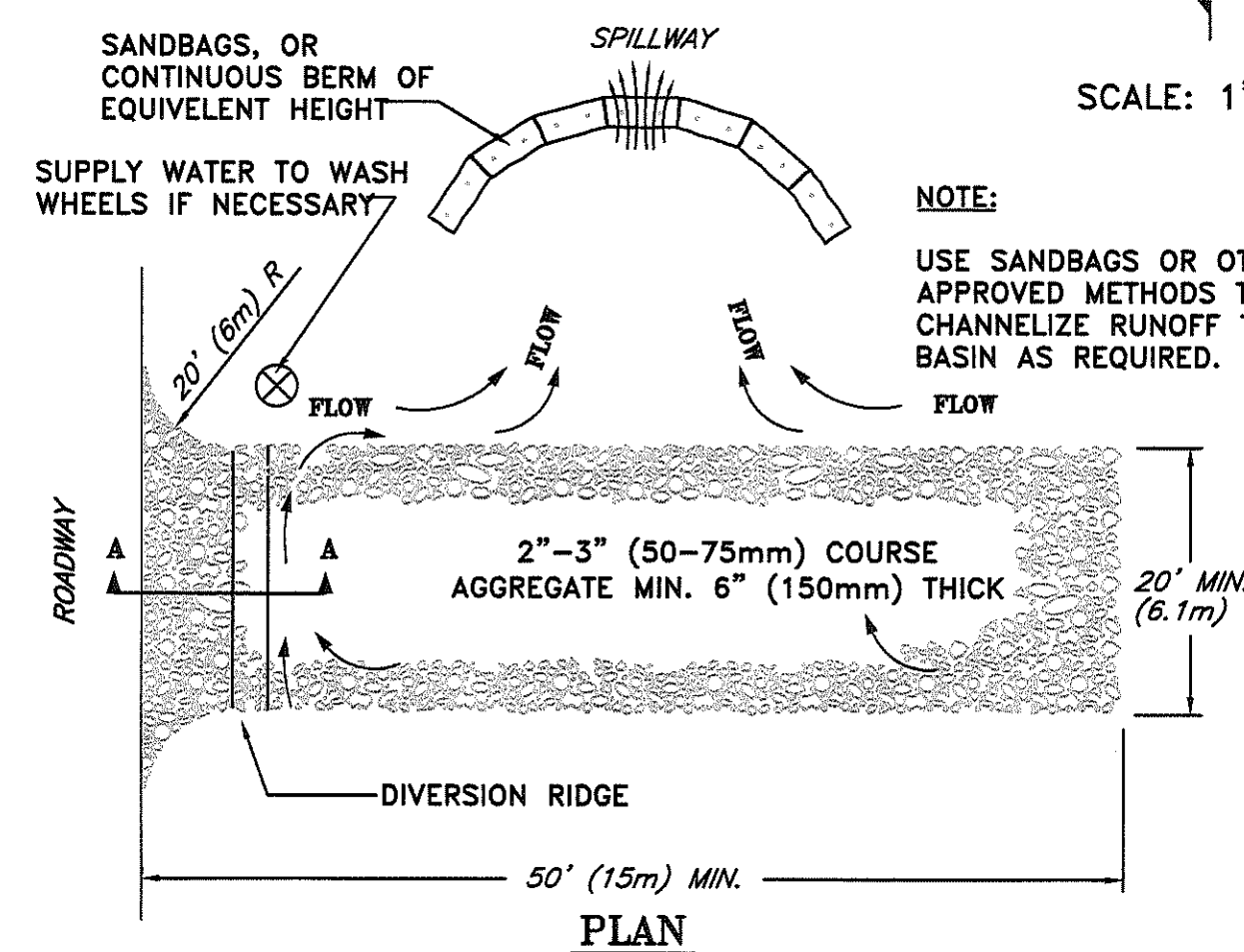
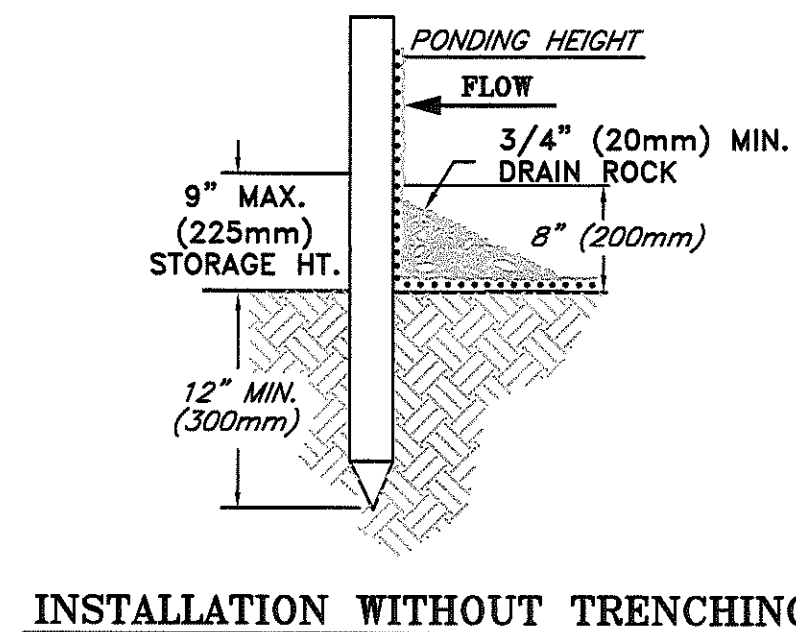


NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

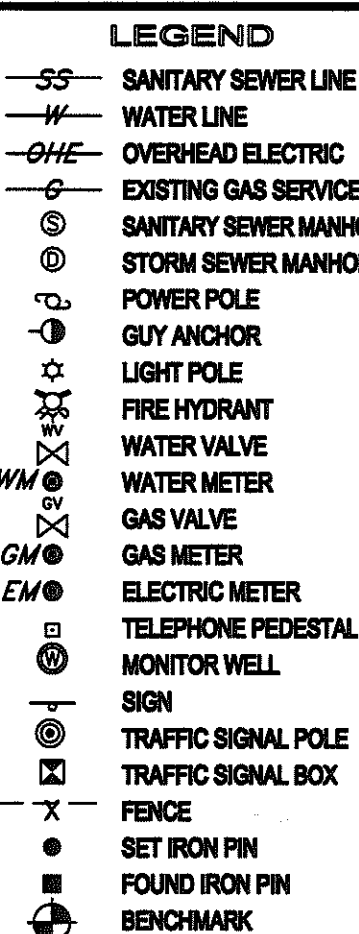
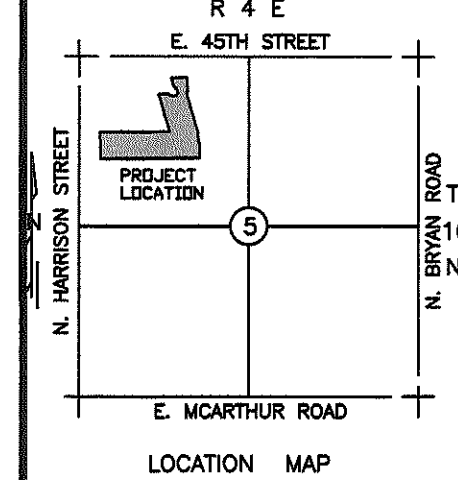


NOTE
EROSION CONTROL PROVIDED IS A MINIMAL STANDARD. THIS PLAN CAN BE MODIFIED TO PROVIDE ADDITIONAL EROSION CONTROL AS NEEDED.



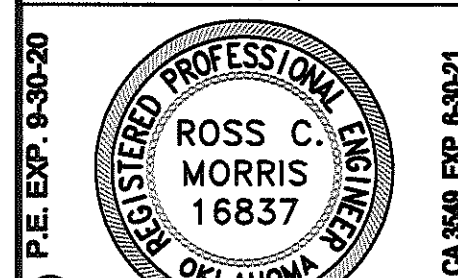
SCALE: 1"=50'

CITY OF SHAWNEE



MINIMUM EROSION CONTROL
TO SERVE
HYATT ADDITION SEC. 4
BEING A PART OF THE NW4, S-10N-4E, 1M
CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

MORRIS
ENGINEERING AND SURVEYING
www.morrisengineering.com
817 N.W. 27TH ST. MOORE, OK 73160
(405) 912-2775 OFC (405) 912-2322 FAX



P.E. EXP. 8-30-20

DATE: 10-14-19

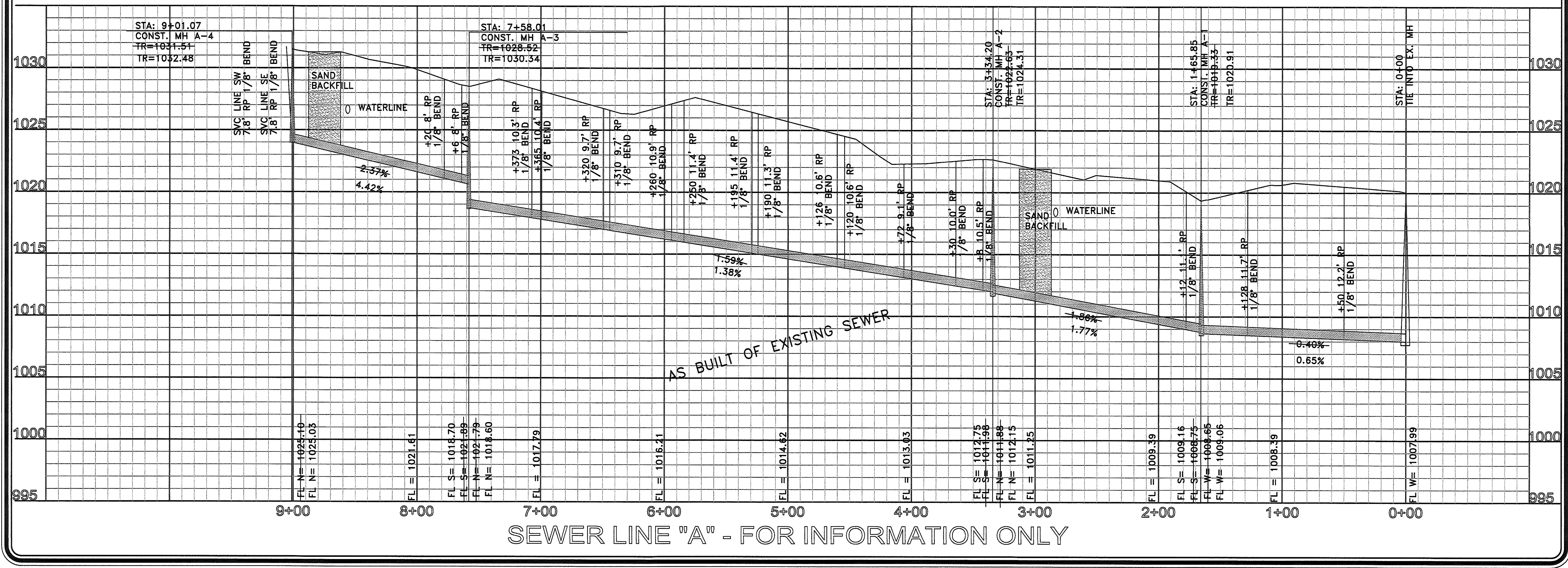
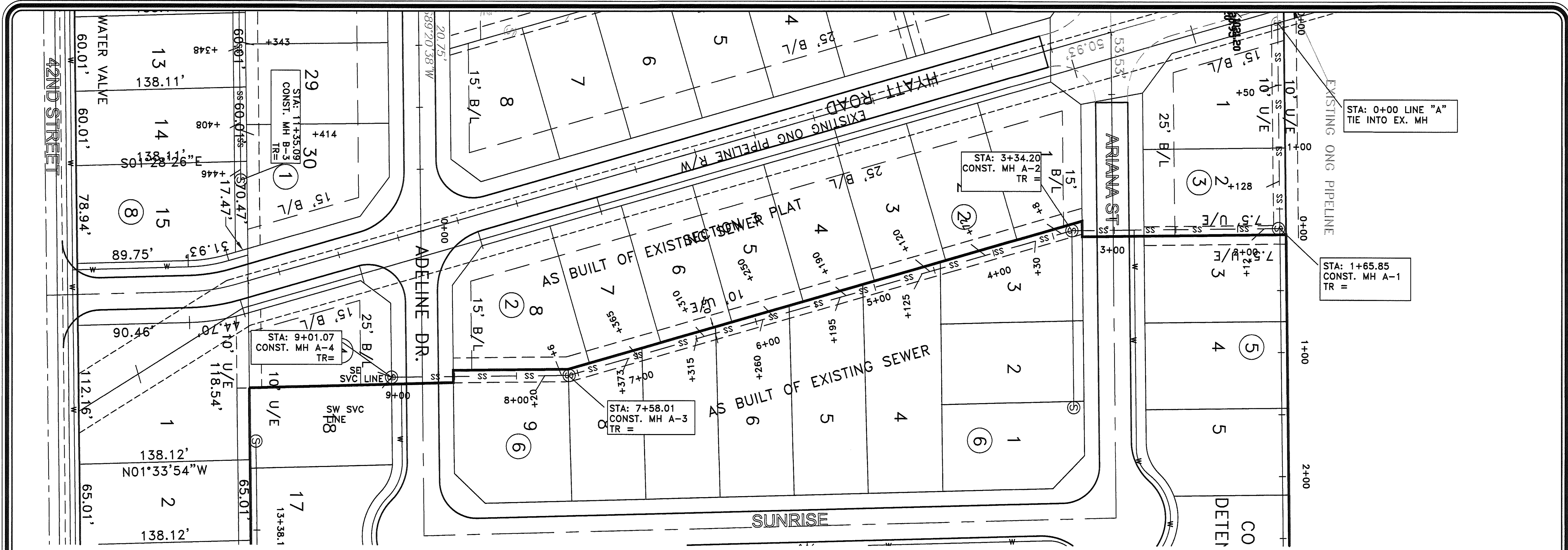
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MINIMUM EROSION CONTROL
TO SERVE
HYATT ADDITION
SECTION 4

HORIZONTAL: 1"=50' VERTICAL: 1"=50'

JOB NO. X

SHEET NO. 4 OF 8



CITY OF SHAWNEE

R 4 E

E 45TH STREET

N. HARRISON STREET

E. MCARTHUR ROAD

N. BRYAN ROAD

PROJECT LOCATION

LOCATION MAP

LEGEND

SS

 SANITARY SEWER LINE

W

 WATER LINE

OHE

 OVERHEAD ELECTRIC

EGS

 EXISTING GAS SERVICE

SMH

 SANITARY SEWER MANHOLE

STMH

 STORM SEWER MANHOLE

PP

 POWER POLE

GA

 GUY ANCHOR

LP

 LIGHT POLE

FH

 FIRE HYDRANT

WV

 WATER VALVE

WM

 WATER METER

GM

 GAS METER

EM

 ELECTRIC METER

TEP

 TELEPHONE PEDESTAL

MW

 MONITOR WELL

S

 SIGN

TSP

 TRAFFIC SIGNAL POLE

TSB

 TRAFFIC SIGNAL BOX

F

 FENCE

SIP

 SET IRON PIN

FIP

 FOUND IRON PIN

B

 BENCHMARK

SANITARY SEWER PLANS

TO SERVE

HYATT ADDITION SEC. 3

BEING A PART OF THE NW 1/4, 5-10N-4E, 10M

CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

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P.E. EXP. 8-30-14

REGISTERED PROFESSIONAL

ROSS C. MORRIS

16837

OKLAHOMA

CA 5540, EXP. 5-31-13

DATE

2-25-13

SIGNATURE

SANITARY SEWER PLANS

TO SERVE

HYATT ADDITION

SECTION 3

HORIZONTAL: 1"=40'

VERTICAL: 1"=4'

JOB NO.

REF. NO.

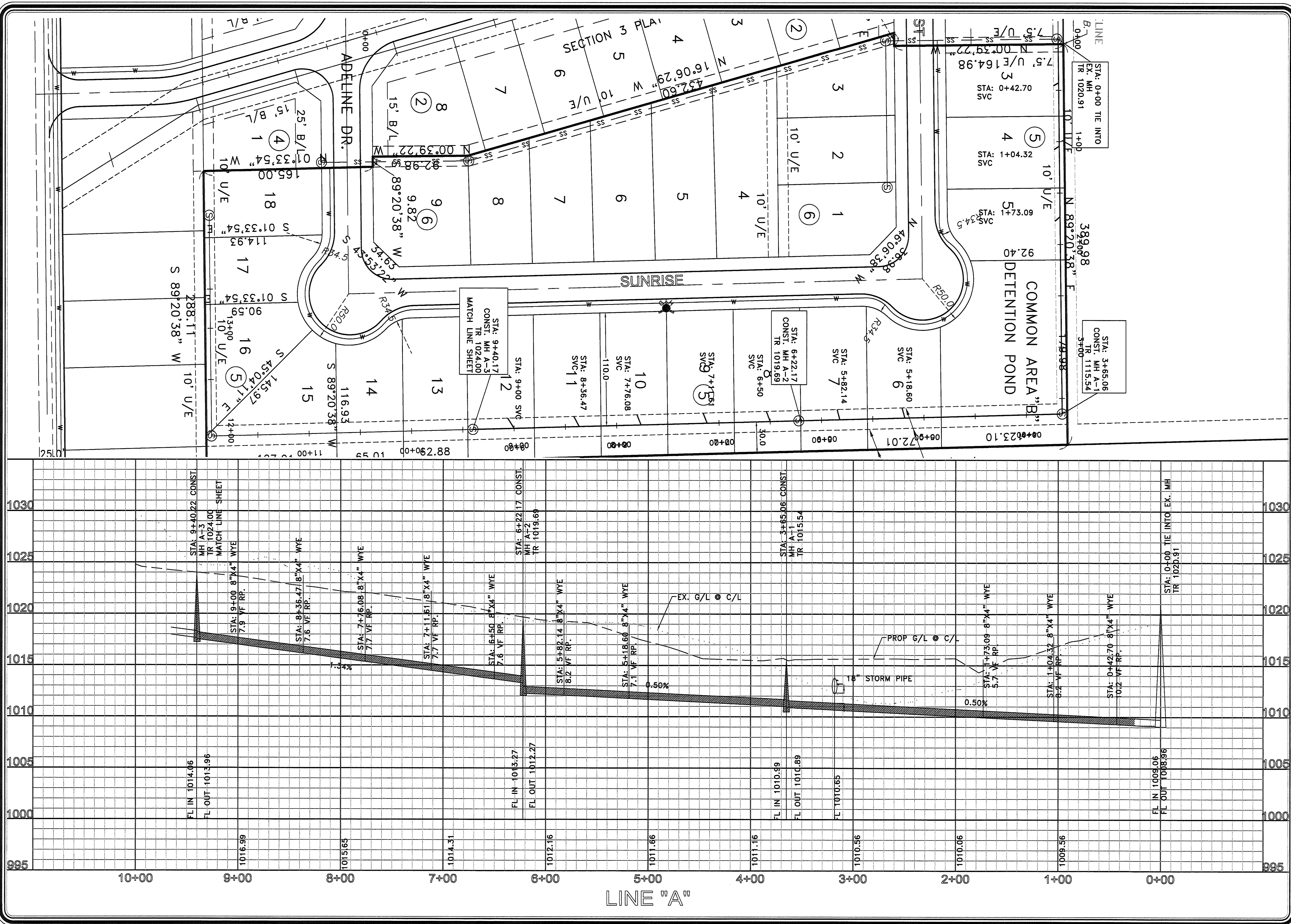
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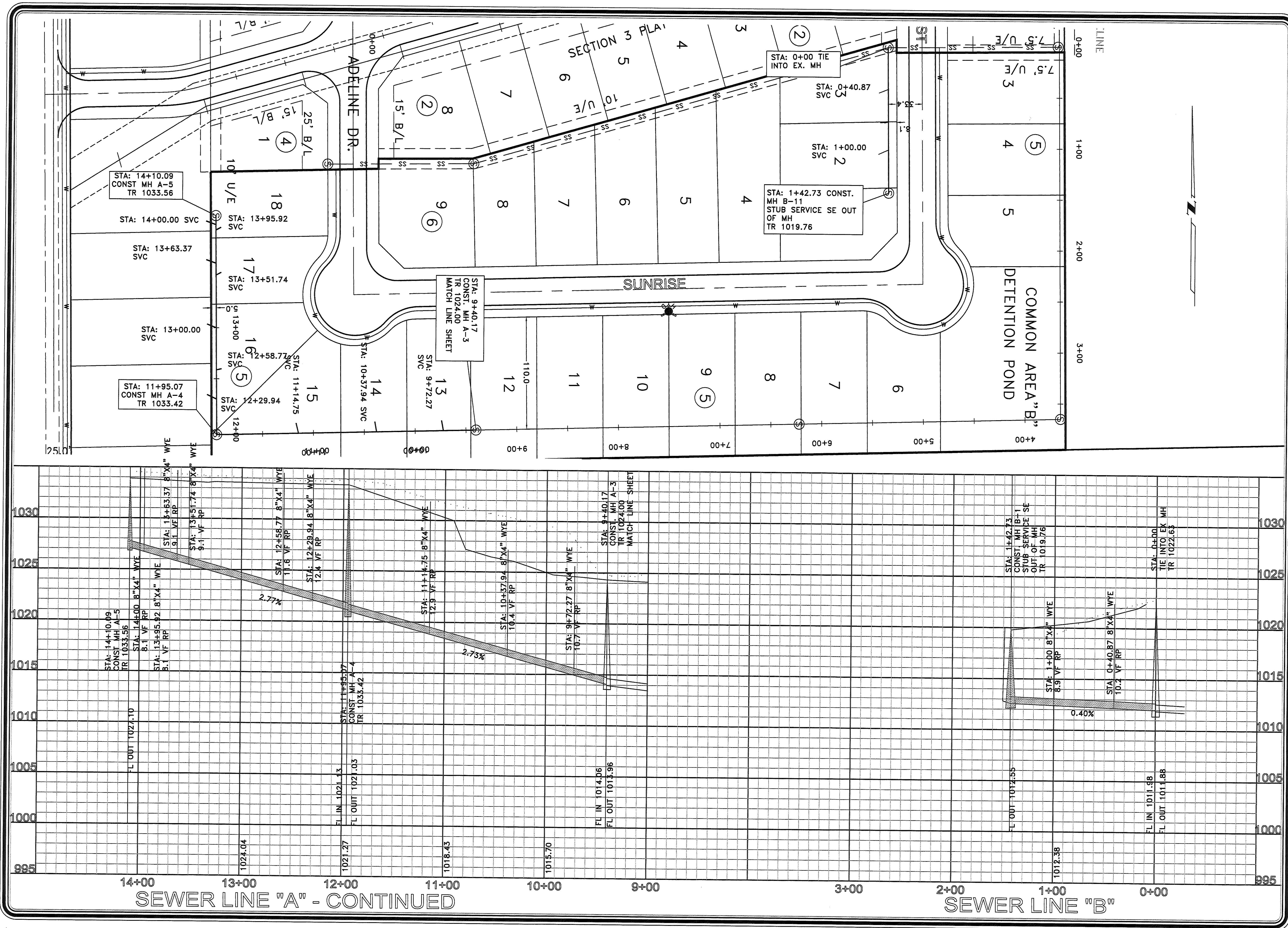
SHEET NO. 5 OF 8

AS-BUILT Sec. 3

Sewer Line

183





FINAL PLAT of
HYATT ADDITION, SEC. 4
A PART OF THE NW/4, SEC. 5, T10N, R4E, I.M.
CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT, HYATT DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS, OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSION FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE. AFTER INITIAL INSTALLATION OF ELECTRIC, TELEPHONE, CABLE, AND GAS LINES, ANY DUPLICATE LINES, INCLUDING TRANSFORMERS AND PEDESTALS, MUST BE INSTALLED COMPLETELY UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____, COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

STATE OF OKLAHOMA
COUNTY OF _____
SS: _____
RICHARD WHITECOTTON, MEMBER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED RICHARD WHITECOTTON OF HYATT DEVELOPMENT, LLC., TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 5, TOWNSHIP 10 NORTH (T10N), RANGE 4 EAST (R4E) OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 2 BLOCK 3, OF SECTION 3 OH HYATT ADDITION, A PLAT FILED IN DOCUMENT #201500012728 POTTOWATOMIE COUNTY, OKLAHOMA
thence N 89°20'38" E a distance of 389.98';
thence S 01°33'54" E a distance of 840.02';
thence S 89°20'38" W a distance of 288.11';
thence N 01°33'54" W a distance of 165.00';
thence S 89°20'38" W a distance of 9.82';
thence N 00°39'22" W a distance of 92.98';
thence N 16°06'29" W a distance of 432.60';
thence N 89°20'38" E a distance of 12.50';
thence N 00°39'22" W a distance of 164.98';
which is the point of beginning,
having an area of 285984.12 square feet, 6.57 acres

LAND SURVEYOR'S CERTIFICATE

I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

STATE OF OKLAHOMA
COUNTY OF _____
SS: _____
ROSS C. MORRIS, L.S. 1457

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED. GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF POTTOWATOMIE, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED PLAT IS VESTED IN _____, AN OKLAHOMA CORPORATION, THAT ON THE _____ DAY OF _____, 20____, THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND, OR THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEED ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERALS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____.

FIRST AMERICAN TITLE & TRUST CO.

VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED OR ACTING COUNTY TREASURER OF POTTOWATOMIE COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT CITY OF SHAWNEE, THIS _____ DAY OF _____, 20____.

COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, _____, PLANNING DIRECTOR FOR THE CITY OF SHAWNEE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SHAWNEE PLANNING COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE _____ DAY OF _____, 20____.

PLANNING DIRECTOR

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SHAWNEE, OKLAHOMA, THAT THE DE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED. ADOPTED BY THE COUNCIL OF THE CITY OF SHAWNEE, OKLAHOMA THIS _____ DAY OF _____, 20____.

ATTEST:

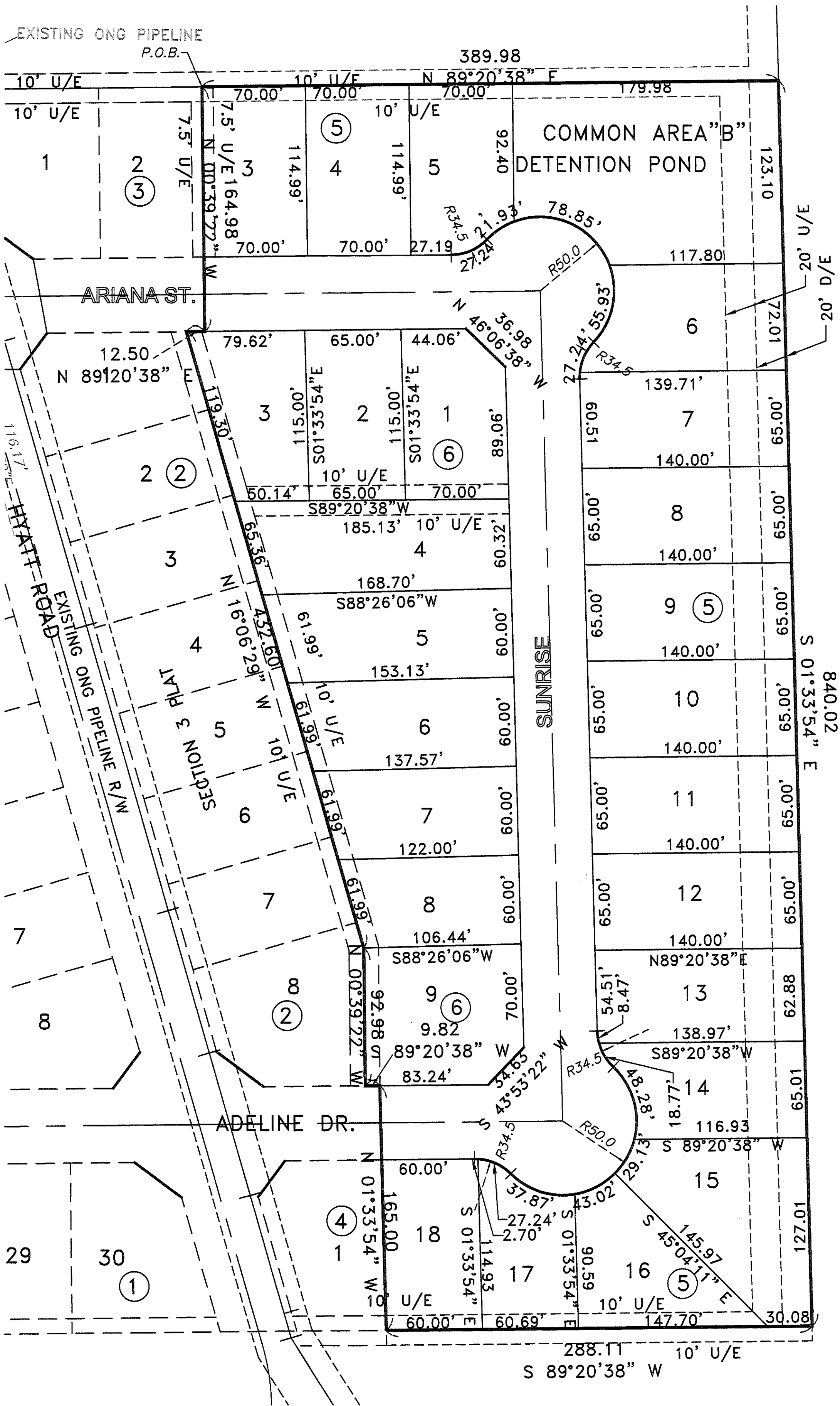
CITY CLERK

MAYOR

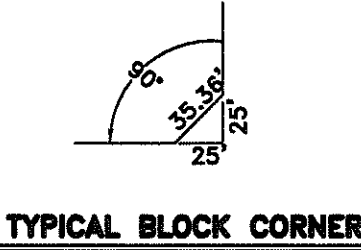
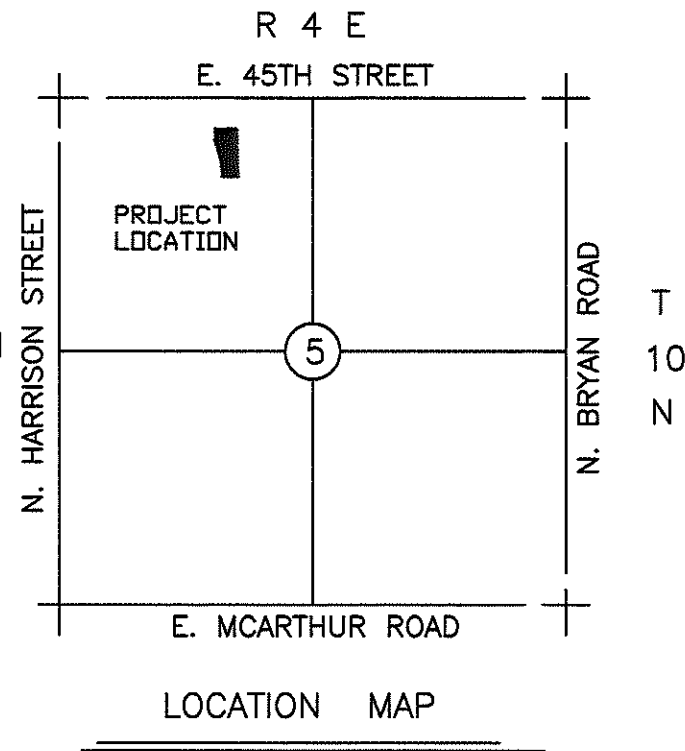
CERTIFICATE OF CITY CLERK

I, _____, CITY CLERK OF THE CITY OF SHAWNEE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS _____ DAY OF _____, 20____.

CITY CLERK



SCALE: 1"=50'
BASIS OF BEARING - DEED OF RECORD
N
Z



LEGEND

U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING LINE
NR = NON RADIAL LINE

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

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HYATT ADDITION, SEC. 4



617 N.W. 27th STREET
MOORE, OK 73160
(405) 912-2775
(405) 912-2322 FAX
CA 1020, EXP. 6-30-09

JOB NO. _____

	SANITARY SEWER LINE
	WATER LINE
	OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	POWER POLE
	GUY ANCHOR
	LIGHT POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS VALVE
	GAS METER
	ELECTRIC METER
	TELEPHONE PEDESTAL
	MONITOR WELL
	SIGN
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX
	FENCE
	SET IRON PIN
	FOUND IRON PIN
	BENCHMARK



MORRIS
ENGINEERING AND SURVEYING

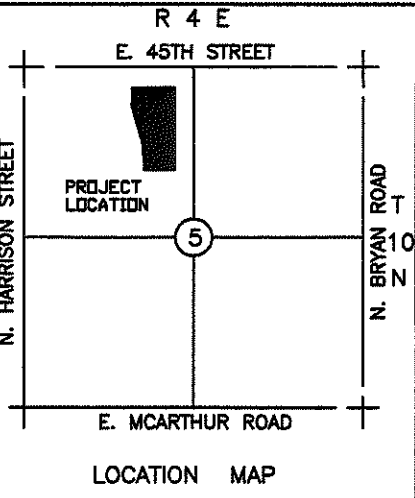
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617 N.W. 27TH ST. MOORE, OK 73160
(405) 912-2775 OFC (405) 912-2322 FAX

P.E. EXP. 9-30-20

REGISTERED PROFESSIONAL ENGINEER
ROSS C. MORRIS
16837
OKLAHOMA

DATE	10-17-19	
SIGNATURE		
WATER GENERAL LAYOUT TO SERVE HYATT ADDITION SECTION 4		
HORIZONTAL: 1"=40'		VERTICAL: 1"=4'
JOB NO.	REF. NO.	REF. NO.
SHEET NO. 3		OF 7





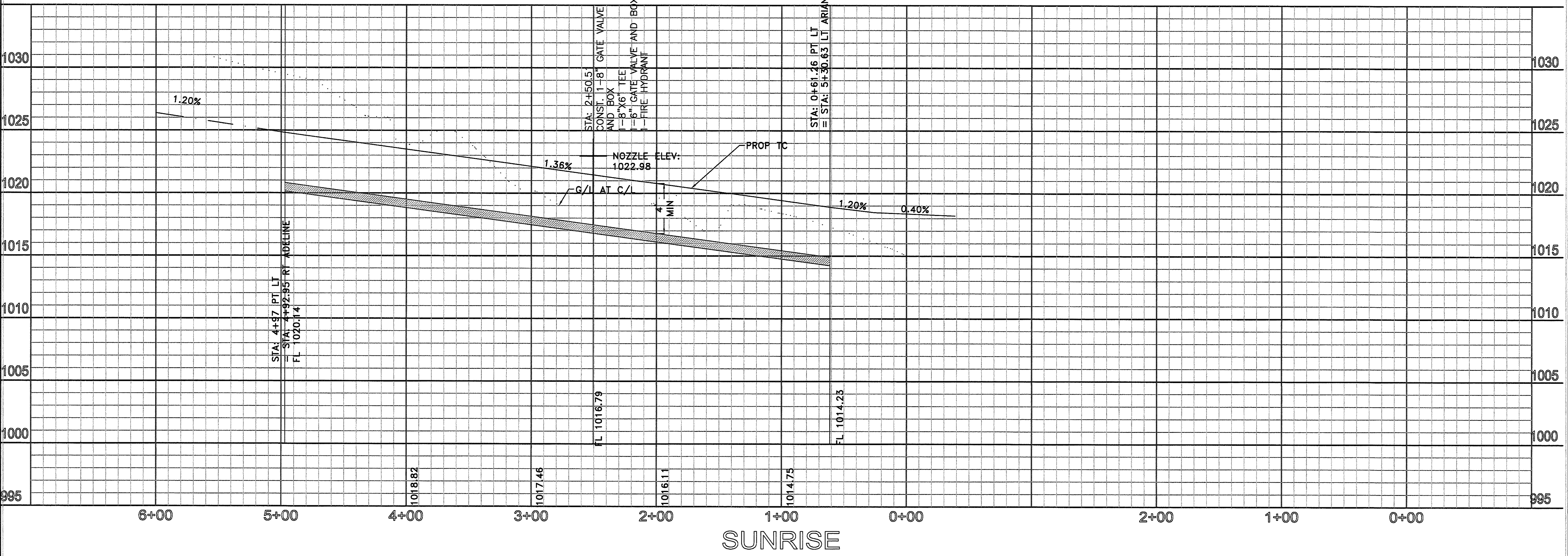
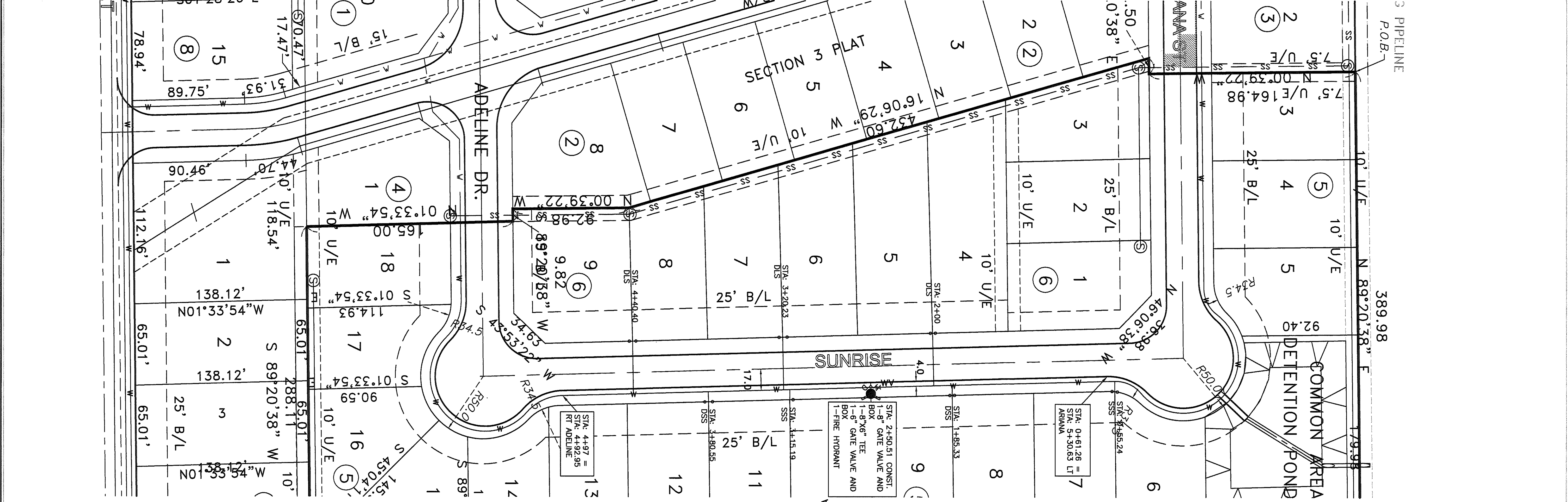
- LEGEND
- SS SANITARY SEWER LINE
 - W WATER LINE
 - OHE OVERHEAD ELECTRIC
 - EXISTING GAS SERVICE
 - SS SANITARY SEWER MANHOLE
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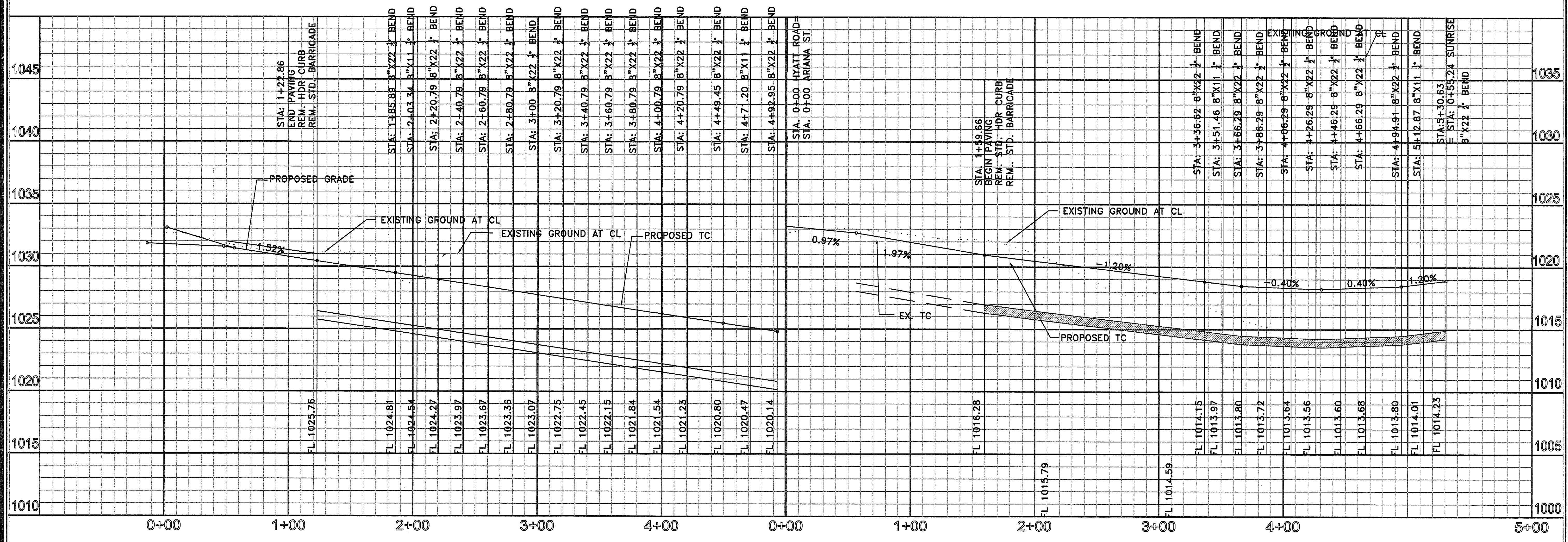
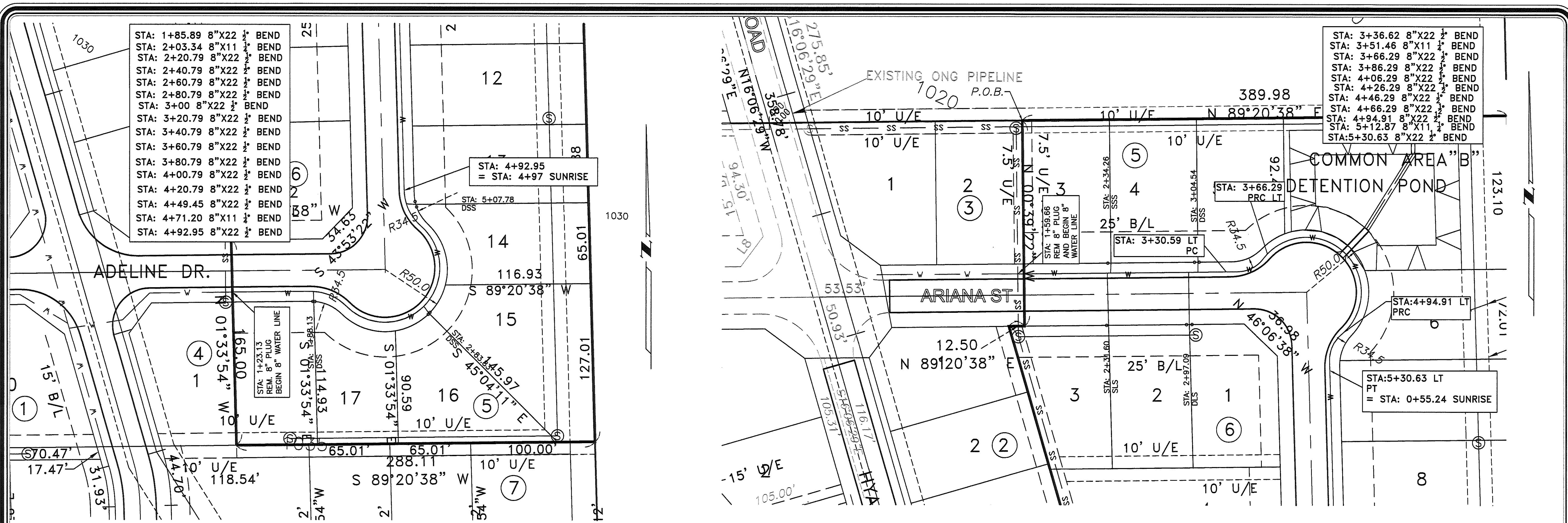
WATER PLANS
TO SERVE
HYATT ADDITION SEC. 4
BEING A PART OF THE NW1/4, 5-10N-4E, 1M
CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

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www.morrisengineering.com
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(405) 912-2775 OFC (405) 912-2822 FAX



DATE 10-17-19
SIGNATURE [Signature]
WATER PLANS TO SERVE
HYATT ADDITION SECTION 4
HORIZONTAL: 1"=40' VERTICAL: 1"=4'
JOB NO. REF. NO. REF. NO.
SHEET NO. 4 OF 7





CITY OF SHAWNEE

LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- OWE OVERHEAD ELECTRIC
- EXISTING GAS SERVICE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- POWER POLE
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- TRAFFIC SIGNAL BOX
- FENCE
- SET IRON PIN
- FOUND IRON PIN
- BENCHMARK

WATER PLANS

TO SERVE

HYATT ADDITION SEC. 3

BEING A PART OF THE NW/4, 5-10N-4E, 1M

CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

www.morrisengineering.com
617 NW 27TH ST. MOORE, OK 73160
(405) 912-2775 OFC (405) 912-2372 FAX

P.E. EXP. 9-30-20

DATE 10-17-19

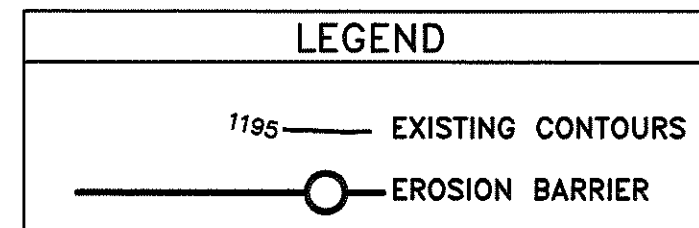
SIGNATURE

WATER PLANS
TO SERVE
HYATT ADDITION
SECTION 4

HORIZONTAL: 1"=40' VERTICAL: 1"=4'

JOB NO. REF. NO. REF. NO.

SHEET NO. 5 OF 7



TEMPORARY EROSION CONTROL

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION IDENTIFIED ON THE DRAWING.

2. ERECT PERIMETER EROSION CONTROL FENCE PRIOR TO COMMENCING GRADING OPERATIONS.

PERMANENT EROSION CONTROL

1. SLAB SOD TO BE INSTALL ALONG THE EDGE OF THE CONCRETE LINER, AS PER STANDARD DETAIL.

2. SLAB SOD TO BE PLACED BACK OF ALL CURBS ALONG STREETS AND CONCRETE FLUMES.

3. ENTIRE DISTURBED AREAS TO BE STABILIZED BY SEEDING OR MULCH NO LATER THAN 14 DAYS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

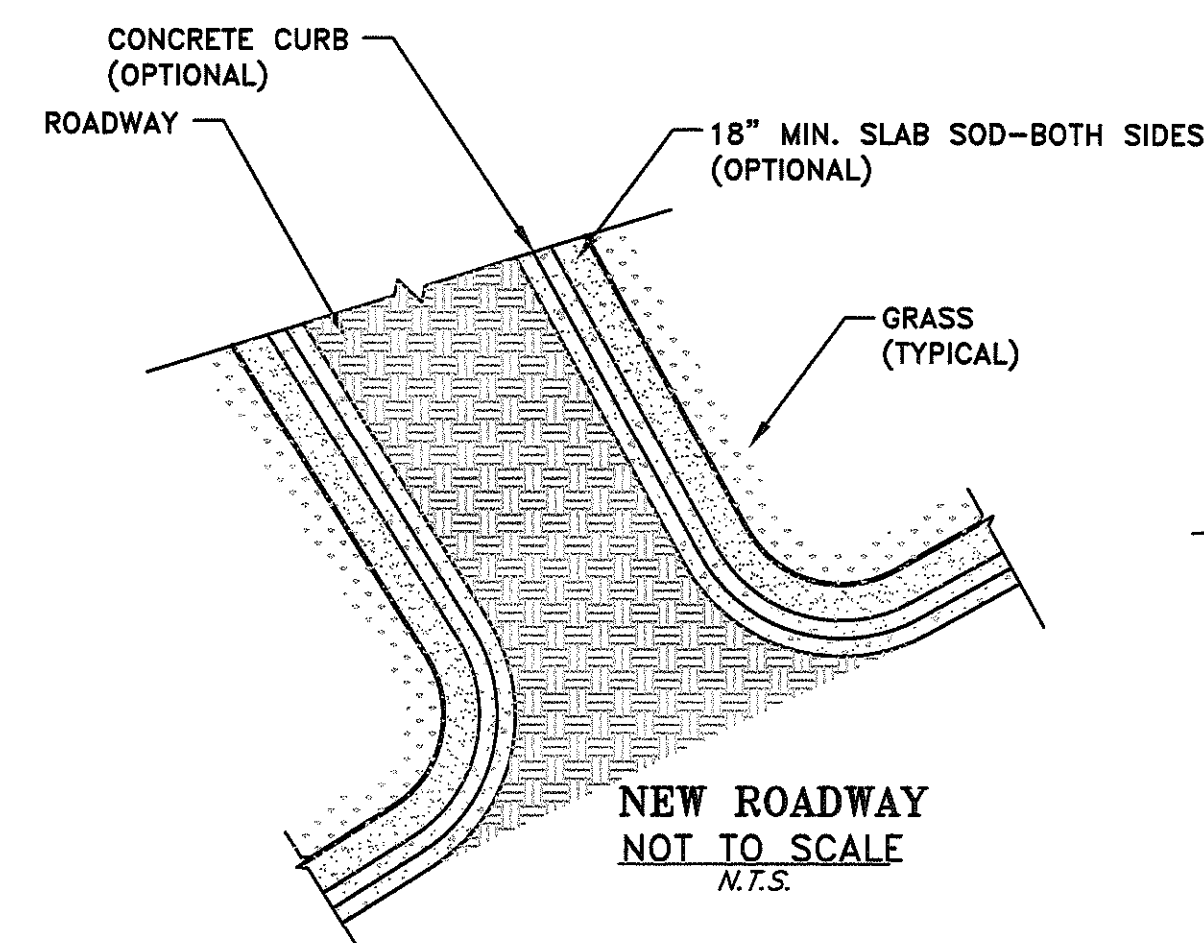
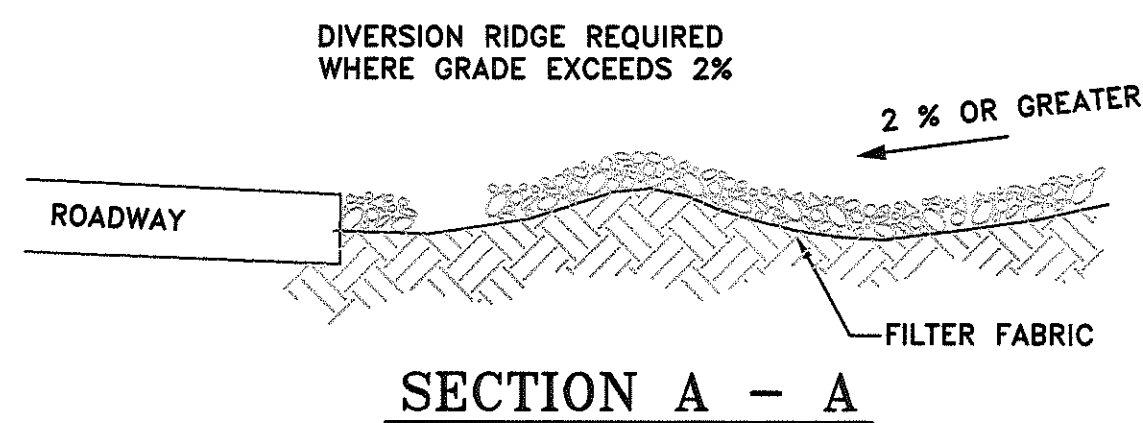
NOTE: EROSION BARRIER MAY INCLUDE SILT FENCE, SILT FENCE W/HAY BALES, OR 50 FT. ESTABLISHED VEGETATIVE BARRIER.

NOTES:

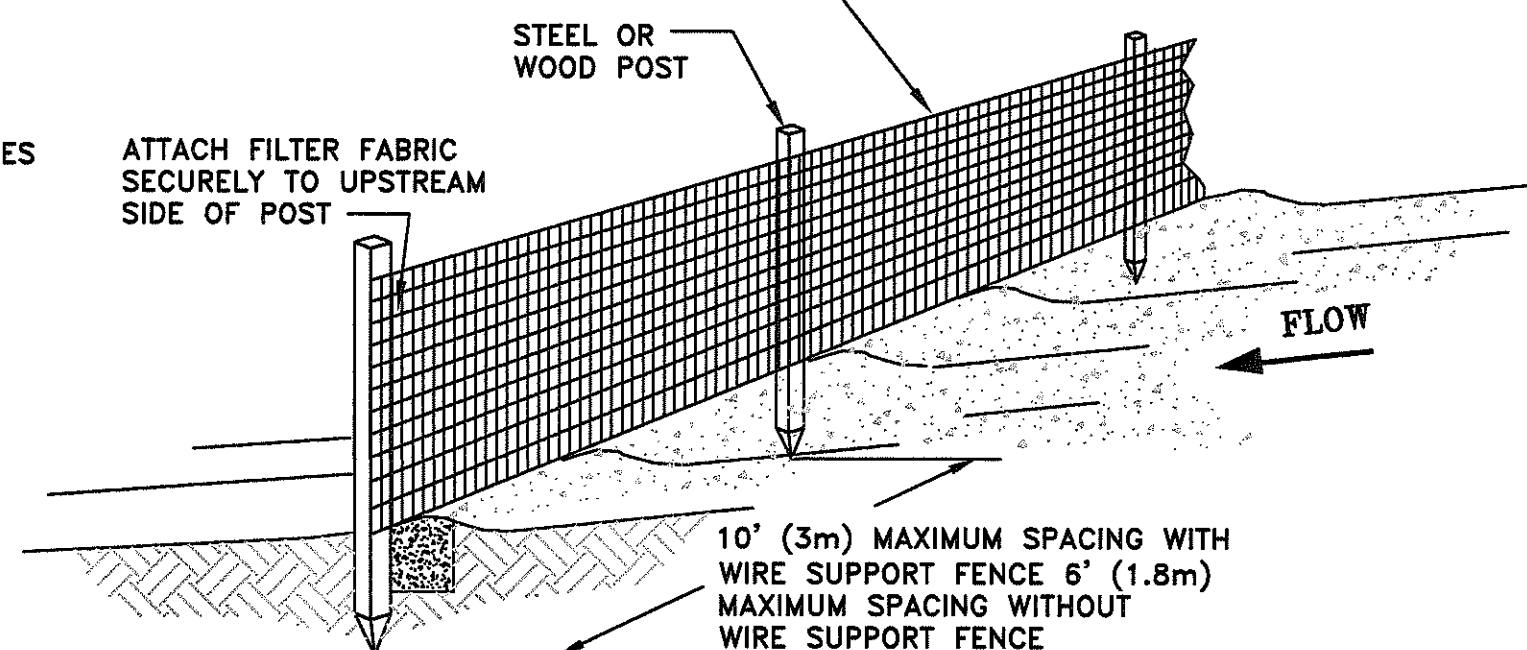
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

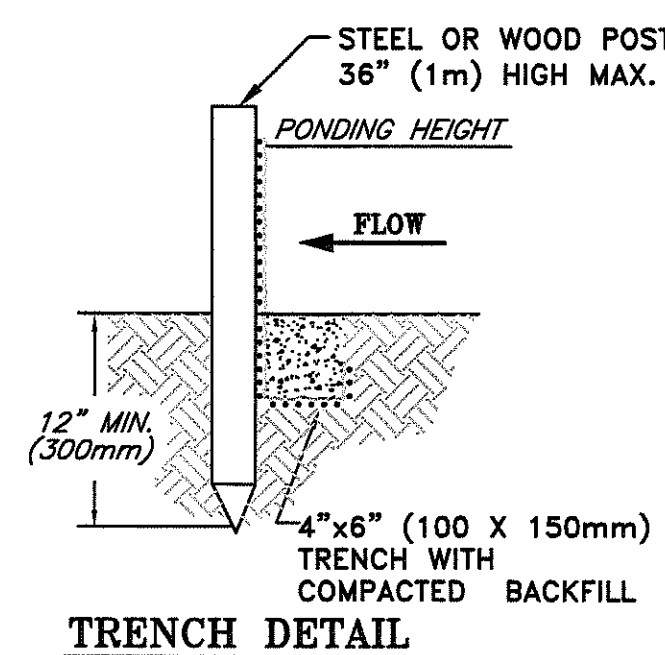


EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT

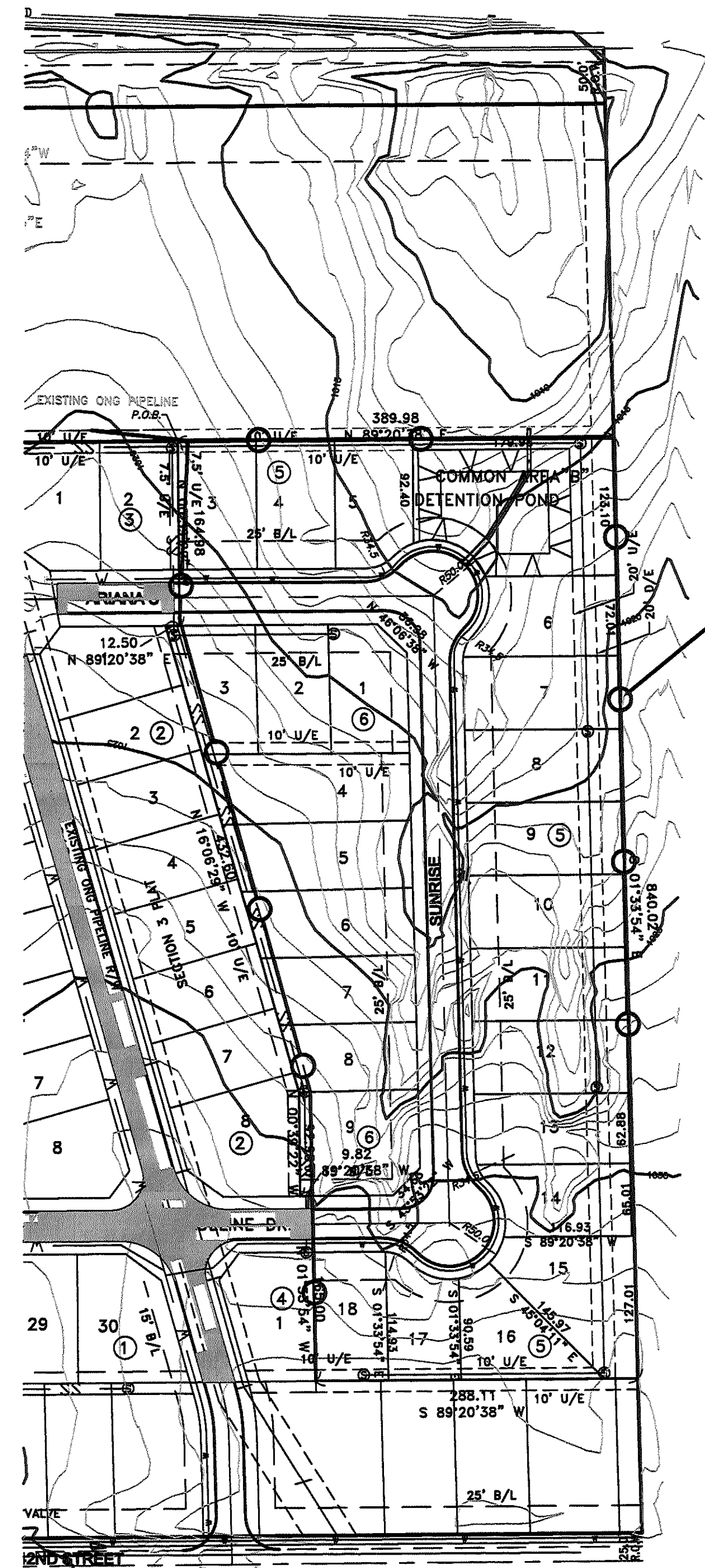
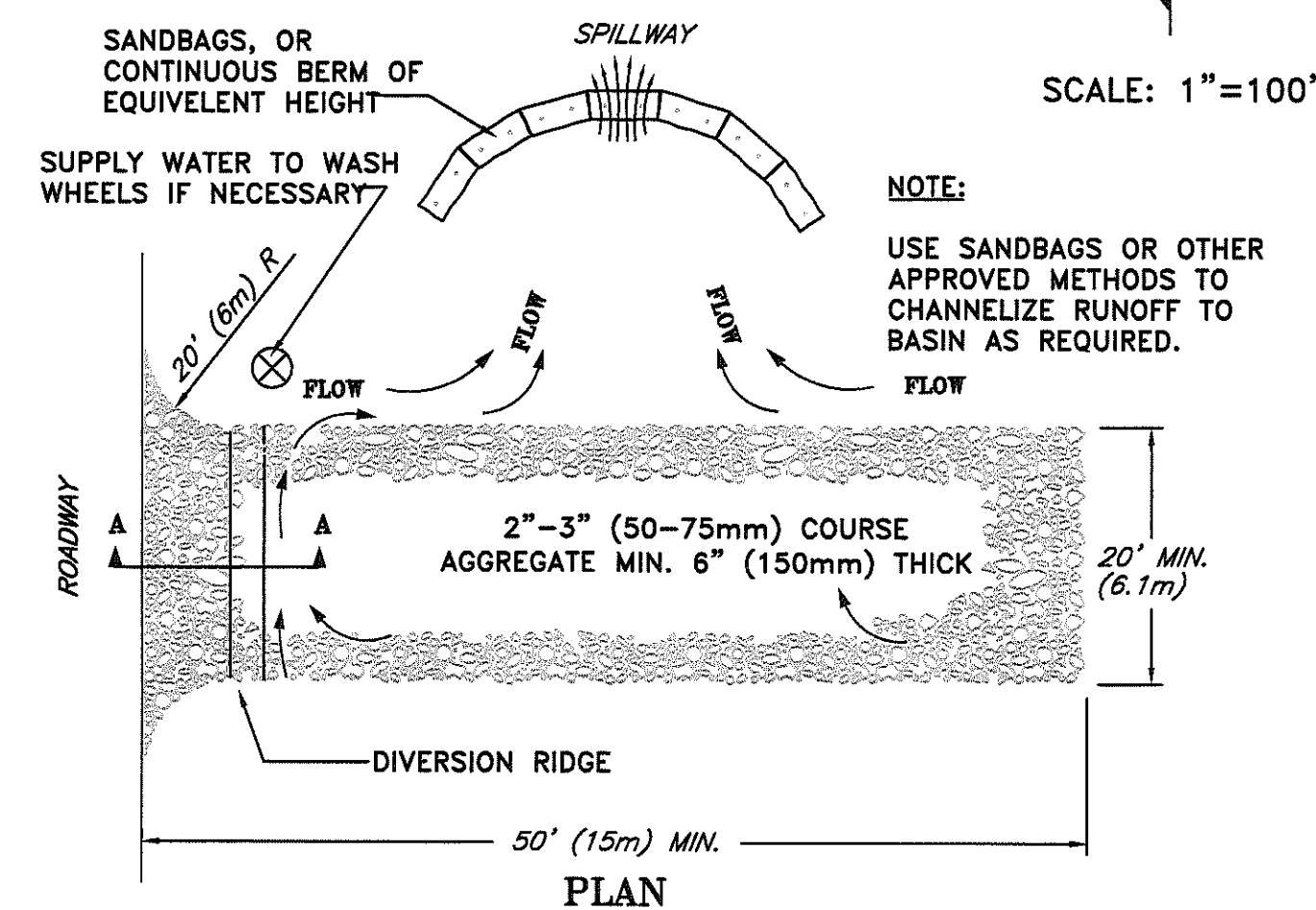
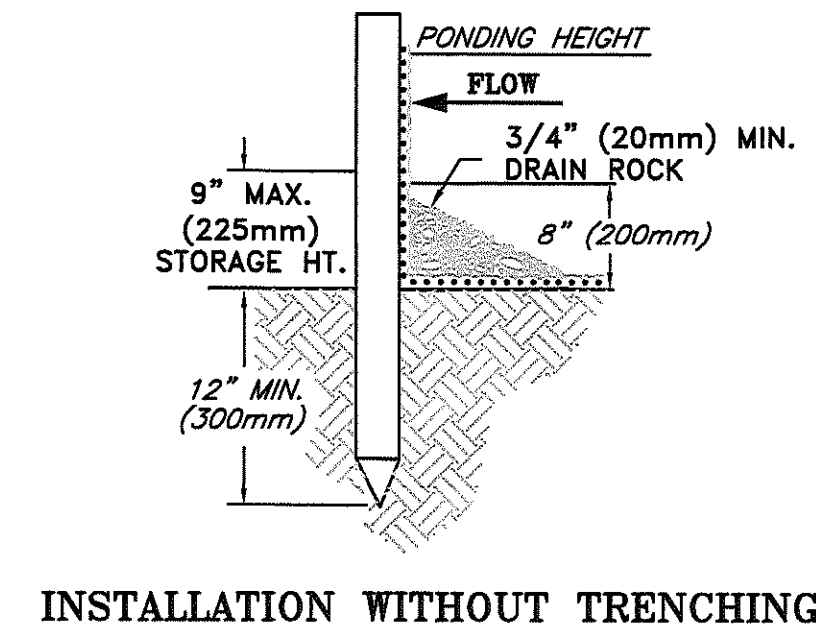


NOTES:

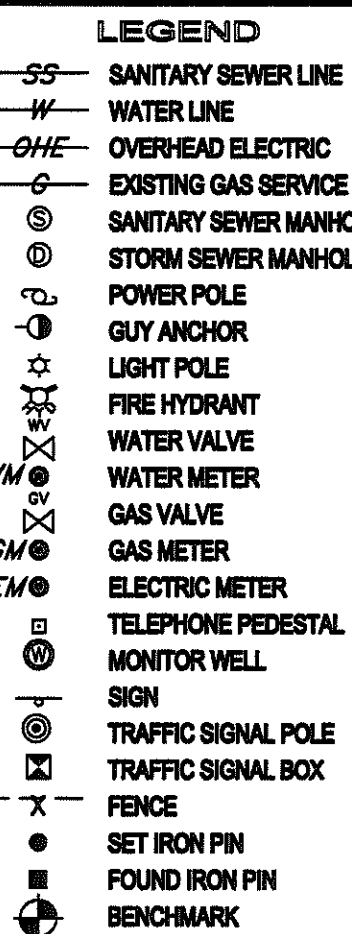
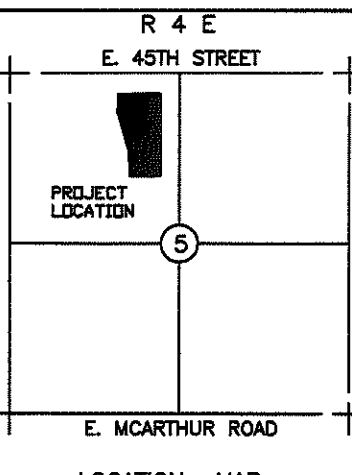
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



NOTE
EROSION CONTROL PROVIDED IS A MINIMAL STANDARD. THIS PLAN CAN BE MODIFIED TO PROVIDE ADDITIONAL EROSION CONTROL AS NEEDED.



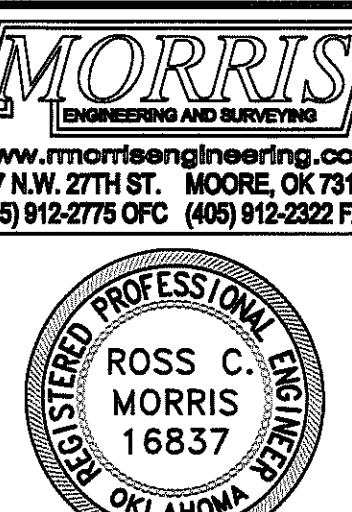
CITY OF SHAWNEE



MINIMUM EROSION CONTROL

HYATT ADDITION SEC. 4

BEING A PART OF THE NW/4, 5-10N-4E, 1M
CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA



DATE: 10-17-19

SIGNATURE: [Signature]

MINIMUM EROSION CONTROL TO SERVE

HYATT ADDITION SECTION 4

HORIZONTAL: [] VERTICAL: []

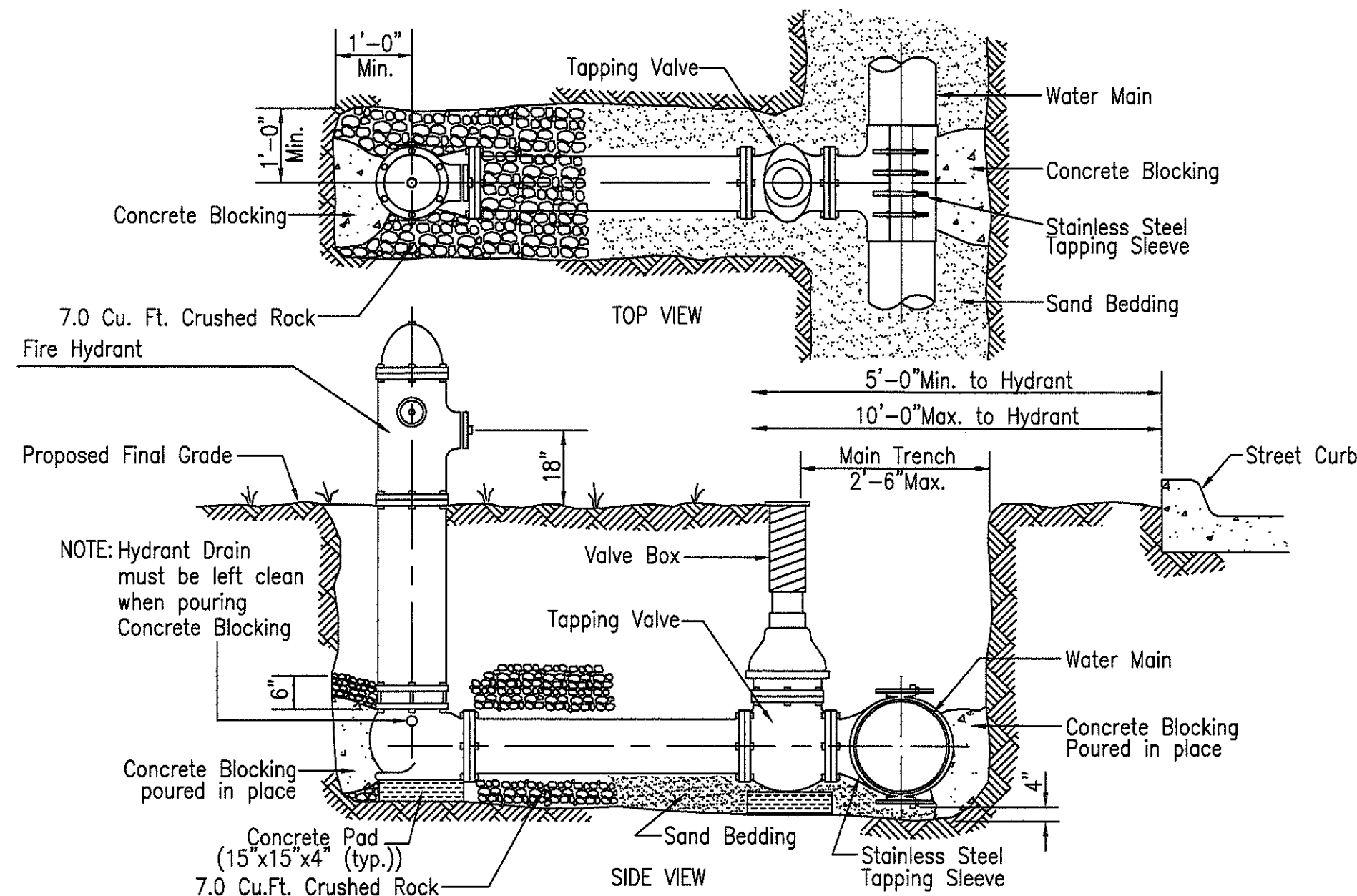
JOB NO. []

SHEET NO. 6 OF 10

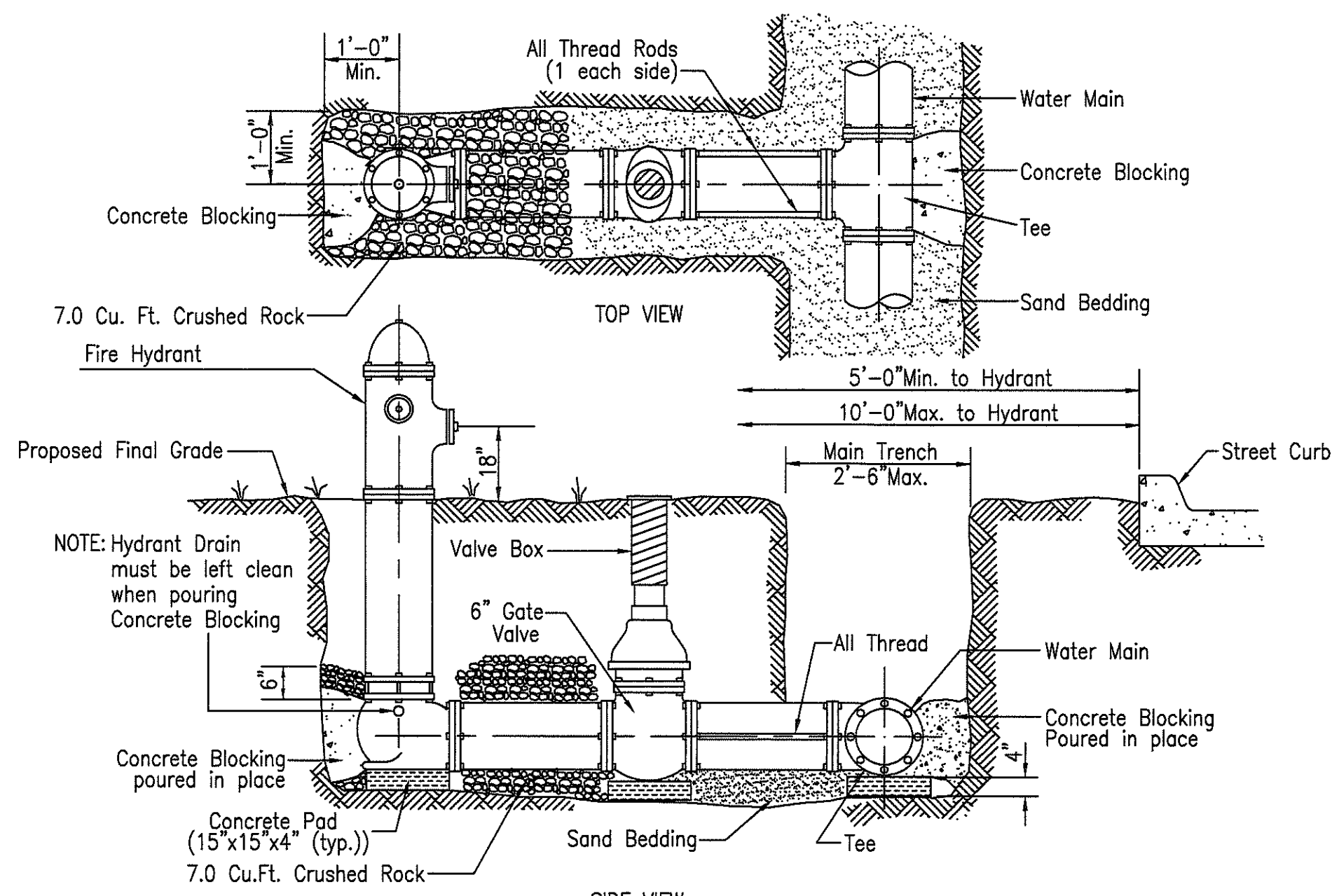
Standard Notes - Water

- Note 1 The Contractor Shall Install a 12 ga. Coated Copper Direct Run Tracer Wire That is Taped To The Water Line and Looped Over All Valves.
- Note 2 Prior to Pouring Concrete Thrust Blocks The Contractor Shall Wrap All Pipes and Fittings Having Contact With the Concrete in Polyethylene Material Not Less Than 8 mil. in Thickness Prior to Pouring Concrete.
- Note 3 All Service Connections Shall Be Made With Continuous "K" Copper, Without Splicing.
- Note 4 All Corps Tapes Shall Be Made Utilizing A City of Shawnee Approved Tapping Saddle.
- Note 5 The Contractor Shall Be Responsible For Marking a "W" into the Concrete of The Curb to Delineate the Location of Water Services Along the Street, and to Mark a "V" to Delineate the Location of Water Main Valves.
- Note 6 In instances where flow lines are not indicated on the drawings, mains shall be constructed with a minimum of 4" cover or as directed by the Field Engineer.
- Note 7 Water Lines Crossing Streets, Alleys, or Driveways Shall Be Backfilled With Crushed Stone the Full Depth of the Trench.
- Note 8 All Gate Valves Shall be Opened by Turning to the Left With a Standard Operating Nut.

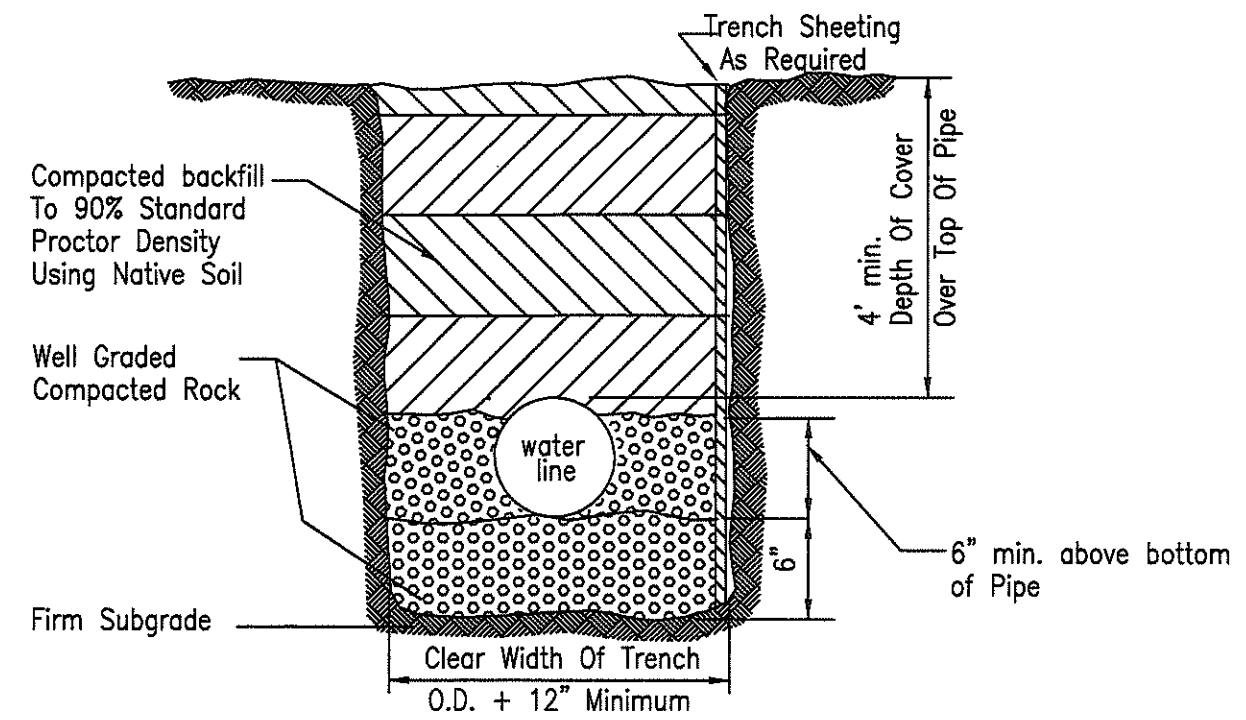
General Note
All construction to be in accordance with current City Standards and Specifications



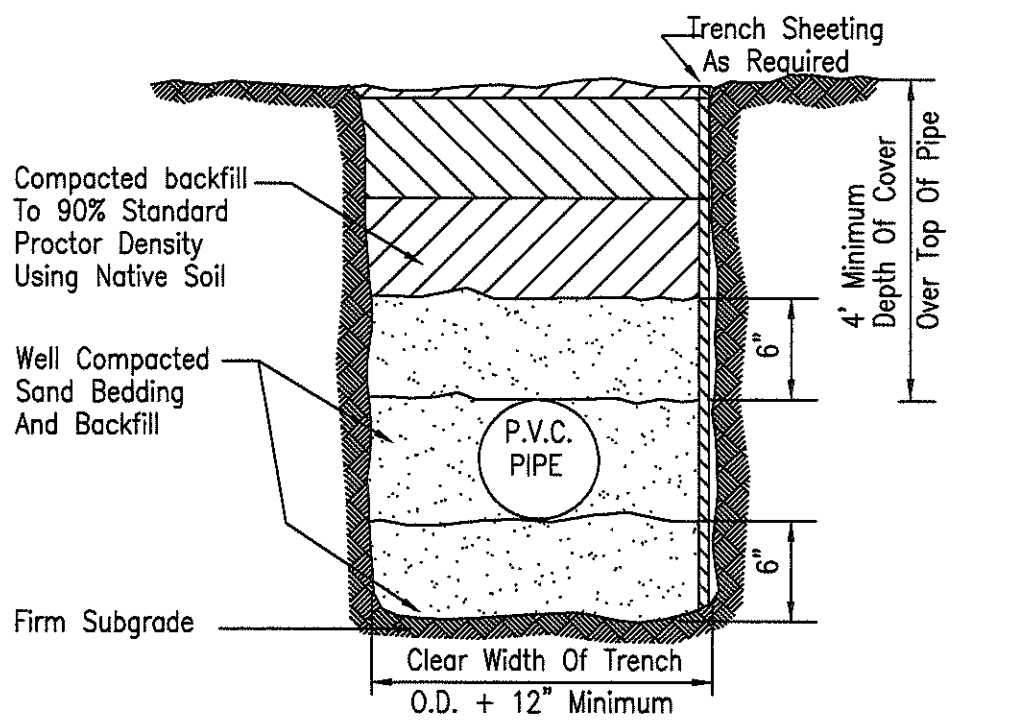
INSTALLATION OF FIRE HYDRANT ON EXISTING MAIN



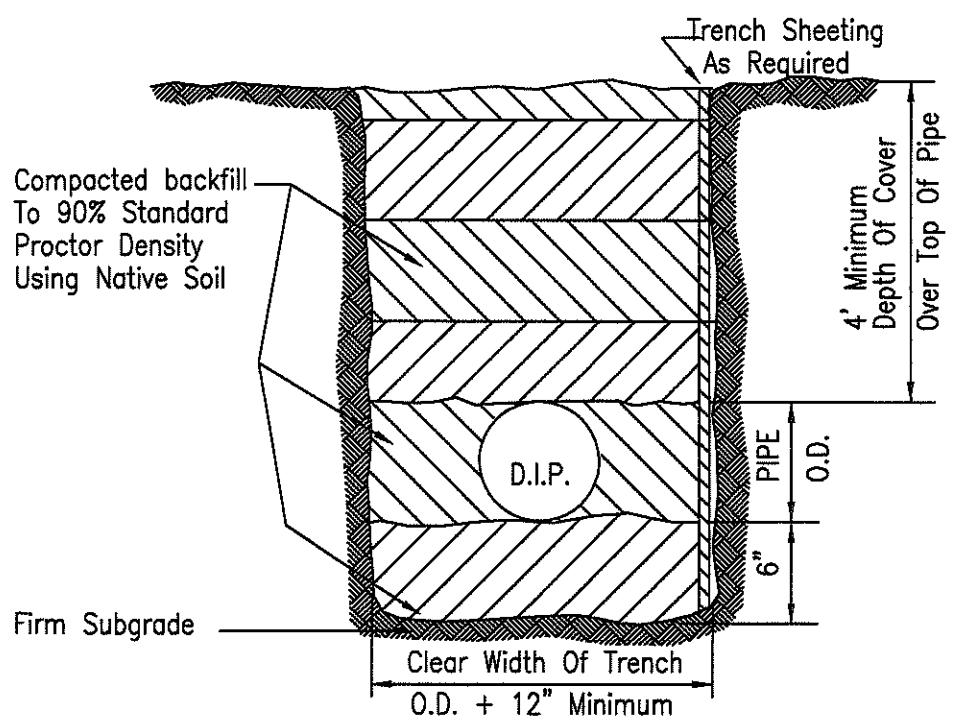
INSTALLATION OF FIRE HYDRANT ON NEW MAIN



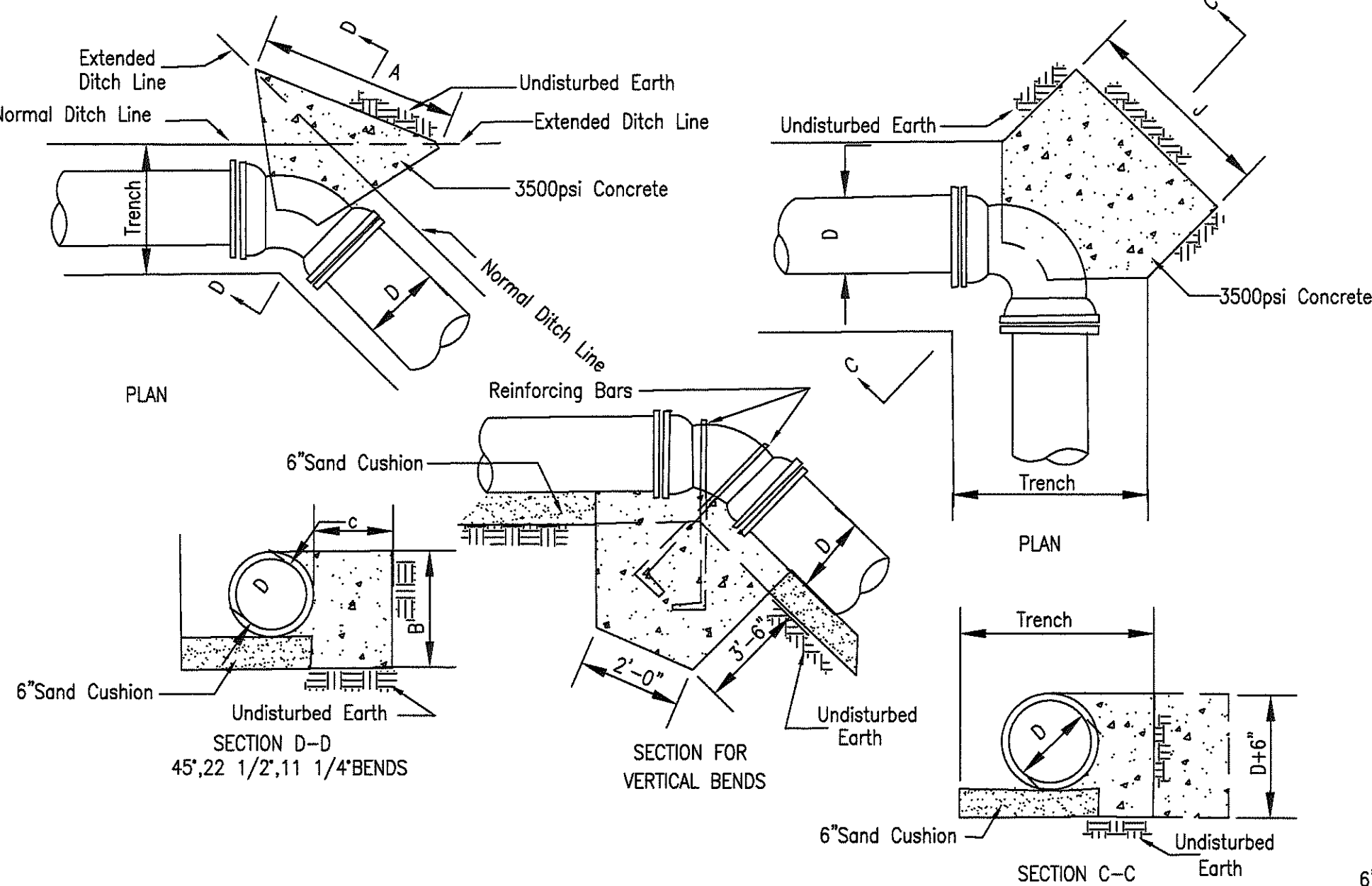
TYPICAL BEDDING & TRENCH DETAILS FOR GROUND WATER CONDITIONS



TYPICAL BEDDING & TRENCH DETAILS FOR P.V.C. PIPE

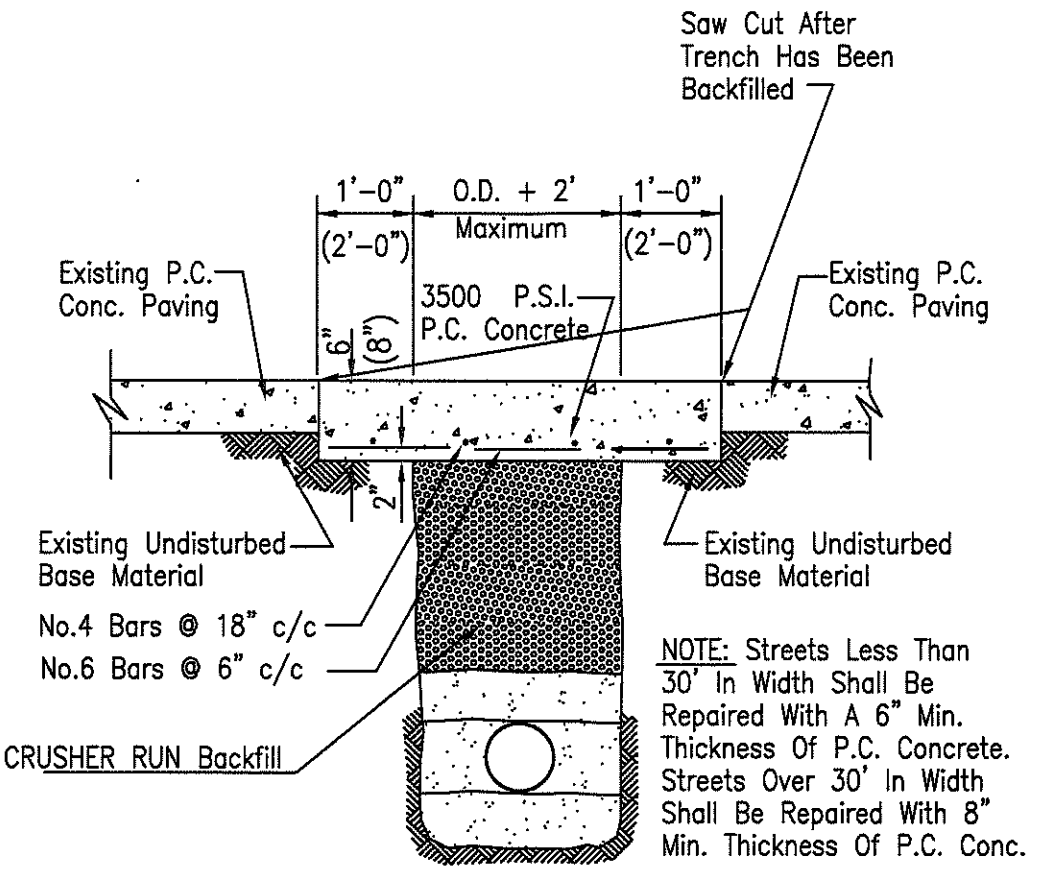


TYPICAL BEDDING & TRENCH DETAILS FOR DUCTILE IRON PIPE

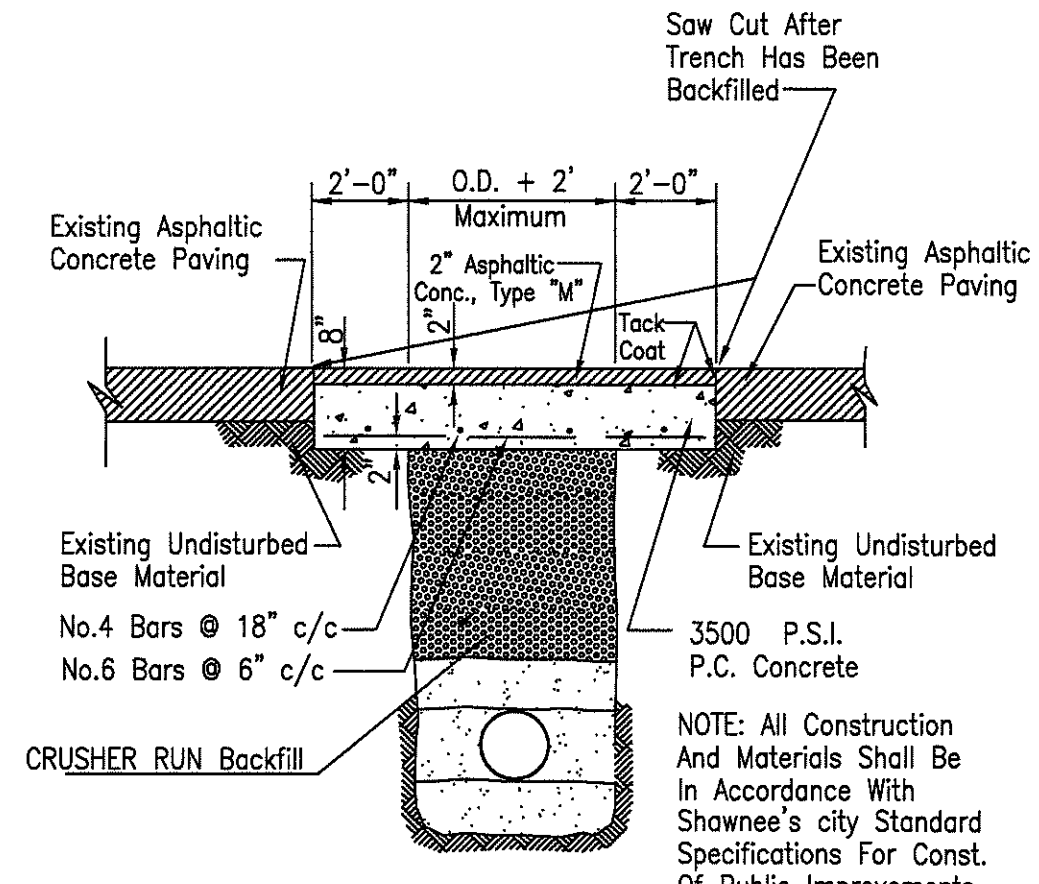


PIPE DIA.	TRENCH WIDTH	DIMENSIONS FOR 45° BEND			FOR 22 1/2° BEND			ANCHORAGES 11 1/4° BEND			TEE, PLUG, or 90° BEND			
		A	B	C	A	B	C	A	B	C	X	Y	J	
36	60	7'-0"	3'-0"	2'-6"	6'-0"	3'-0"	2'-6"	6'-0"	3'-0"	2'-6"	4'-0"	3'-4"	6'-5"	
30	54	5'-6"	2'-6"	2'-0"	4'-6"	2'-6"	2'-0"	4'-6"	2'-6"	2'-0"	3'-6"	3'-0"	5'-8"	
24	44	3'-9"	2'-6"	1'-10"	2'-6"	2'-6"	1'-1"	2'-0"	2'-6"	1'-0"	3'-3"	3'-0"	4'-9"	
20	39	2'-9"	2'-2"	1'-8"	2'-0"	2'-2"	1'-1"	2'-0"	2'-2"	11"	3'-0"	2'-0"	4'-1"	
18	37	2'-3"	2'-0"	1'-6"	2'-0"	2'-0"	1'-1"	2'-0"	2'-0"	11"	2'-3"	2'-0"	3'-9"	
16	35	2'-0"	1'-10"	1'-5"	2'-0"	1'-10"	1'-1"	2'-0"	1'-10"	11"	1'-6"	2'-0"	3'-6"	
12	30	2'-0"	1'-6"	1'-4"	2'-0"	1'-6"	1'-1"	2'-0"	1'-6"	11"	1'-0"	2'-0"	3'-0"	
10	28	2'-0"	1'-4"	1'-4"	2'-0"	1'-4"	1'-0"	1'-10"	1'-4"	11"	1'-0"	1'-0"	2'-8"	
8	26	2'-0"	1'-2"	1'-4"	1'-10"	1'-2"	1'-0"	1'-8"	1'-2"	11"	10"	1'-6"	2'-4"	
6	24	2'-0"	1'-1"	1'-4"	1'-8"	1'-1"	1'-0"	1'-6"	1'-1"	11"	8"	1'-4"	2'-1"	

HORIZONTAL - CONCRETE ANCHORAGES



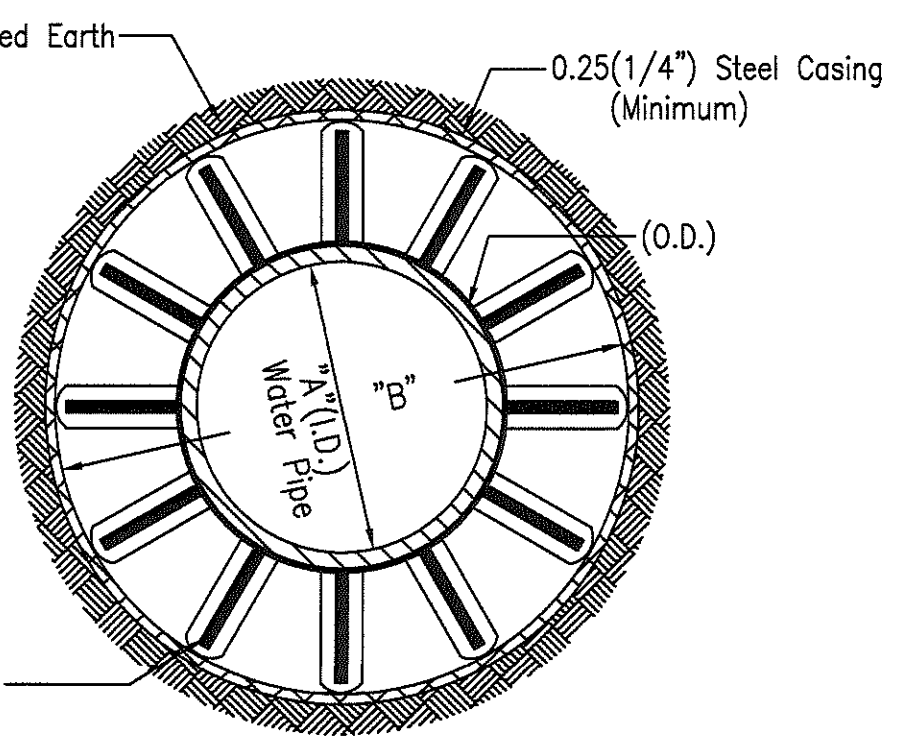
TYPICAL PERMANENT REPAIR FOR P.C. CONCRETE PAVING



TYPICAL PERMANENT REPAIR FOR ASPHALTIC CONCRETE PAVING

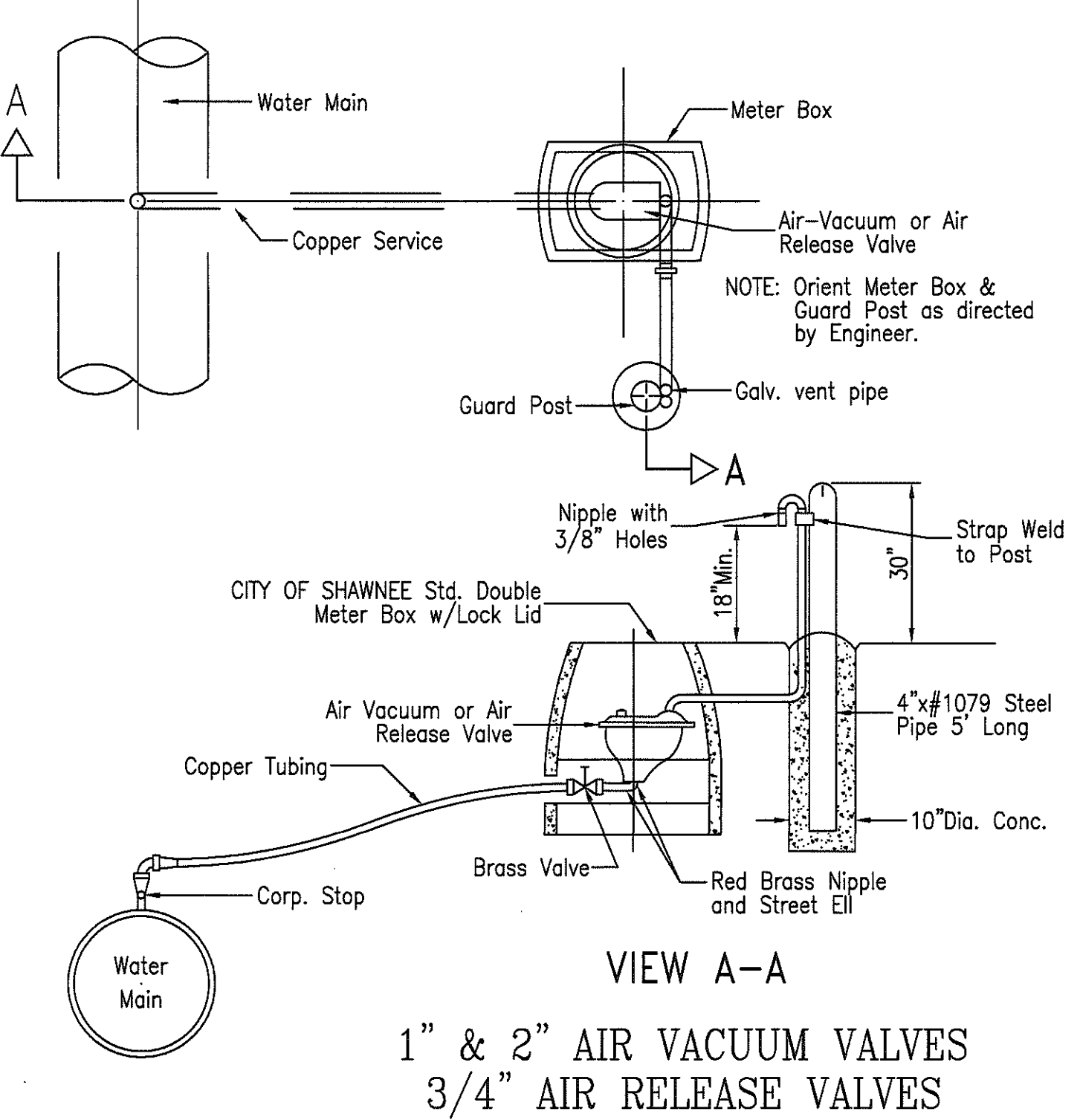
NOTE: Construct Concrete Plug at each end of Casing & insert 2" G.I.P. Nipple through bottom of plug into Casing. Backfill with crushed stone.

High Density Polyethylene spacers at 6' max. spacing, double spacers at each end

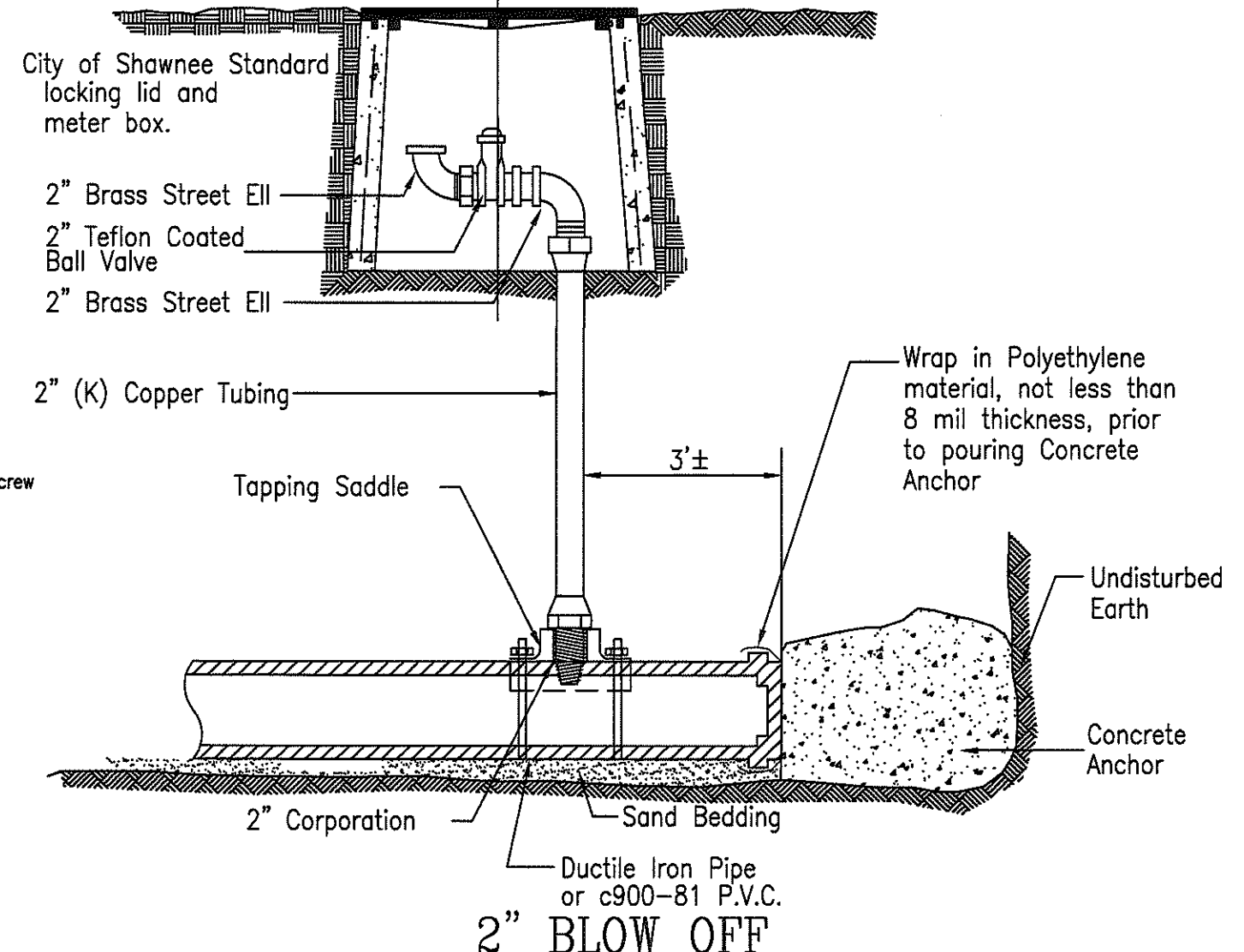


TYPICAL SECTION FOR BORING PUBLIC STREETS

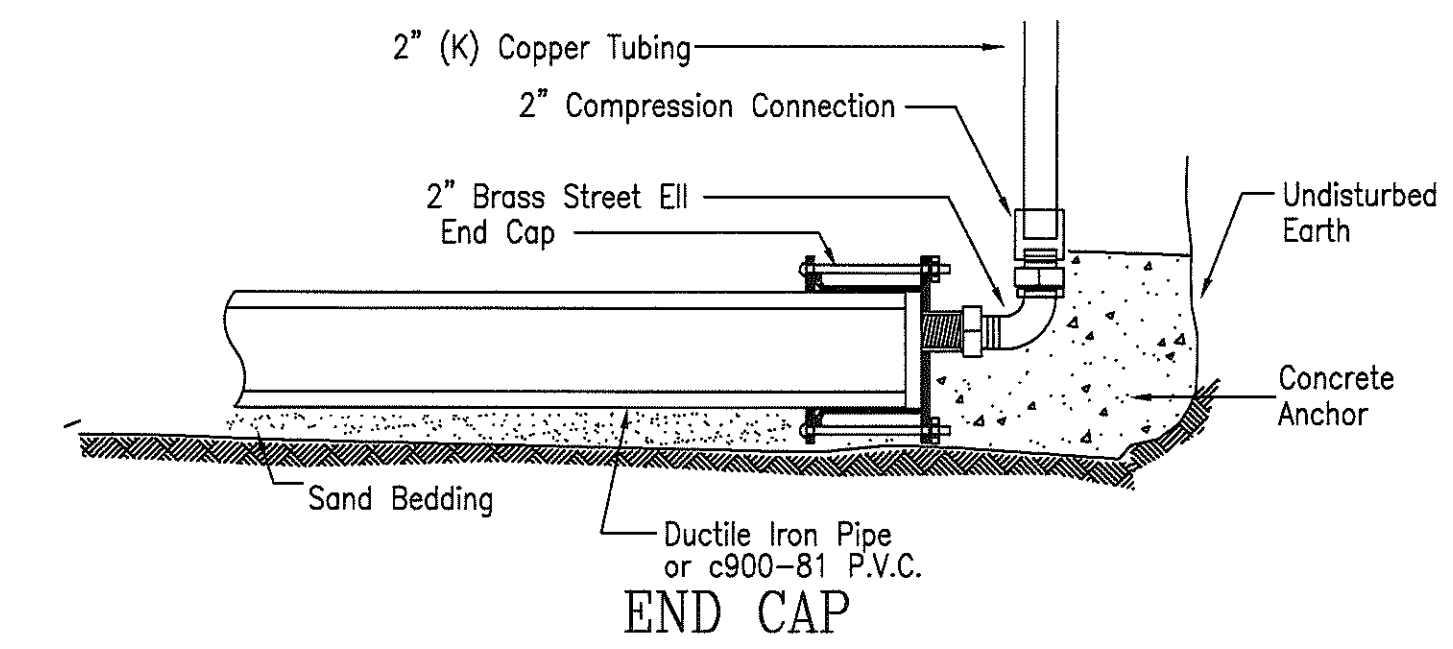
PIPE & STEEL CASING SCHEDULE	
PIPE DIAMETER A	CASING DIAMETER B
4	10"
6	12"
8	14" or 16"
10	18"
12	20"
16	24"
18	26"
20	30"
24	33"



1" & 2" AIR VACUUM VALVES
3/4" AIR RELEASE VALVES



2" BLOW OFF



END CAP

WATER LINE INSTALLATION
STANDARD DETAILS

SURVEY BY: _____
DRAWN BY: _____
CHECKED BY: _____
REVISOR: _____ DATE: _____

CITY OF SHAWNEE
222 BROADWAY
SHAWNEE, OKLAHOMA

ENGINEERING DEPARTMENT

ENGINEER: _____ DATE: _____ SCALE: _____ PROJECT NO.: _____ SHEET NO.: _____



FINAL PLAT APPLICATION

Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-
1587 www.ShawneeOK.org

For Office Use Only	
Case Number:	<u>510-19</u>
Project Number:	<u>190978</u>
Date Filed:	<u>10/23/2019</u>
Amount Paid:	<u>\$277.00</u>
Receipt No.:	<u>02346546</u>

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call (405) 878-1616 with any questions.

APPLICANT RICHARD WHITECOTTON (HYATT DEVELOPMENT LLC) COTTON HOMES LLC

APPLICANT ADDRESS 203 E 40TH STREET SHAWNEE, OK 74804

APPLICANT PHONE NUMBERS 405.535.6923

EMAIL ADDRESS cottonhomesllc@gmail.com

NAME OF PLAT HYATT ADDITION SECTION 4

LOCATION N HARRISON ST AND EAST 45TH ST

NUMBER OF ACRES 6.57 ACRES NUMBER OF LOTS 26

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 26 78.00

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS 0 0.00

TOTAL COST 277.00

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 26 52.00

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS 0 0.00

TOTAL COST 277.00

OWNER/DEVELOPER INFORMATION:

NAME RICHARD WHITECOTTON (HYATT DEVELOPMENT LLC) COTTON HOMES LLC

ADDRESS 203 E 40TH STREET SHAWNEE, OK 74804

CONTACT NUMBERS 405.535.6923

EMAIL ADDRESS cottonhomesllc@gmail.com

PROJECT ENGINEER INFORMATION:

NAME ROSS MORRIS (MORRIS ENGINEERING)

ADDRESS 617 NW 27TH MOORE, OK 73160

CONTACT NUMBERS 405.912.2775

EMAIL ADDRESS ross@rmorrisengineering.com

**APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS
PRIOR TO MEETING**



617 N.W. 27th Street
Moore, OK 73160
(405) 912-2775
(405) 912-2322 Fax

TRANSMITTAL LETTER

October 21, 2019

City of Shawnee
Planning
16 West 9th
Shawnee, OK. 74801

Re: Hyatt Addition Sec. 4

Attached herewith we submit the following:

1. 1 Application with Fees
2. 6 24x36 Copies of Final Plat
3. 1 8.5 x 14 size Final Plat
4. 3 Sets of Waterline Plans
5. 3 Sets of Sanitary Sewerline Plans
6. 3 Sets of Paving and Drainage Plans
7. 1 Drainage Report
8. 1 USB with Plat in pdf

For Your Approval

Ross Morris, P.E.

RECEIVED

OCT 21 2019

CITY OF SHAWNEE
ENGINEERING

City of Shawnee OK
405-875-1616

RECN: 02350736 10/23/2019 2:26 PM
OPER: KG TERM: 020
REFN: 2819
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
190978 277.00CR
COTTON HOMES LLC
NONE
X-PLATFIN 277.00CR

TENDERED: 277.00 CHECK
APPLIED: 277.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information

From: [Rebecca Blaine](#)
To: [Joseph A. Barker](#)
Subject: FW: Hyatt Addition Sec. 4 - Planning Review
Date: Friday, December 13, 2019 12:14:57 PM

From: Rebecca Blaine
Sent: Friday, December 13, 2019 8:03 AM
To: Michael Ludi <MLudi@shawneeok.org>; Ross@rmorrisengineering.com
Cc: Alan Blankenship <Alan.Blankenship@shawneeok.org>
Subject: RE: Hyatt Addition Sec. 4 - Planning Review

Ross,

All proposed lots meet minimum dimension requirements. Planning would ask that Hyatt Addition Section IV submit a preliminary plat as well as a final plat. If all outstanding items are corrected, these can be run simultaneously through Planning and City Commissions, but the makeup of Section IV has changed. Also, there was preexisting verbiage to include road improvements to E 42nd Street, which would not be required until developing adjacent lots in original proposal.

Rebecca Blaine, AICP, CFM
Planning Director
222 N. Broadway Ave.
Shawnee, OK 74801
O: 405.878.1665
rebecca.blaine@shawneeok.org



From: Michael Ludi <MLudi@shawneeok.org>
Sent: Monday, December 9, 2019 11:15 AM
To: Ross@rmorrisengineering.com
Cc: Rebecca Blaine <Rebecca.Blaine@shawneeok.org>; Alan Blankenship <Alan.Blankenship@shawneeok.org>
Subject: Hyatt Addition Sec. 4 - Engineering Review

Ross,

Below are my review comments and the engineering submittal for the Hyatt Addition Sec. 4.

1. Sanitary Sewer line "A" existing outfall manhole shows a lowest flowline elevation of 1009.06 on the as-built but on the proposed line "A" it is shown as 1008.96, Which is correct?
2. The FG elevations on sheet 4 of the grading plans for the detention pond are not labeled correctly. The sheet labels the elevations of the pond to be all at 1012.00, while the additional sheets and the drainage study indicate that the pond should be at 1013.00 to 1012.50 at the outfall structure.
3. Sanitary sewer MH A-1's TR looks to be to low based off the grading elevations. It appears that it needs to be 1017.00
4. On the sanitary sewer PP's sheet 7 the north arrow needs to point in the correct direction.
5. On sanitary sewer sheets, label easements, turn off plat dimensions, label distance and bearings of each segment between MH's, label pipe sizes & type, make sure the stationing text is legible and doesn't have other text on top of it.
6. Sanitary sewer MH B-11 needs to be moved east to allow for the service line to be attached to the pipe within the lots boundary. We do not allow service lines to be tied directly to the MH. This needs to be removed.
7. A 20' U/E will need to be added along the north side of lots 1,2,&3 of block 6 for the sanitary sewer.
8. The grading plan sheet needs to show the proposed contours. The proposed contours need to be distinguishable from the existing contours.
9. On all P&P sheets the ground profile line type needs to be changed to something that is more legible.
10. On the paving sheets the dimensions need to be added labeling the width of the road & right-of-way.
11. The paving typical sections need to have the dimensions labeled for the width.
12. All sheets must be printed to scale. Currently they do not scale correctly.
13. All plan sheets need north arrows.
14. All plan sheets need cleaned up because they are hard to read. Theirs text over text, text upside down and reading from the wrong direction, text that doesn't apply to the sheet you're on, and the proposed element of the sheet should stand out and not get lost in the clutter.
15. Why are Normans fire line standards included in this set?

Thanks,

Michael Ludi,

Director of Engineering
Traffic, GIS
222 N. Broadway
Shawnee, OK 74802
Phone (405) 878-1760
Fax (405) 878-1719



From: [Alan Blankenship](#)
To: [Joseph A. Barker](#)
Subject: FW: Hyatt Addition Review
Date: Tuesday, January 21, 2020 10:29:57 AM

From: Alan Blankenship
Sent: Tuesday, December 17, 2019 2:17 PM
To: Michael Ludi <MLudi@shawneeok.org>
Subject: RE: Hyatt Addition Review

Michael,

I have reviewed Hyatt 4 and am in agreement with your review points. I would simply reinforce that easements be shown for both water and sewer lines. Manholes need to be moved clear of property lines to make room for service line installs.

From: Michael Ludi
Sent: Monday, December 16, 2019 3:02 PM
To: Alan Blankenship <Alan.Blankenship@shawneeok.org>
Subject: Hyatt Addition Review

Alan,

I'm not finding an e-mail showing that you reviewed the water and sewer for the Hyatt addition sec.4. Have you sent review comment and I'm just not finding them?

They are stating that they have finished making my review comments and their ready to re-submit the plans but I wanted to make sure they have gotten your comments before I tell them to re-submit.

Michael Ludi.

Director of Engineering
Traffic, GIS
222 N. Broadway
Shawnee, OK 74802
Phone (405) 878-1760
Fax (405) 878-1719



From: [David Anderson](#)
To: [Joseph A. Barker](#)
Subject: RE: Hyatt Addition, Section 4 Comments
Date: Tuesday, January 21, 2020 10:10:40 AM
Attachments: [image001.png](#)

Yes, sir. I didn't see anything I need to address on this one. Thanks.

David

From: Joseph A. Barker <Joseph.Barker@shawneeok.org>
Sent: Tuesday, January 21, 2020 9:10 AM
To: Alan Blankenship <Alan.Blankenship@shawneeok.org>; David Anderson <DAnderson@shawneeok.org>; James Kriwanek <Jkriwanek@shawneeok.org>; Andy Starkey <AStarkey@shawneeok.org>
Cc: Rebecca Blaine <Rebecca.Blaine@shawneeok.org>
Subject: Hyatt Addition, Section 4 Comments

Good morning,

Have you finished your reviews for the preliminary and final plat of the Hyatt Addition?

Joseph Barker

Assistant City Planner
[222 N. Broadway](#)
[Shawnee, OK 74801](#)
[\(405\) 878 - 1672](#)
Joseph.Barker@shawneeok.org





Zoning Code Amendment – Section 155, Agricultural Uses, Subsection 4, Dimensional Standards

Staff is proposing an amendment to Chapter 22 of the Code of Ordinances, Zoning Code, Section 155, Agricultural Uses, Subsection 4, Dimensional Standards. The proposed amendment would change the ambiguous language of ‘None’ for minimum street frontage to ‘330’’, which is *implied* by the minimum lot width of 330’ but should be *clearly defined*.

SECTION 22-155.4 DIMENSIONAL STANDARDS

Table 22.155.4.1 provides the density and dimensional standards for each zone. No building, structure or use shall hereafter be erected, constructed or established on a lot that does not meet the requirements for lots as contained in this chapter and for the district in which said lot is located, except for nonconforming lots of record.

Table 22-155.4.1. Agricultural Dimensional Standards

Standard	Agricultural Zoning Districts
Minimum lot size	Five (5) Acres
Minimum lot width (all lots of 10 acres or less) (feet)	330'
Minimum street frontage (feet)	None
Front yard setback (feet)	50'
Side yard setback (feet)	30'
Side yard setback – Accessory Building (feet)	10'
Rear yard setback (feet)	50'
Maximum site coverage (Interior lot)	30%
Maximum site coverage (Corner lot)	35%
Maximum site coverage (Accessory buildings)	20% of rear yard
Maximum building height (feet)	35'

*See each classification of zones for additional regulations that may apply to specific zonings.

STAFF RECOMMENDATION

Currently, the street frontage standards in the Rural Agricultural District (A-1) are called out in Table 22-155.4.1 as 'None' because it is implied that 330' for lot width would be sufficient frontage. In the Code's current form, tracts of land created in the A-1 District that are ten (10) acres or less are required to be 330' wide at the building line, while street frontage carries ambiguous language of 'None'. This allows for misinterpretation of the Zoning Code in the A-1 District for the creation of tracts of land that are incongruent with what the City believes would be a viable pattern of development in Rural Agricultural areas.

Below is the current version of Table 22-155.4.1:

Table 22-155.4.1. Agricultural Dimensional Standards

Standard	Agricultural Zoning Districts
Minimum lot size	Five (5) Acres
Minimum lot width (all lots of 10 acres or less) (feet)	330'
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Side yard setback (feet)	30'
Side yard setback – Accessory Building (feet)	10'
Rear yard setback (feet)	50'
Maximum site coverage (Interior lot)	30%
Maximum site coverage (Corner lot)	35%
Maximum site coverage (Accessory buildings)	20% of rear yard
Maximum building height (feet)	35'
*See each classification of zones for additional regulations that may apply to specific zonings.	

Below is the amended version of Table 22-155.4.1:

Table 22-155.4.1. Agricultural Dimensional Standards

Standard	Agricultural Zoning Districts
Minimum lot size	Five (5) Acres
Minimum lot width (all lots of 10 acres or less) (feet)	330'
Minimum street frontage (feet)	None 330'
Front yard setback (feet)	50'
Side yard setback (feet)	30'
Side yard setback – Accessory Building (feet)	10'
Rear yard setback (feet)	50'
Maximum site coverage (Interior lot)	30%
Maximum site coverage (Corner lot)	35%
Maximum site coverage (Accessory buildings)	20% of rear yard
Maximum building height (feet)	35'
*See each classification of zones for additional regulations that may apply to specific zonings.	

Staff believes this change is more in line with how the 2019 Comprehensive Plan intends for areas in the A-1 District to be developed. Staff hereby recommends approval of this amendment to the Zoning Code.

APPROVE	APPROVE WITH CONDITIONS	DENY
----------------	--------------------------------	-------------