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**AGENDA
CITY OF SHAWNEE
ZONING BOARD OF ADJUSTMENT
DECEMBER 19TH, 2019 AT 2:30 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 Zoning Board of Adjustment on November 21st, 2019
- 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
- 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
- 5)** Planning Director's Report
- 6)** Commissioners Comments and/or New Business
- 7)** Adjournment

The Zoning Board of Adjustment met at a scheduled meeting on Thursday, November 21st, 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: Mark Cannon, Crystal Richardson, Tim Burg, and Holly Gordon.

A quorum was declared present.

NOTE: Mat Thomas was absent.

AGENDA ITEM NO. 2: **Approval of the December 21st, 2017 Zoning Board of Adjustment Meeting Minutes**

Planning Director Rebecca Blaine stated the minutes could be approved to form because the Zoning Board of Adjustment could not have a quorum of members who were part of the Zoning Board of Adjustment at the December

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

Motion carried:

AYE: Cannon, Richardson, Burg, Gordon

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 3: **Swearing in of Tim Burg and Holly Gordon to the Zoning Board of Adjustment**

Director Blaine stated Commissioners Burg and Gordon were sworn in prior to the meeting.

AGENDA ITEM NO. 4: **Consideration of appointment of a Chairperson to the Zoning Board of Adjustment**

Commissioner Burg made a motion to nominate Commissioner Gordon to be Chairperson; seconded by Commissioner Richardson.

Motion passed:

AYE: Cannon, Richardson, Burg

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 5: **Consideration of appointment of a Vice Chairperson to the Zoning Board of Adjustment**

Chairwoman Gordon made a motion to nominate Commissioner Burg to be Vice Chairman; seconded by Commissioner Richardson

Motion passed:

AYE: Cannon, Richardson, Gordon

NAY: None
ABSTAIN: None

AGENDA ITEM NO. 6:

Case #Z02-19 – Public hearing and consideration of approval of a variance request of 9 feet for a 54-foot-tall building for a property located on the southeast corner of North Harrison Avenue and Transportation Parkway

Applicant: Nelmon Brauning

Planning Director Rebecca Blaine presented staff report. She noted there was a protest letter submitted by Bill Patel. She read the letter. She stated the standard maximum height in the C-3 (Highway Commercial) District is 45 feet, and that the applicant is requesting a variance of 9 feet. She noted the proposed hotel has a distinct design style, with features such as a tower and light beacon, that give the chain a distinct identity. She provided examples of how tall hotels of this chain are in other communities. She stated the consulting firm that designed the 2019 Comprehensive Plan recommended the Zoning Code be updated. She stated staff recommends approval of the 9-foot building height variance.

Commissioner Gordon asked what the current height of currently existing are in Shawnee. Director Blaine stated the local hotels tend to be 10 to 12 feet per story, with many of them being two stories tall.

Commissioner Burg asked if 45 feet is the limit for the commercial and industrial districts. Director Blaine stated it is the limit for the C-3 District.

Chairwoman Gordon asked if this design is complementary and goes with the 2019 Comprehensive Plan. Director Blaine stated it does.

The applicant, Nelmon Brauning, presented the application. She stated the basic structure of the hotel is 45 feet, but the additions add an additional 9 feet. She stated the Hilton Hotel in Shawnee is four stories.

Director Blaine opened the public portion of the meeting and asked anyone who wished to speak to state their name and sign in. Crystal Clout, representing LaQuinta Inn & Suites, asked what the name of the hotel is and who owns it. She stated there was a 20-year non-competition agreement before Canadian Valley bought the subject property. Ms. Brauning stated she has a confidentiality clause in her contract with her client, and she therefore cannot state their name or the brand name of the hotel chain. Ms. Clout stated she has no documentation available to her personally to verify the existence of the non-competition clause of the land. Ms. Brauning stated the clause was only for 5 years.

Commissioner Burg asked Ms. Brauning if the south side of Transportation Parkway is part of the Yahgnée Addition. Ms. Brauning stated it is.

Commissioner Burg asked if the non-competition clause is an issue for the Zoning Board of Adjustment to consider in their decision. Director Blaine was not sure if it affects the Board's ability to decide on this application, but that the Zoning Board of Adjustment was holding this meeting to discuss a proposed variance for building height.

Commissioner Burg made a motion to approve the variance as requested; seconded by Commissioner Richardson.

Motion passed:
AYE: Cannon, Richardson, Burg, Gordon
NAY: None
ABSTAIN: None

AGENDA ITEM NO. 7:

Consideration of approval of the 2020 Schedule of Regular Meetings for the Zoning Board of Adjustment

Commissioner Burg made a motion to approve the 2020 schedule; seconded by Commissioner Richardson.

Motion passed:

AYE: Cannon, Richardson, Burg, Gordon

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 8:

Planning Director's Report

Planning Director Rebecca Blaine did not have a report.

There were no other comments or questions.

AGENDA ITEM NO. 7:

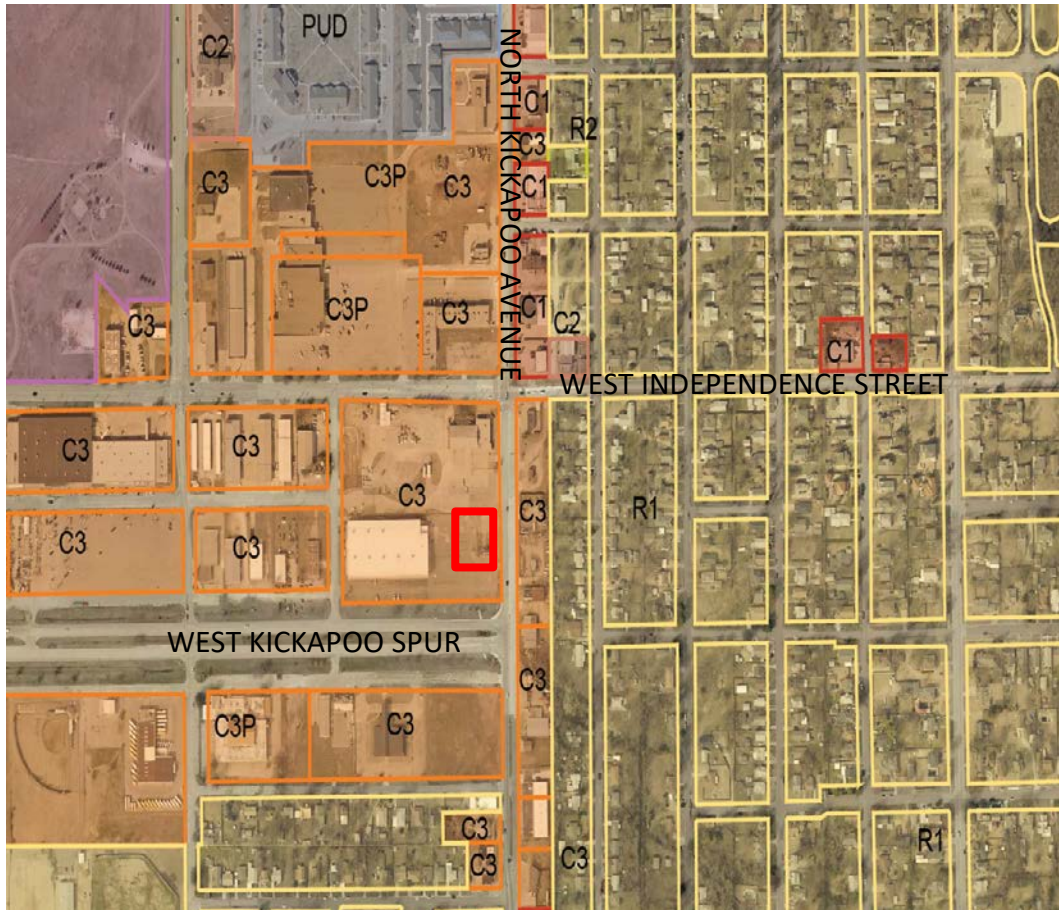
Adjournment

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



at&t

Your World. Delivered.

SITE NAME:

AT&T SITE NUMBER:

FA NUMBER:

SITE ADDRESS:

TOWER OWNER:

TOWER ID:

FCC:

NEW EQUIPMENT AND ANTENNAS ON:

PROPOSED 110' SECTIONAL MONOPOLE

KICKAPOO & INDEPENDENCE

OK1453

14564642

1310 KICKAPOO

SHAWNEE OK 74804

TBD

TBD

TBD

NSB

TYPE SATN73 SHELTER CONFIGURATION

BFE = 1056.16'

AT&T PTN#3167A0G996

SITE INFORMATION

SITE TYPE: SECTIONAL MONOPOLE
SITE NAME: KICKAPOO & INDEPENDENCE
SITE NUMBER: OK1453
SITE ADDRESS: 1310 KICKAPOO SHAWNEE, OK 74804
COUNTY: POTTAWATOMIE COUNTY
JURISDICTION: CITY OF SHAWNEE
TAX PARCEL: 0000-13-010-003-016-00
OCCUPANCY TYPE: UNMANNED
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
APPLICANT: AT&T WIRELESS
405 N BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
RANDY ROSSON
(405) 529-8134

PROPERTY OWNER:
DONALD FRED ROMBERG AND KATHY A. ROMBERG
KENT 1-405-570-3707

SITE COORDINATES (NAD 83):
LATITUDE: N. 35° 20' 45.975"
LONGITUDE: W. -96° 55' 48.906"
GROUND ELEVATION: 1054.75' (AMSL)

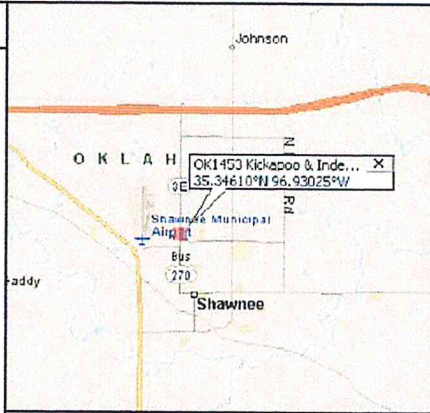
SURVEYOR:
H&S SURVEYING, INC
1-405-262-0249

TOWER OWNER:
TBD
TBD, TBD, TBD
TBD
SITE NAME: TBD
SITE NUMBER: TBD

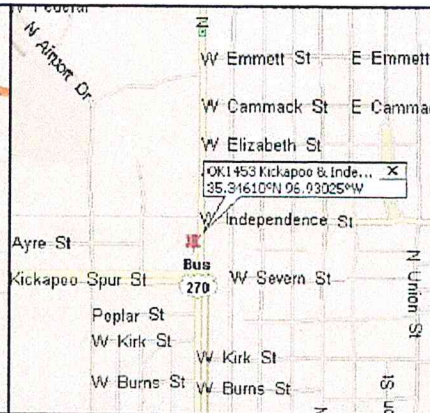
DESIGNER:
CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OK, 74136
CONTACT: JAMES W MCCOY
PHONE: (918) 261-1875
ARCHITECT/ENGINEER:
SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
PROFESSIONAL ENGINEERS AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
CONTACT: SAMUEL CURTIS
PHONE: (405) 753-7167

POWER COMPANY:
OC&E
1-888-988-9747

TELEPHONE COMPANY:
AT&T
1-580-924-3600



VICINITY MAP N.T.S.



LOCATION MAP N.T.S.

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 10 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 AVE] 43 YDS ARRIVE OK1453 KICKAPOO & INDEPENDENCE KICKAPOO ST 87 YDS BEAR RIGHT (NORTH) ONTO (N) KICKAPOO ST [N KICKAPOO AVE]

A&E DRAWING REVIEW

TITLE:	SIGNATURE:	DATE:
AT&T CONSTRUCTION MGR:		
RF ENGINEER:		
CONNING APPROVAL:		
SITE ACQUISITION:		
PROPERTY OWNER:		
STATUS CODE:		
1	ACCEPTED-WITH OR NO COMMENTS, CONSTRUCTION MAY PROCEED	
2	NOT ACCEPTED-RESOLVE COMMENTS AND RESUBMIT	

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!

THE PROPOSED PROJECT INCLUDES:
• INSTALL NEW EQUIPMENT SHELTER AND ICE BRIDGE.
• INSTALL NEW GENERATOR
• INSTALL NEW POWER AND TELCO UTILITIES
• INSTALL NEW GROUNDING SYSTEM
• INSTALLATION OF (9) NEW LITE ANTENNAS AT 100' WITH (8) NEW RRUS UNITS (PER SECTOR) AND INSTALL (3) 1/2" FIBER, (1) 3/8" RET CABLES, (6) 3/4" DC CABLES LINES, (3) NEW SQUID (DC6-45-60-18-BF), EQUIPMENT TO BE INSTALLED ON PROPOSED 110' SECTIONAL MONOPOLE.

DRAWING INDEX

NO	DESCRIPTION
T1	TITLE SHEET
GN1	GENERAL NOTES
GN2	GENERAL NOTES
GN3	GENERAL NOTES
GN4	GENERAL NOTES
1 PG	SURVEY
L1	OVERALL LAYOUT PLAN
L2	LANDSCAPING PLAN
A1	COMPOUND PLAN
A2	EQUIPMENT SHELTER PLAN
A3	TOWER ELEVATION, ORIENTATION AND DETAILS
A4	ANTENNA AND WAVEGUIDE DETAILS
A5	COMPOUND DETAILS
A6	CIVIL DETAILS
A7	SIGNAGE DETAILS
S1	SHELTER FOUNDATION DETAILS
S2	SHELTER ELEVATIONS
S3	SHELTER PLATFORM DETAILS
S4	SHELTER PLATFORM DETAILS
E1	UTILITY PLAN AND DETAILS
E2	ELECTRICAL DETAILS
E3	UTILITY RACK DETAILS
G1	COMPOUND GROUNDING PLAN
G2	GROUNDING DETAILS
G3	GROUNDING DETAILS
G4	GROUNDING DETAILS
G5	NATURAL GAS DETAILS

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, NFOA 101, OSHA 1926

VENDOR:

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

CRB COMPANIES LLC

CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 549-4551

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

11/4/19

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

SHEET TITLE: **TITLE SHEET**

SHEET NUMBER: **T1** PROJECT #: **OK1453** REVISION: **B**

BY: **JWM** CHK 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. CONTRACTOR MUST PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO THE OWNER.
- F. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- G. 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 TIERED 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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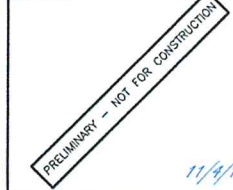
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3.3 INSTALLATION

- 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 REFILLED 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-223700T02 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 70/7460-1H, OBSTRUCTION MARKING AND LIGHTING.
 3. FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING AND LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
 4. AISC - 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 IMPROVING 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 SIDES 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 SEEDED 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 SEEDED 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 DIVISION 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 CLASS 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 2083, 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 CAP 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 TIE 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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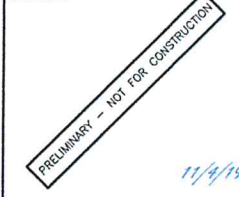
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GENERAL NOTES

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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 | C. LOCAL AND STATE AMENDMENTS |
| B. THE NATIONAL ELECTRIC CODE - NFPA-70 | 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 WARRANTY 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 LUCENT 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**

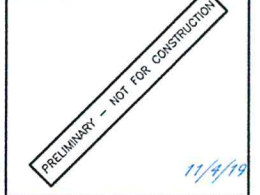
SITE NUMBER:

OK1453

SITE ADDRESS:

1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE:			
GENERAL NOTES			
SHEET NUMBER: PROJECT #:		REVISION:	
GN3		OK1453	
BY: JWM		CKD BY: JWM	
		B	

PROJECT NOTES

1. ALL REFERENCES TO THE OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED TBD OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY. THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF OK.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IBC 2015.
4. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND THE THE PROCEDURES TO BE USED ON THIS PROJECT.
5. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
7. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
8. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
10. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
11. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
12. IN APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318-08, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE"
13. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY, OR CITY) ENGINEER.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
15. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
16. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH TIA-1019-A STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

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

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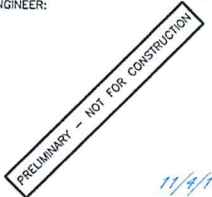
**KICKAPOO &
INDEPENDENCE**

SITE NUMBER:

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SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

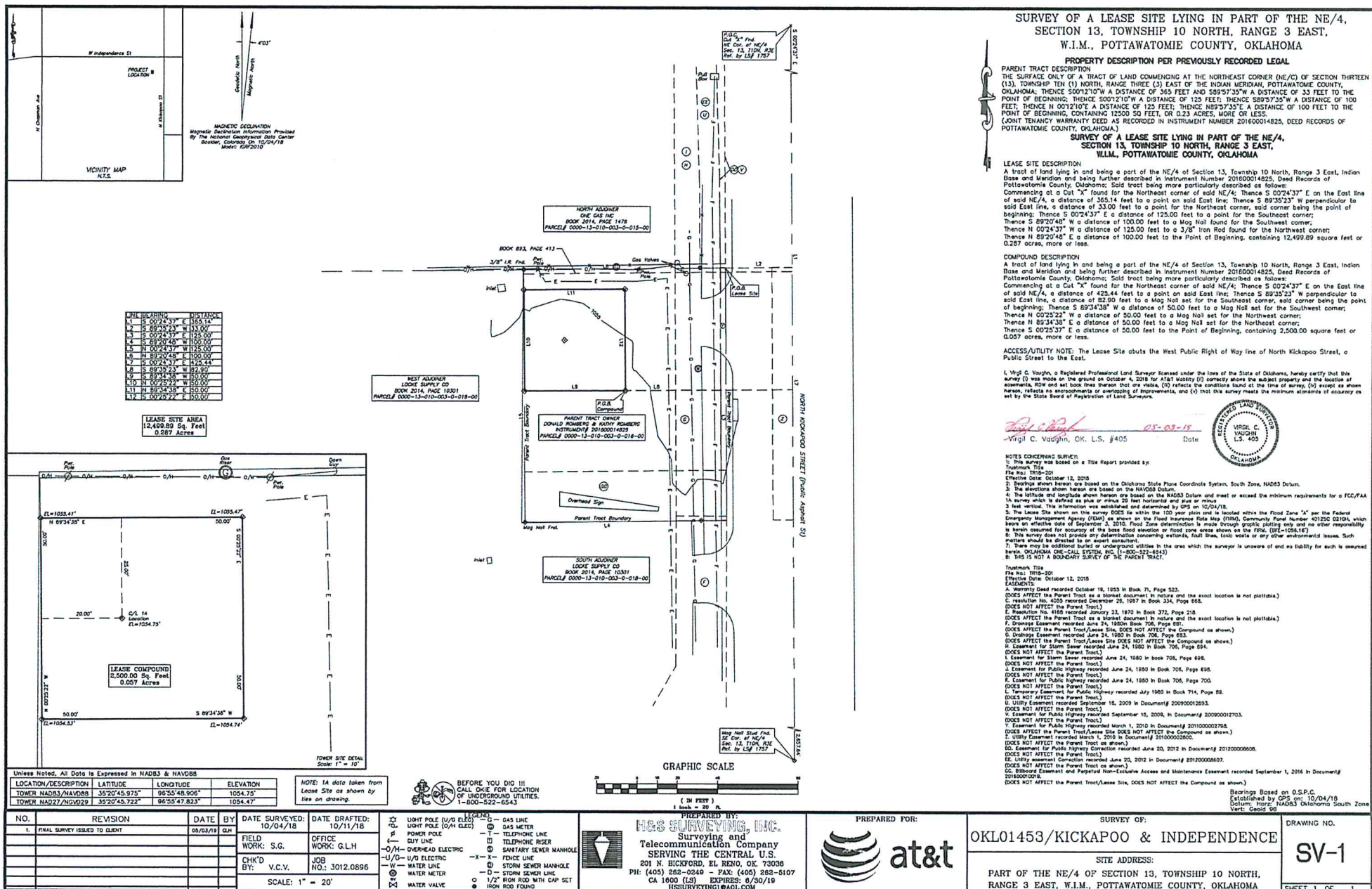


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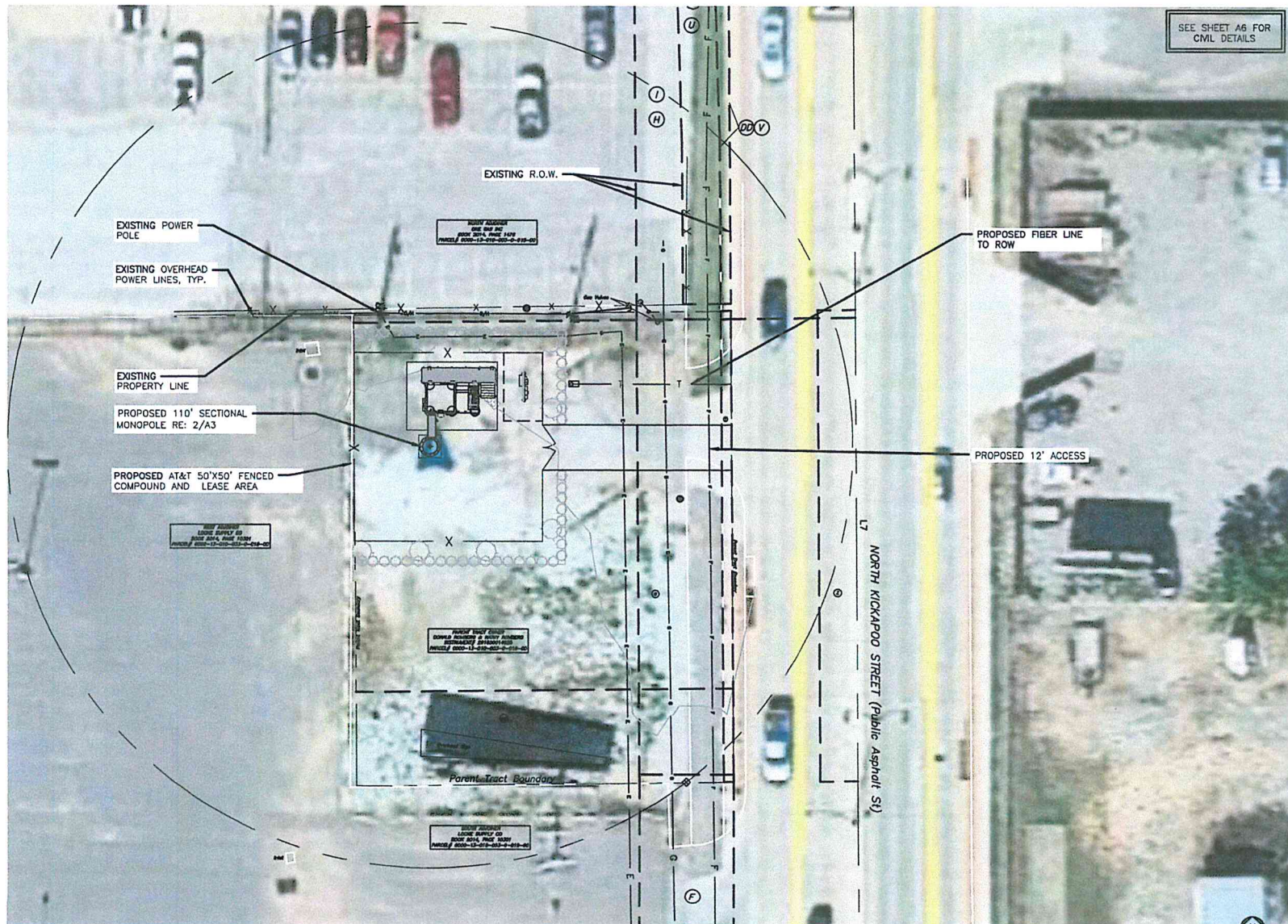
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GENERAL NOTES

SHEET NUMBER:	PROJECT #:	REVISION:
GN4	OK1453	
BY:	CKD BY:	
JWM	JWM	B



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



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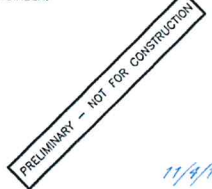
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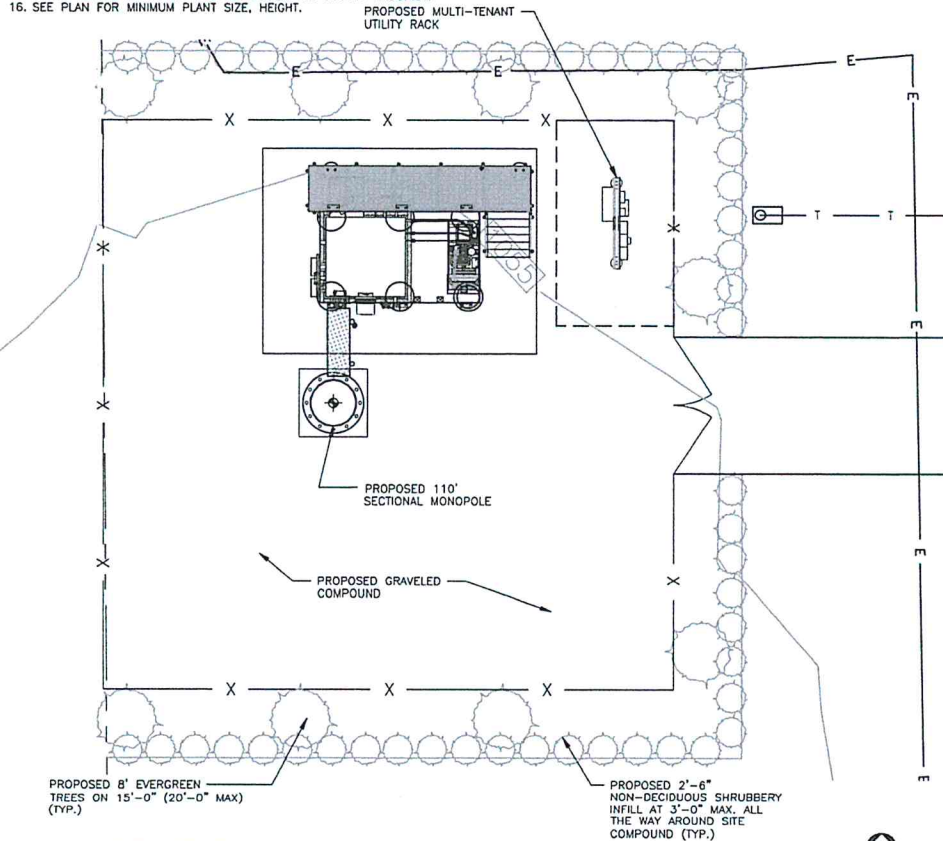
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KICKAPOO & INDEPENDENCE
SITE NUMBER:
OK1453
SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

11/4/19

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A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE: OVERALL LAYOUT PLAN			
SHEET NUMBER: PROJECT #:		REVISION:	
L1		OK1453	
BY:	CHKD BY:	REVISION:	
JWM	JWM	B	

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 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

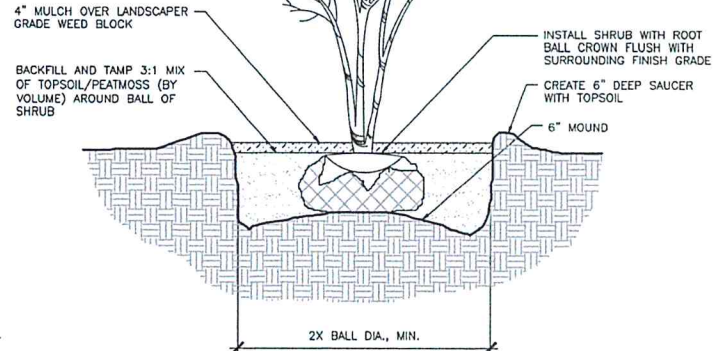
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3 TREE PLANTING DETAIL

SCALE: N.T.S.

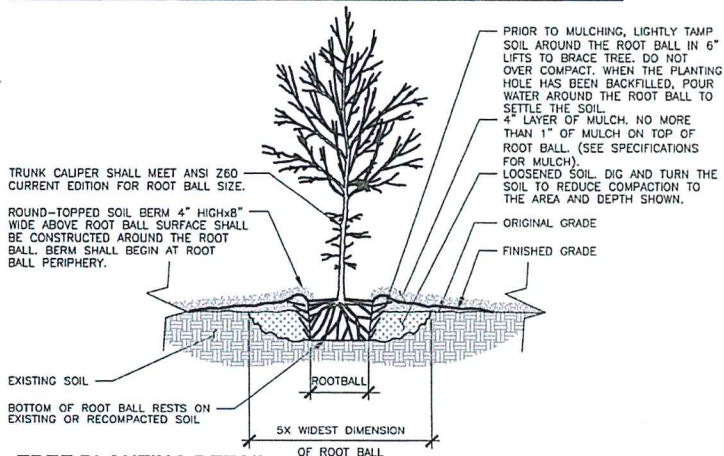
SHRUB SCHEDULE		
QTY	SPECIES	HEIGHT, FT.
63	NEEDLE POINT HOLLY	30"



2 SHRUB 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			



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SITE NAME:

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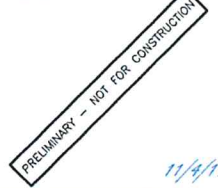
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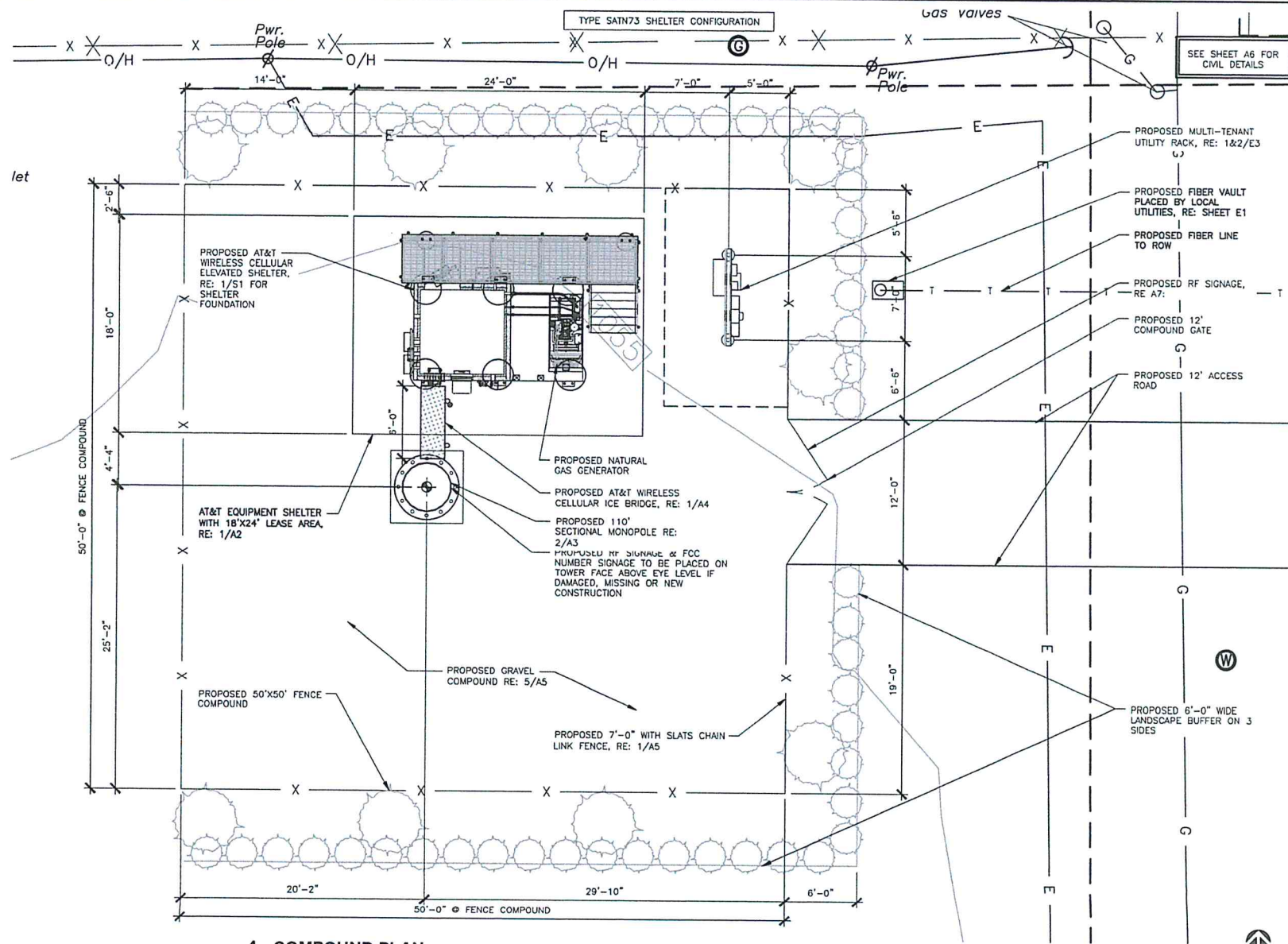
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ENGINEER:



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



1 COMPOUND PLAN

SCALE: 0 5 10 20 30'



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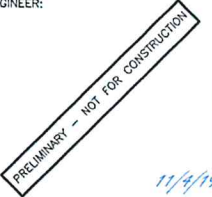
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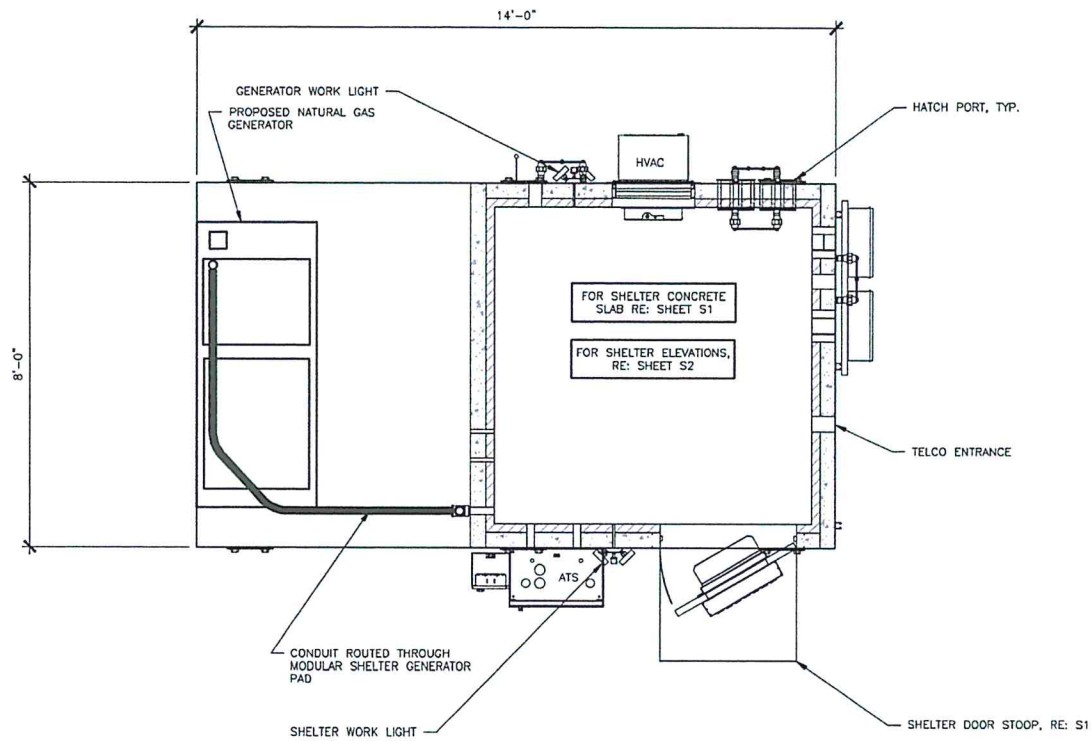
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ENGINEER:

 11/4/19

NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE:			
COMPOUND PLAN			
SHEET NUMBER: PROJECT #:		REVISION:	
A1		OK1453	
BY: JWM		CKD BY: JWM	
		B	

TYPE SATN73 SHELTER



1 EQUIPMENT LAYOUT

SCALE: 0' 1' 5' 10'

VENDOR:



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SITE NUMBER:

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ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION
11/4/19

NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JWM
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SHEET TITLE:

EQUIPMENT LAYOUT

SHEET NUMBER:	PROJECT #:	REVISION:
A2	OK1453	B
BY: JWM	CKD 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

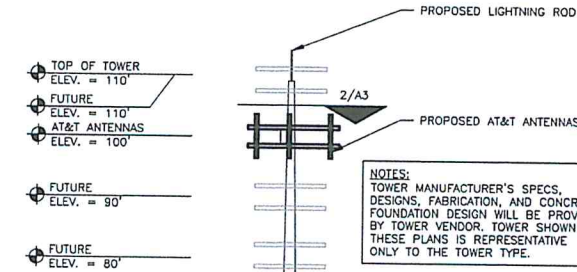
ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

- 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 THE GROUNDING SYSTEM.



PROPOSED 110' SECTIONAL MONOPOLE

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.

NOTES:
TOWER MANUFACTURER'S SPECS, DESIGNS, FABRICATION, AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER VENDOR. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY TO THE TOWER TYPE.

(9) PROPOSED AT&T ANTENNA RE: LATEST RFDS

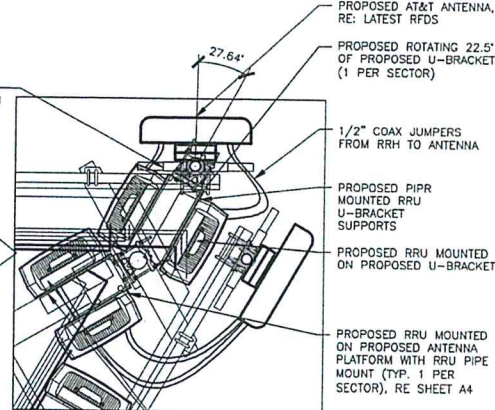
(8) PROPOSED AT&T RRU'S RE: LATEST RFDS

TBD 110' SECTIONAL MONOPOLE, RE: 2/A3

(3) PROPOSED AT&T RAYCAP SURGE SUPPRESSOR DC6-45-60-18-BF 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



PROPOSED CABLEING:
(6) 3/4" POWER CABLES
(3) 1/2" FIBER LINES
(1) RET CABLE

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.



VENDOR:

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

CRB COMPANIES LLC

CRB COMPANIES, LLC
733 SOUTH LEWIS AVE STE 300
TULSA, OKLAHOMA 74116
(918) 949-4551

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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

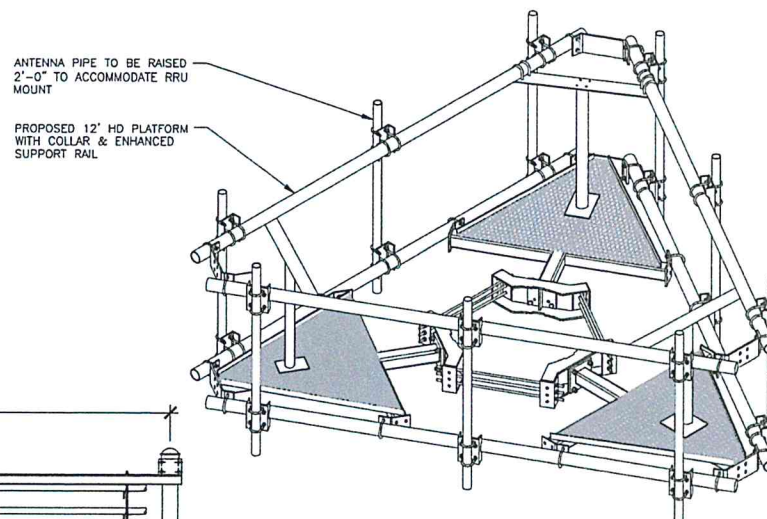
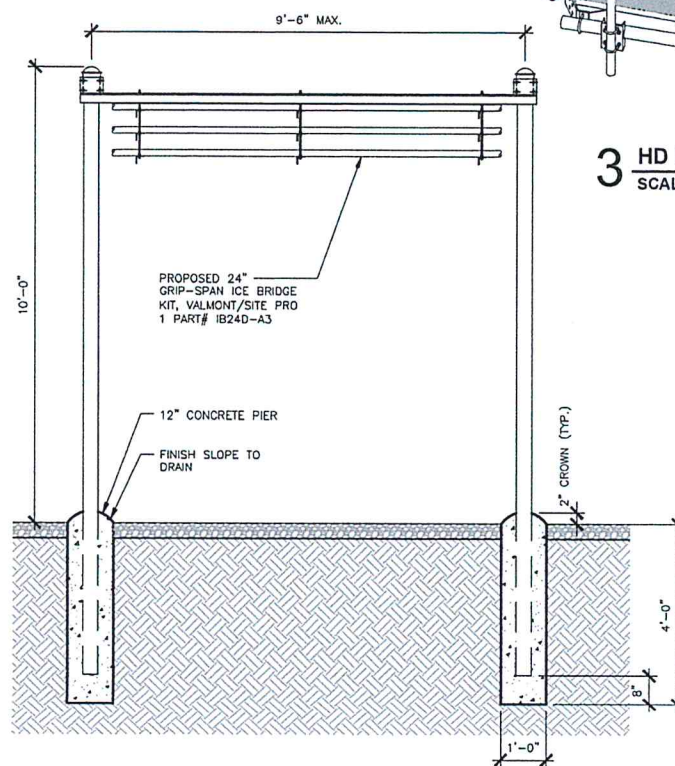
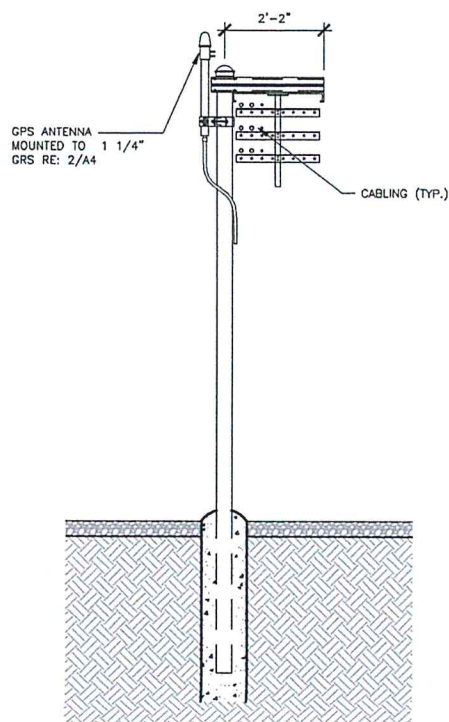
11/4/19

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

SHEET TITLE:
TOWER ELEVATION, ORIENTATION & DETAILS

SHEET NUMBER: PROJECT #:
A3 OK1453

REVISION:
BY: CKD BY: B
JWM JWM



VENDOR:



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COMPANIES LLC

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SHAWNEE OK 74804

ENGINEER:

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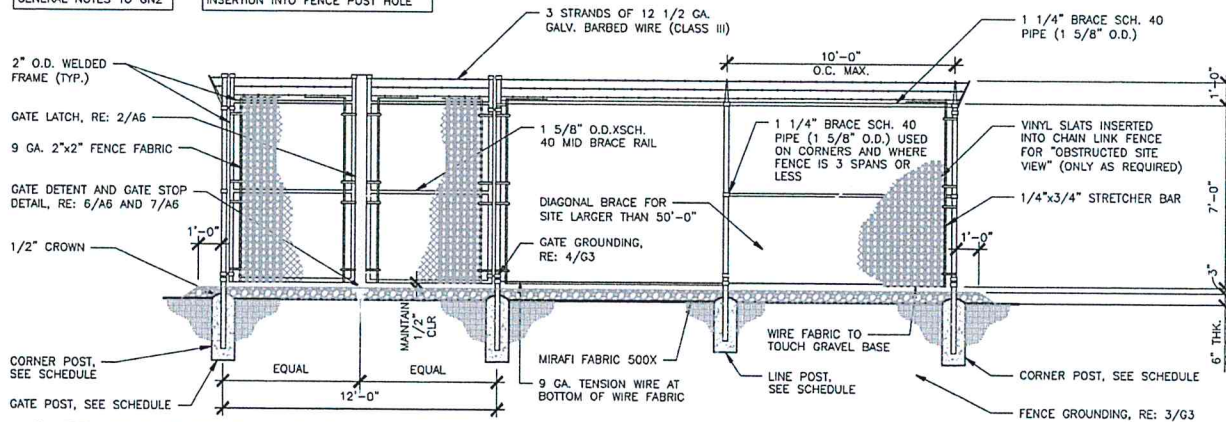
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A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM

SHEET TITLE: **WAVEGUIDE BRIDGE
DETAILS**

SHEET NUMBER:	PROJECT #:	REVISION
A4	OK1453 BY: JWM CKD BY: JWM	B

REFER TO FENCING
GENERAL NOTES TO GN2

CONCRETE WILL BE MIXED PRIOR TO
INSERTION INTO FENCE POST HOLE

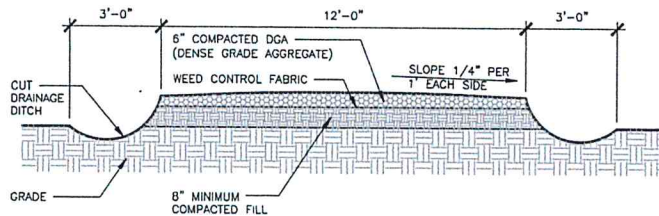


1 PROPOSED FENCING DETAIL

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.

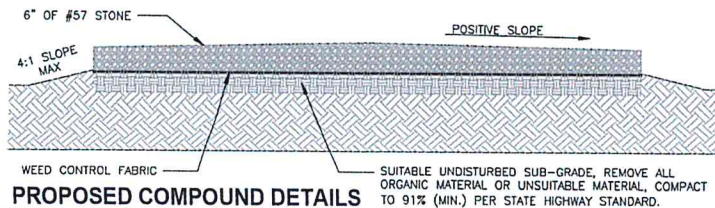


3 PROPOSED ROAD DETAIL

SCALE: N.T.S.

NOTE:

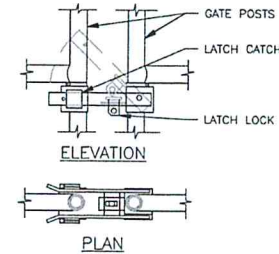
- CONTRACTOR TO HAVE A TBD REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.



5 PROPOSED COMPOUND DETAILS

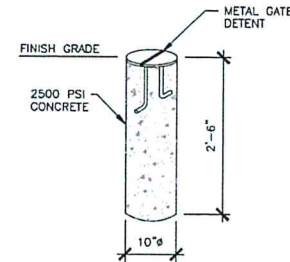
SCALE: N.T.S.

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



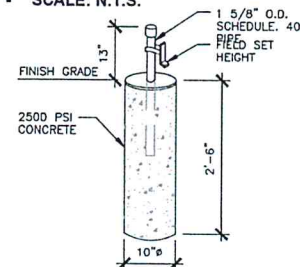
2 GATE LATCH DETAIL

SCALE: N.T.S.



4 GATE DETENT DETAIL

SCALE: N.T.S.



6 GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

VENDOR:

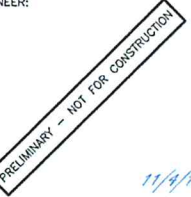
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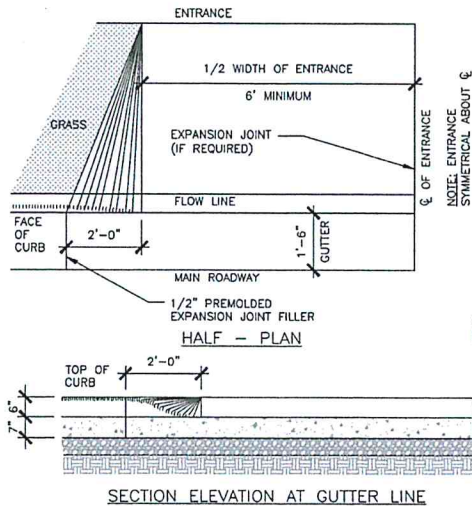
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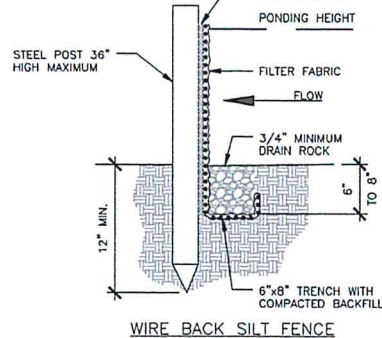
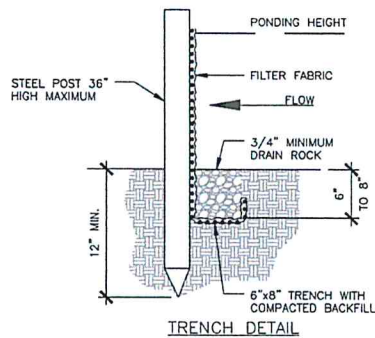
ENGINEER:

11/4/19

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



1 STANDARD ENTRANCE APRON (AS REQUIRED)

SCALE: N.T.S.

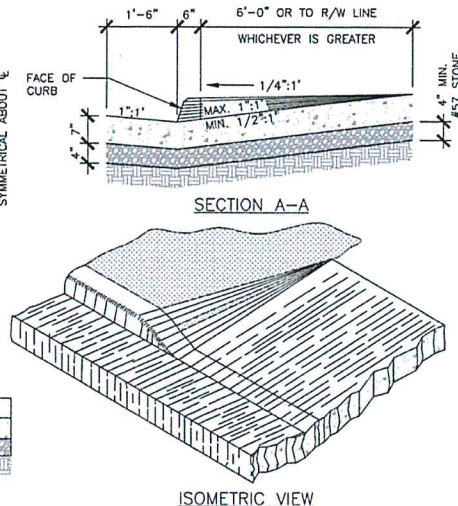


SILT FENCE INSTALLATION:

- THE FENCE SHOULD BE PLACED ACROSS THE SLOPE ALONG A LINE OF UNIFORM ELEVATION (PERPENDICULAR TO THE DIRECTION OF THE FLOW). THE FENCE SHOULD BE LOCATED AT LEAST 10' FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEAN OUT.
- DRIVE THE STEEL POST AT LEAST 18" INTO THE GROUND, SPACING THEM NO FURTHER THAN 6'-0" APART.
- POST SHOULD BE INSTALLED, WITH 1" TO 2" OF THE POST PROTRUDING ABOVE THE TOP IF THE FABRIC AND NO LESS THAN 3'-0" OF THE POST SHOULD PROTRUDE ABOVE THE GROUND. THE MINIMUM FENCE HEIGHT (HEIGHT OF FILTER ABOVE GRADE) SHALL BE 24". THE MAXIMUM FENCE HEIGHT (HEIGHT OF FILTER FABRIC ABOVE GRADE) SHALL BE 36".
- THE FILTER FABRIC SHOULD BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHOULD BE WRAPPED TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6" OVERLAP.
- EXTRA-STRENGTH FILTER CLOTH (50 POUND/INCH MINIMUM TENSILE STRENGTH) SHOULD BE USED. A 2" WIDE LATHE SHALL BE STAPLED OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF THE POSTS. THE STAPLES USED SHOULD BE 1.5" HEAVY-DUTY WIRE STAPLES SPACED AT A MAXIMUM OF 8" OVERLAP.
- PLACE THE BOTTOM 16" OF THE FILTER FABRIC INTO THE 12" DEEP TRENCH, EXTENDING THE REMAINING 4" TOWARDS THE UPSIDE OF THE TRENCH AND BACK FILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACTED.

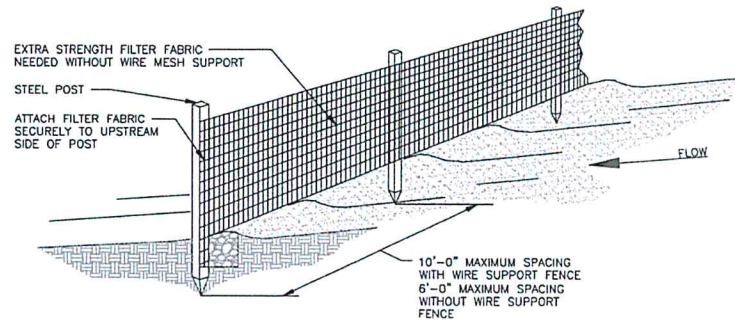
3 SILT FENCE DETAIL (PER JURISDICTION)

SCALE: N.T.S.



2 RIP-RAP DETAIL (IF REQUIRED)

SCALE: N.T.S.



INSPECTION AND MAINTENANCE:

- INSPECT SILT FENCE EVERY SEVEN (7) DAYS WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" OR MORE OF PRECIPITATION. CHECK FOR AREAS WHERE RUN-OFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE WAS CAUSED TO SAG OR COLLAPSE BY RUNOFF OVER TOPPING THE FENCE.
- IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY OTHER WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF THE FENCE IMMEDIATELY.
- SEDIMENT MUST BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 OF THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED.
- SILT FENCE SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED AREAS RESULTING FROM FENCE REMOVAL SHALL BE PERMANENTLY STABILIZED.
- SILT FENCE MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.

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CRB COMPANIES, LLC
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TULSA, OKLAHOMA 74106
(918) 449-4551

PRODUCED BY:

s/s

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SERVICES, PLLC,
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:

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:			
CIVIL DETAILS			
SHEET NUMBER:	PROJECT #:	REVISION:	
A6	OK1453	B	
	BY: JWM	CKD BY: 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.

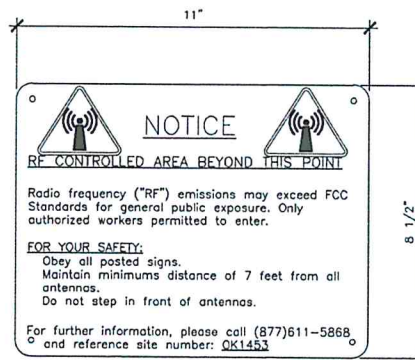
This is AT&T Mobility site:
OK1453

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.

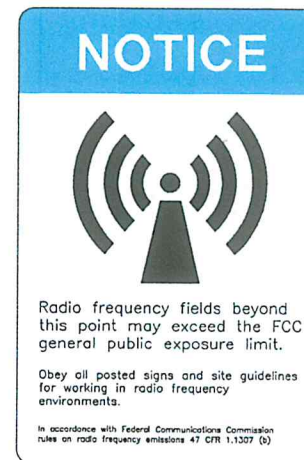
GLASS MAIN ENTRY DOORS MAY BE "BRANDED" WITH AT&T MOBILITY LOGO PROVIDING THIS IS NOT A LIGHTED / "MARQUIS" SIGN. IN CERTAIN CASES WHERE A SITE IS UNMANNED, EXTERIOR DOOR SIGNS MAY BE OMITTED TO PREVENT DRAWING UNDUE ATTENTION TO THE SITE. FOR THESE TYPES OF SITES, THE MARKET MAY ELECT TO HARDEN SECURITY 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

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.

VENDOR:

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

CRB COMPANIES LLC

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TULSA, OKLAHOMA 74116
(918) 449-4551

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

SITE NAME:

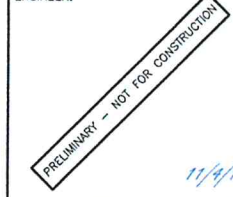
**KICKAPOO &
INDEPENDENCE**

SITE NUMBER:

OK1453

SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

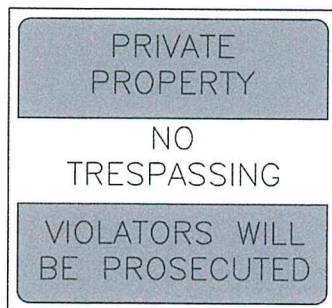


NO	DATE	DESCRIPTION	BY
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B	11/4/19	PRELIM ISSUE	JWM

SHEET TITLE:
SIGNAGE DETAILS

SHEET NUMBER: A7	PROJECT #: OK1453	REVISION:
BY: JWM	CRD BY: JWM	B

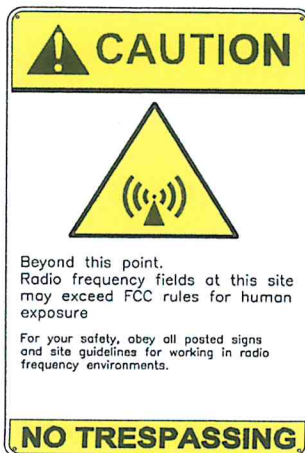
1 SIGNAGE DETAIL
SCALE: N.T.S.



4 SIGNAGE DETAIL
SCALE: N.T.S.

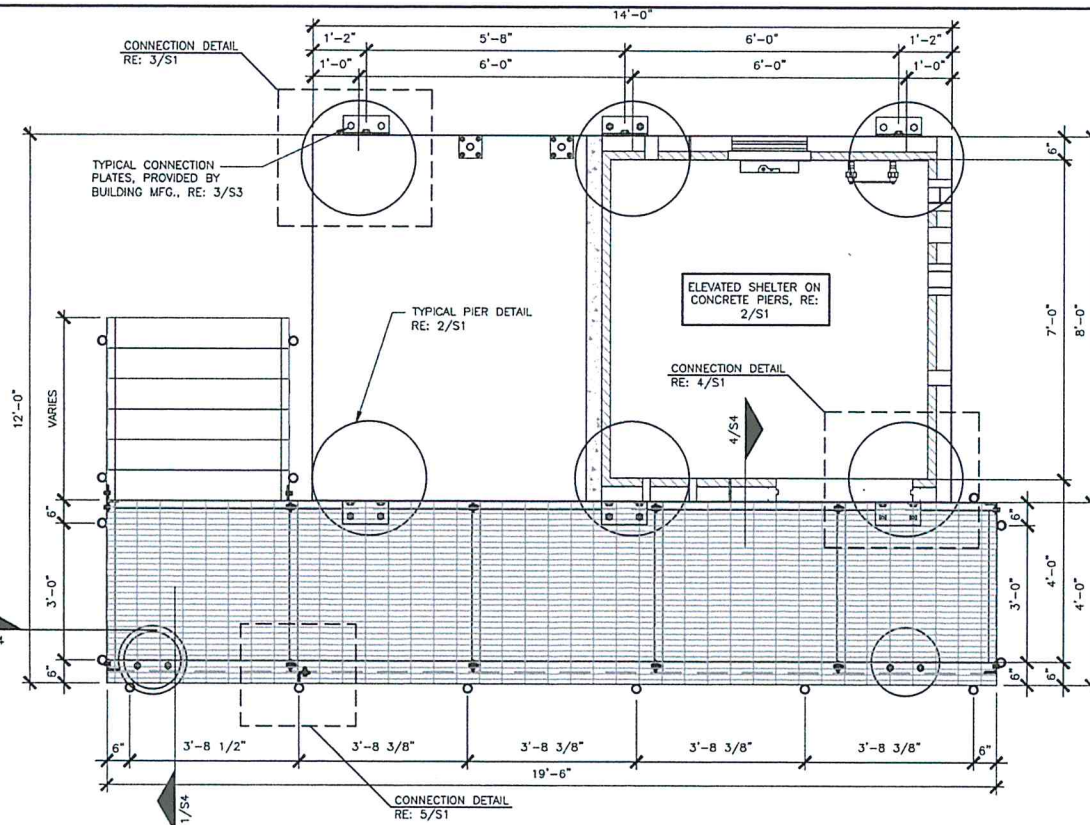
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800-638-2822
OK1453



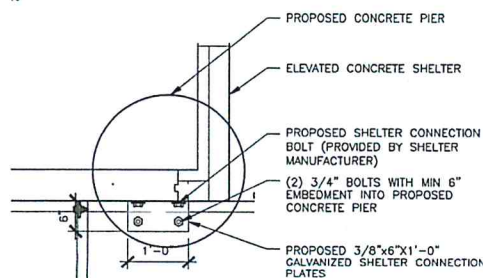
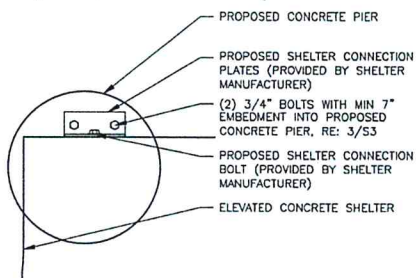
5 TOWER SIGNAGE DETAIL
SCALE: N.T.S.

14544442.4E003.131004.11232629293.0K1453.N99 Rev. B Construction Details.dwg - Sheet S1 - User: JMS/CP - Nov 04, 2019 - 5:10pm



1 TYPICAL ELEVATED PIER FOUNDATION PLAN

SCALE: 0' 1' 5' 10'

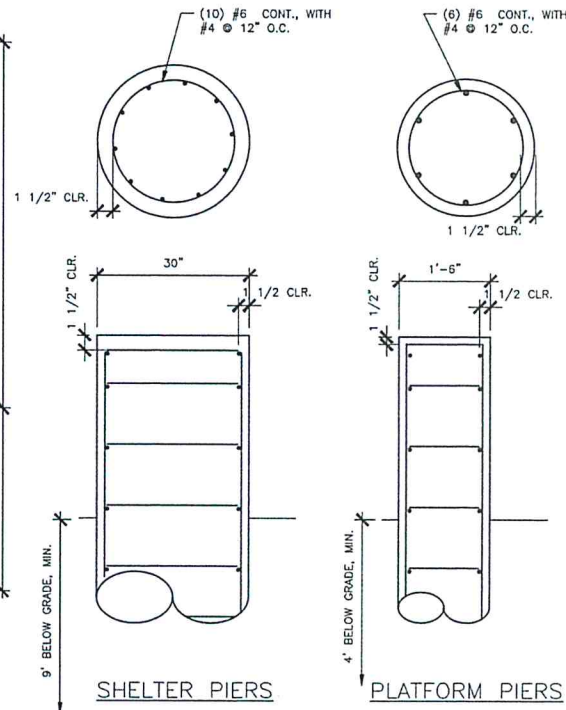


3 TYPICAL ELEVATED PLATFORM PIER CONNECTION

SCALE: 0' 1' 5'

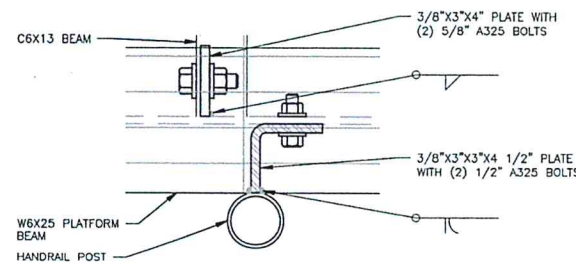
4 TYPICAL ELEVATED PLATFORM PIER CONNECTION

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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(405) 753-7167

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KICKAPOO & INDEPENDENCE

SITE NUMBER:
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SITE ADDRESS:
1310 KICKAPOO
SHAWNEE, OK 74804

ENGINEER:

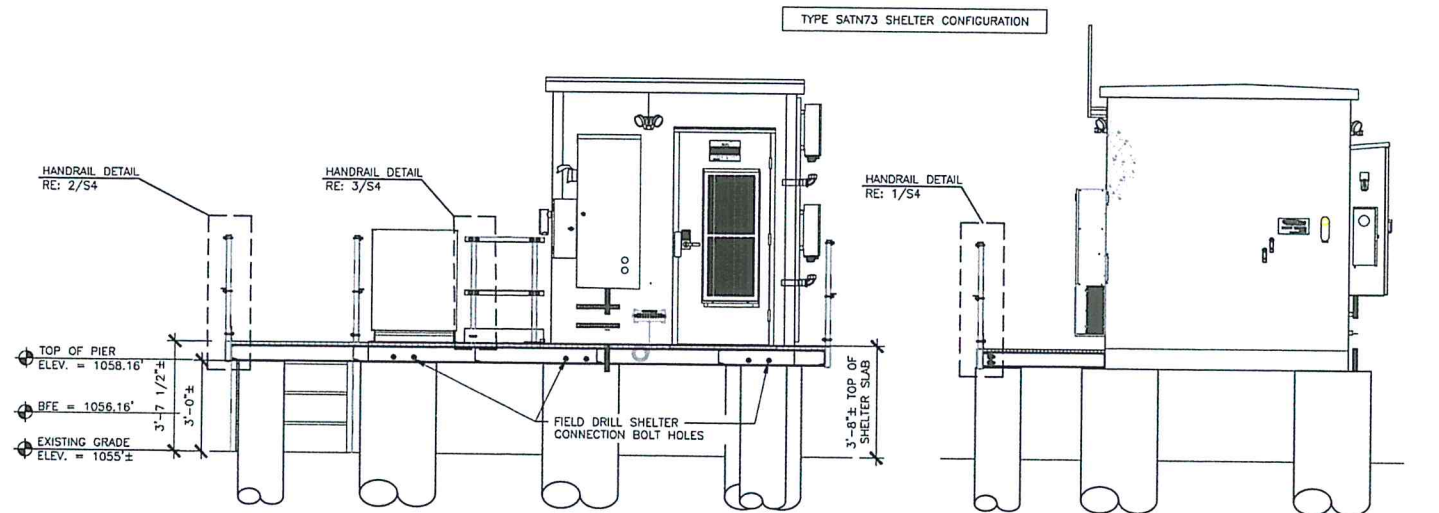
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11/4/19

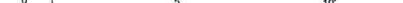
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A	9/10/19	PRELIM ISSUE	JWM
B	11/4/19	PRELIM ISSUE	JWM

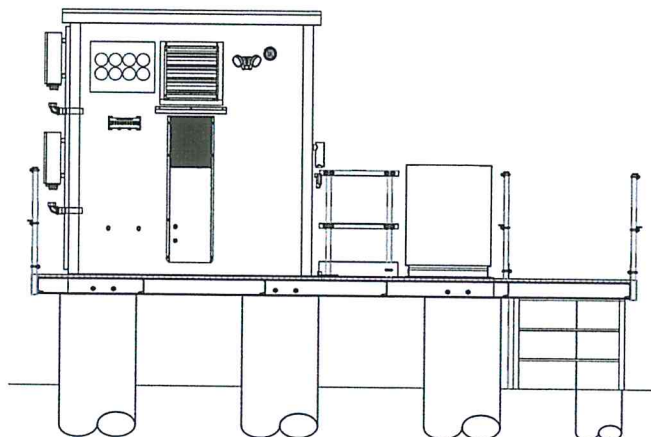
SHEET TITLE:
SHELTER FOUNDATION DETAILS

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



1 EQUIPMENT SHELTER ELEVATION

SCALE: 

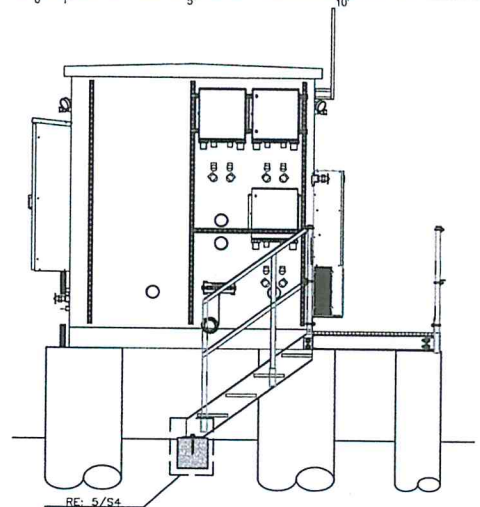


3 EQUIPMENT SHELTER ELEVATION

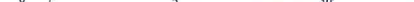
SCALE:

2 EQUIPMENT SHELTER ELEVATION

SCALE:



EQUIPMENT SHELTER ELEVATION

SCALE: 

VENDOR:

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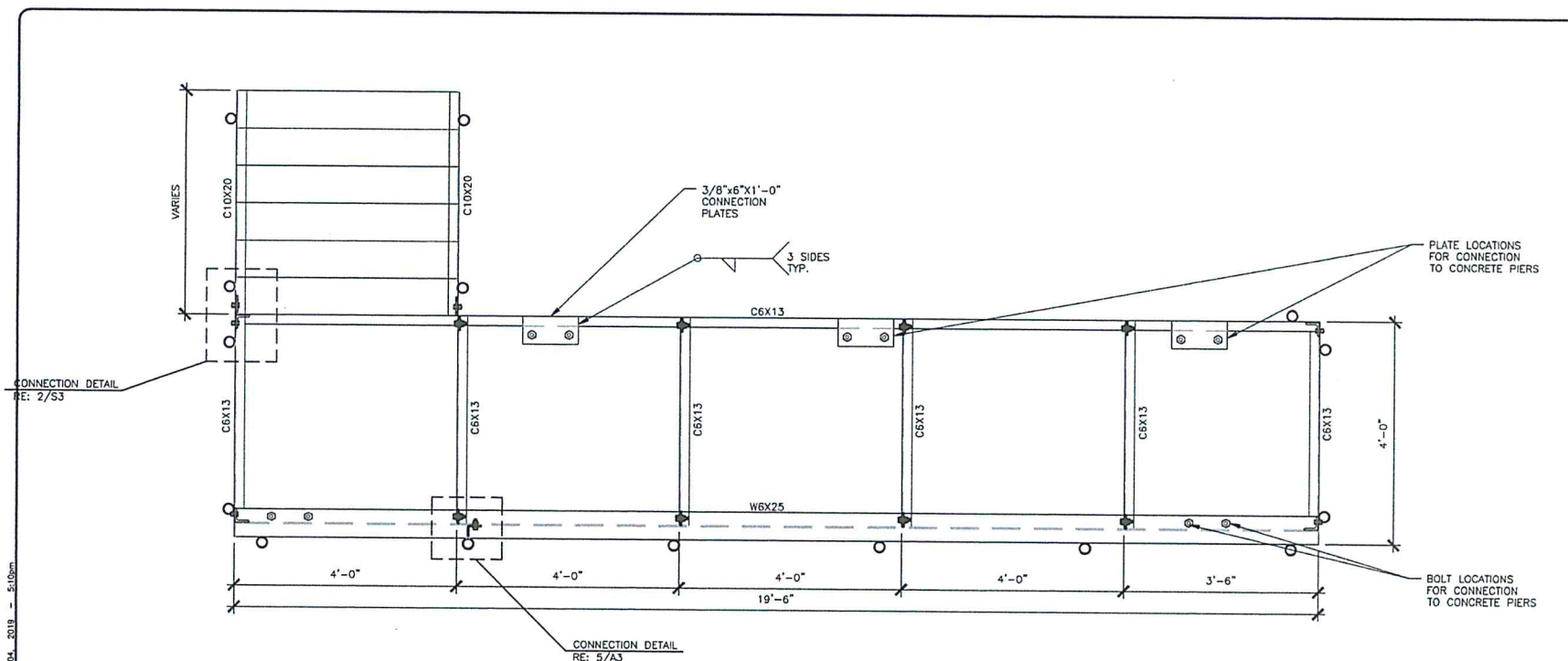
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11/4/11

NO	DATE	DESCRIPTION	B
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B	11/4/19	PRELIM ISSUE	JW

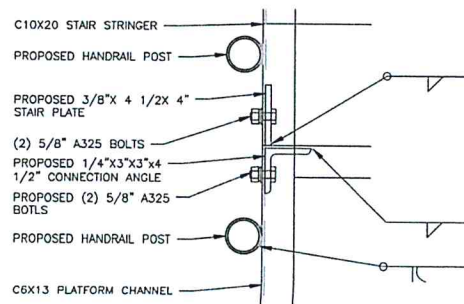
SHEET TITLE:		
SHELTER ELEVATIONS		
SHEET NUMBER:	PROJECT #:	REVISION
S2	OK1453	B
	BY: JWM CKD BY: JWM	

1404442 A500.10104.118252925.041453.169 Rev. B Configuration Drawing Set - Sheet 13 - User: JMS - Nov 04, 2019 - 5:10pm



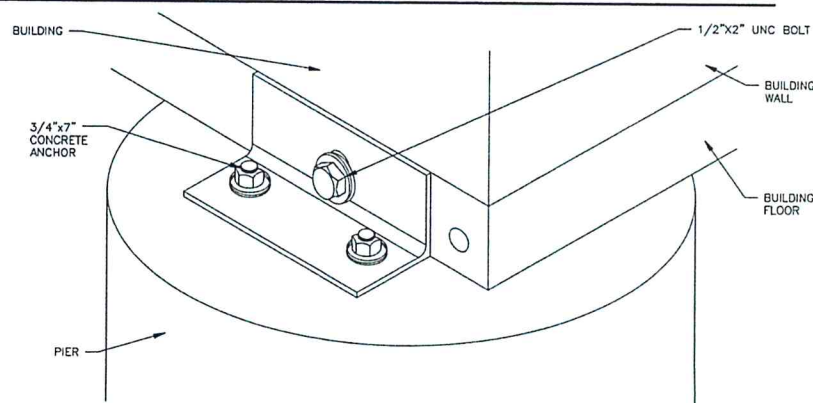
1 PLATFORM PLAN

SCALE: 1" = 5'



2 PLATFORM CONNECTION DETAIL

SCALE: 1" = 2'



3 SHELTER ATTACHMENT DETAIL

SCALE: N.T.S.

DETAIL PROVIDED BY SHELTER MFG

VENDOR:

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 OKLAHOMA CITY, OK 73102
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 CRB COMPANIES, LLC
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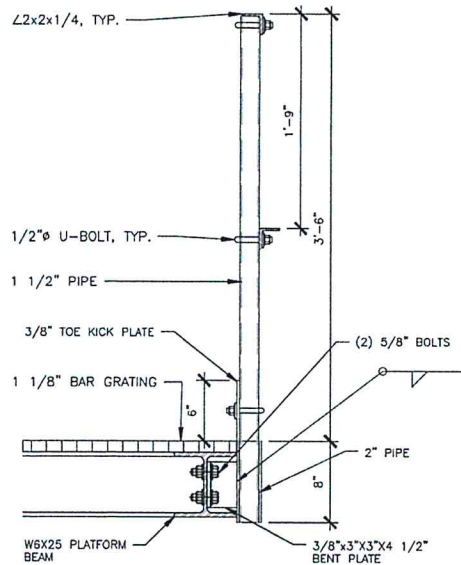
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ENGINEER:

 11/4/19

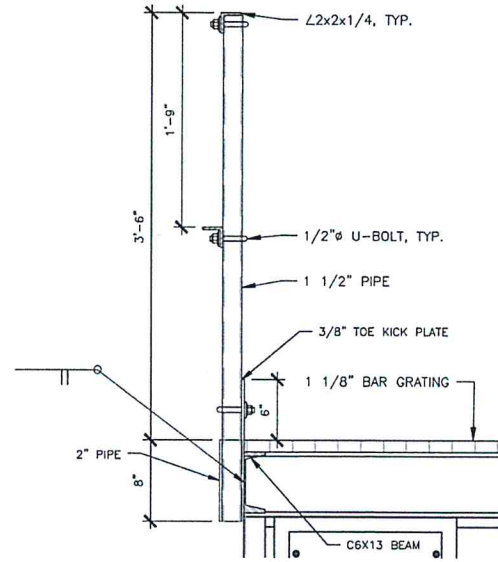
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B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE: SHELTER PLATFORM DETAILS			
SHEET NUMBER: PROJECT #:		REVISION:	
S3		B	
BY:	CHK BY:		
JWM	JWM		

1464442.dwg: 11/10/19 11:52:22 041453.158 Rev. B Configuration Drawing Set - Sheet 54 - User: JMS - Nov 04, 2019 - 51.0mm



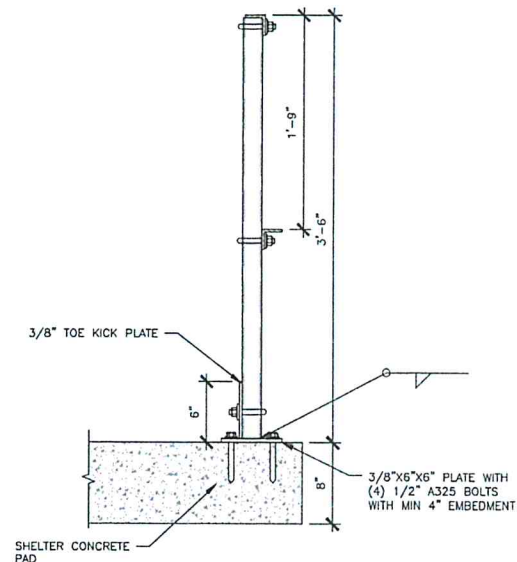
1 TYPICAL HANDRAIL DETAIL @ BEAM

SCALE: 0' 6" 1' 4"



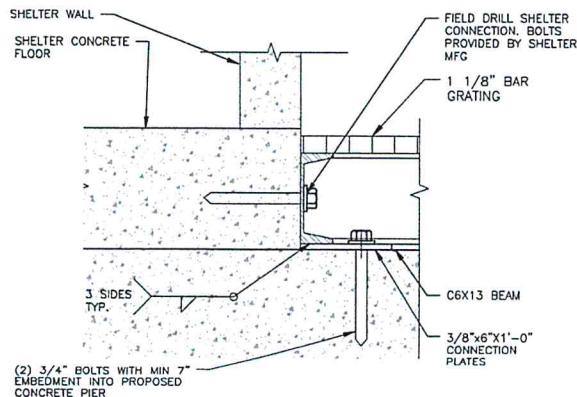
2 TYPICAL HANDRAIL DETAIL @ CHANNEL

SCALE: 0' 6" 1' 4"



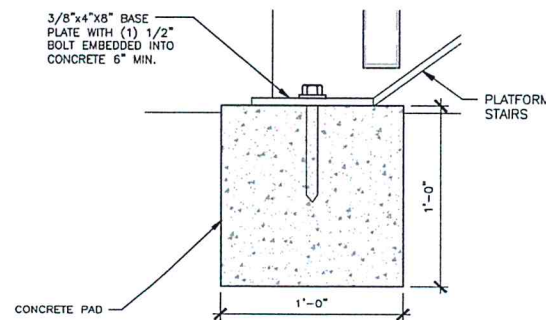
3 PLATFORM HANDRAIL CONNECTION

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:



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

CRB
COMPANIES LLC

CRB COMPANIES, LLC
703 SOUTH LEWIS AVE STE 100
TULSA, OKLAHOMA 74106
(918) 449-4551

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

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:	
S4		OK1453	
BY: JWM		CKD BY: JWM	
		B	

FOR WIRING & PROGRAMING SEE SHEET E2

NOTES:

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

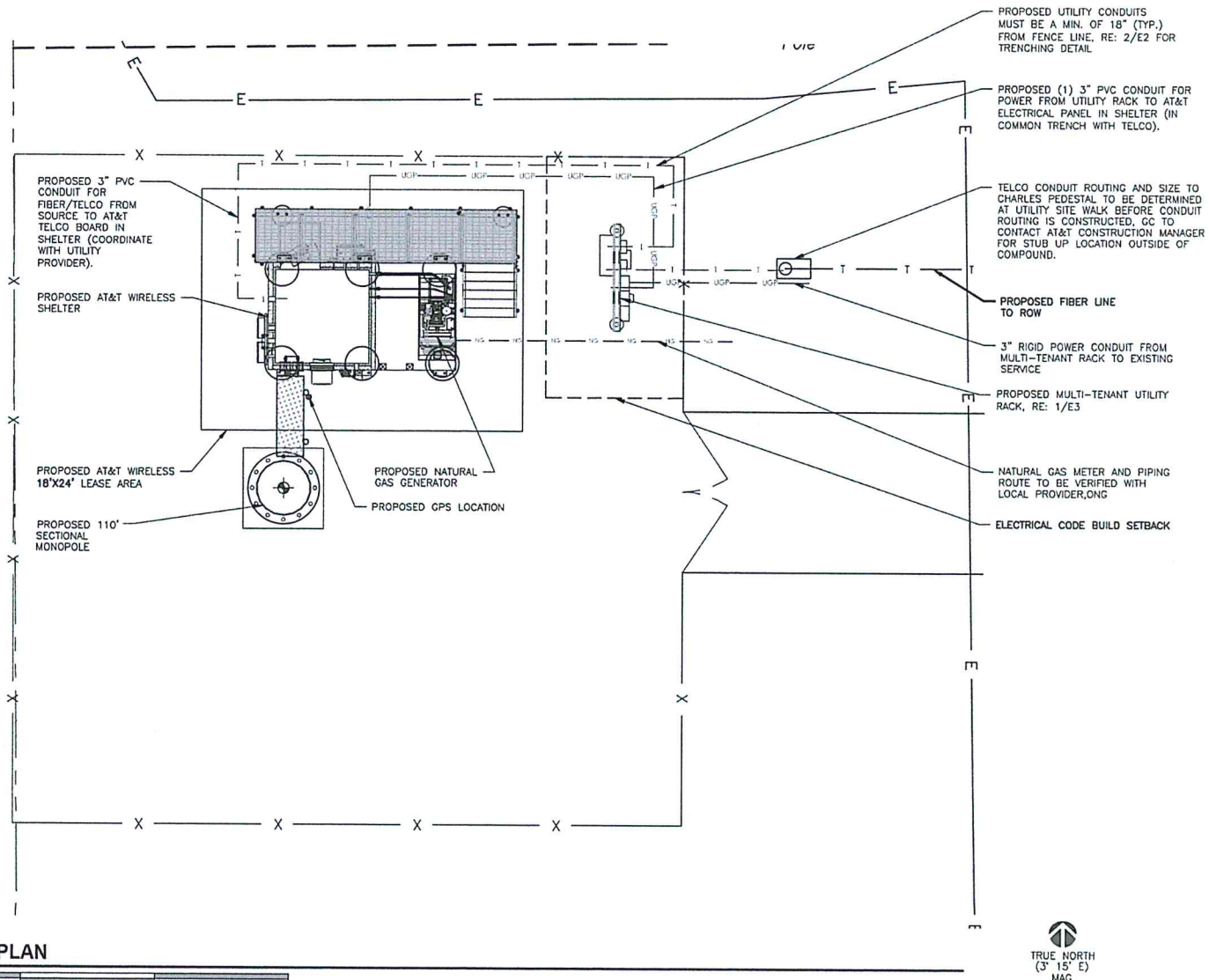
NOTES:

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:



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



CRB COMPANIES LLC
2038 SOUTH LINN AVE/STE 100
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AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167

SITE NAME:

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INDEPENDENCE**

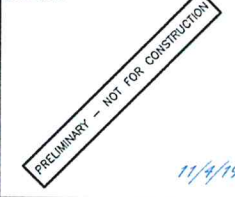
SITE NUMBER:

OK1453

SITE ADDRESS:

1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:



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

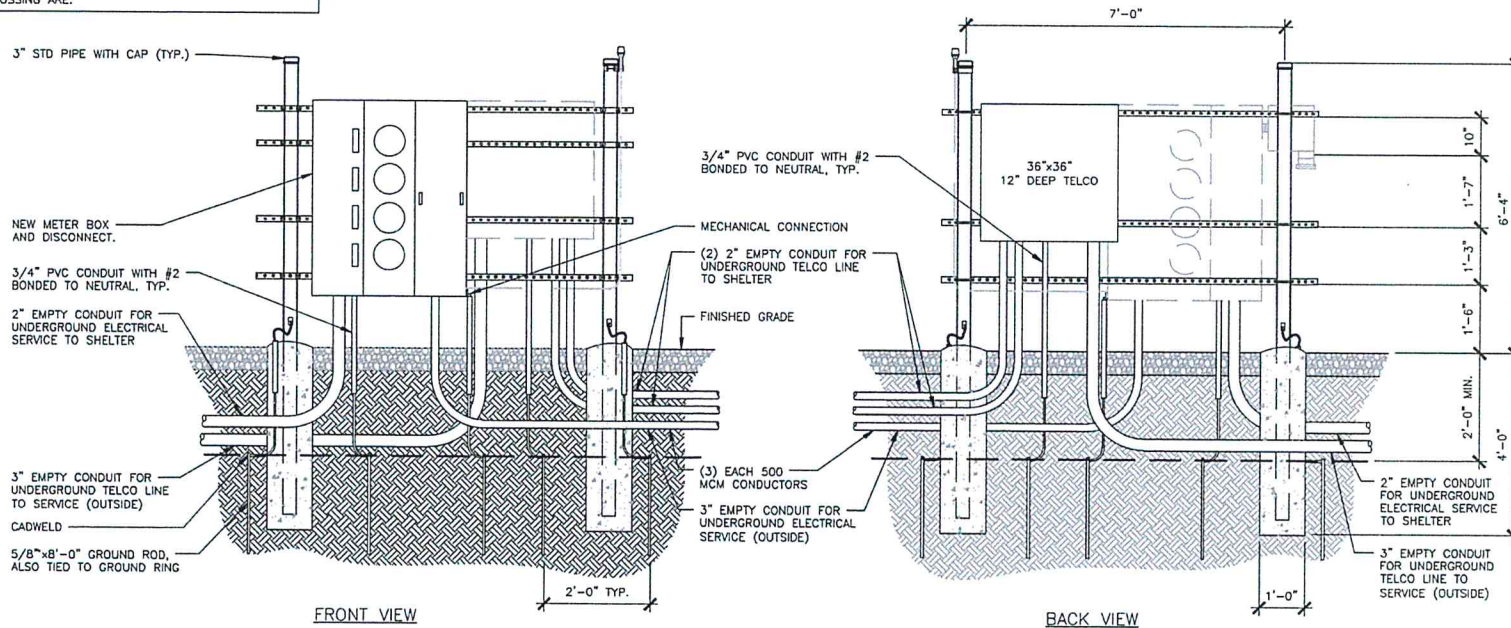
SHEET TITLE:

UTILITY PLAN AND DETAILS

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

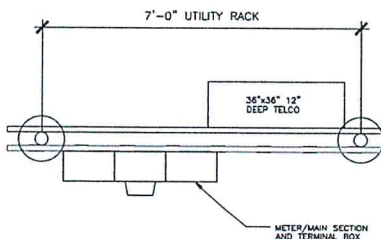
- NOTES:**
1. ALL EXPOSED ELECTRICAL CONDUIT MUST BE RIGID.
 2. THREADLESS CONNECTORS ARE NOT ALLOWED.
 3. USE SQUARE "D" 200A FUSABLE DISCONNECT.
 4. EMT CONDUIT CAN ONLY BE USED INSIDE.
 5. USE ONLY COMPRESSION TYPE FITTINGS ON EMT CONDUIT.
 6. USE ONLY STRANDED CONDUCTORS FOR ALL ELECTRICAL WIRING, (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 MPPS THAT WILL BE PROVIDED TO PROPOSED UTILITY RACK



1 FOUR GANG UTILITY RACK ELEVATIONS

SCALE: N.T.S.



2 UTILITY RACK PLAN

SCALE: N.T.S.

VENDOR:

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CRB COMPANIES LLC

CRB COMPANIES, LLC
7133 NORTH LINCOLN AVE/ST 100
TULSA, OKLAHOMA 74136
(918) 449-4551

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

ENGINEER:

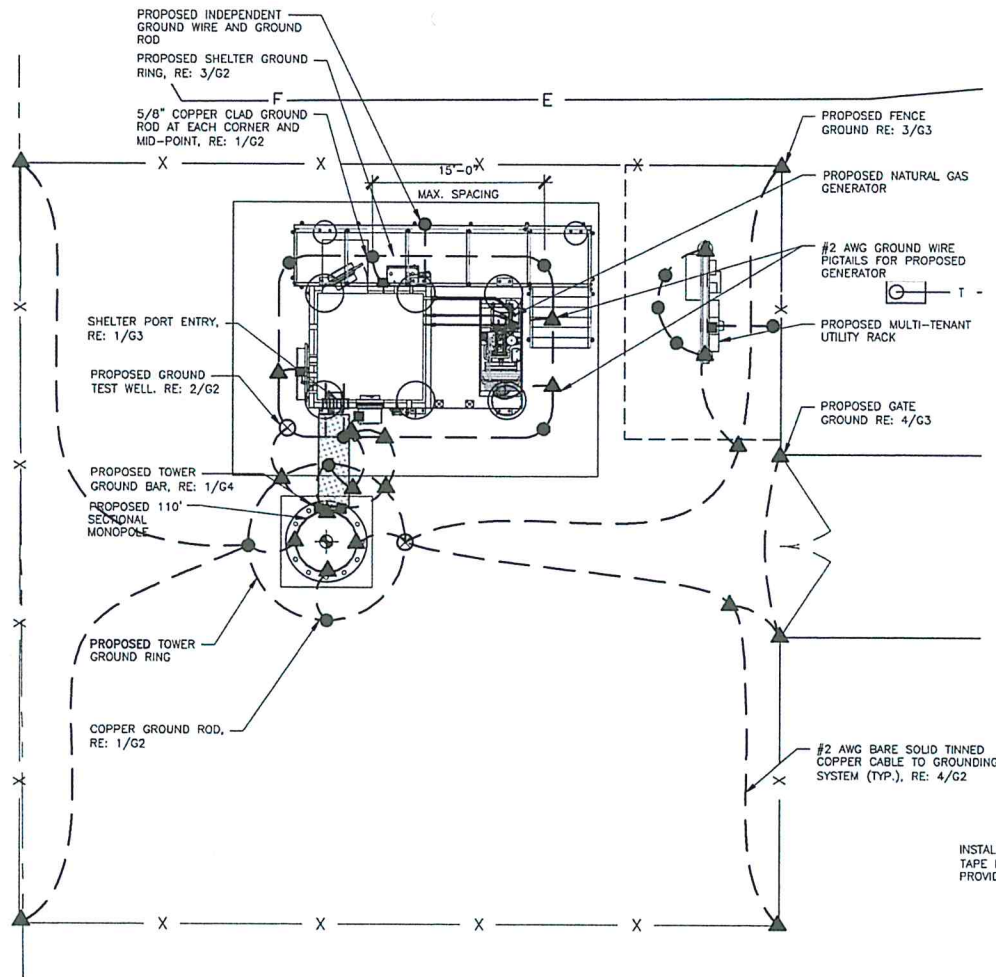
PRELIMINARY - NOT FOR CONSTRUCTION

11/4/19

NO	DATE	DESCRIPTION	BY
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B	11/4/19	PRELIM ISSUE	JWM
SHEET TITLE: UTILITY RACK DETAILS			
SHEET NUMBER: E3	PROJECT #: OK1453	REVISION:	
BY: JWM	CKD BY: JWM		B

1454442-2003.01004.017625995 OK1453 N58 New B. Construction Drawings - Sheet 01 - User: JMC - Nov 04, 2019 - 5:11pm

RE: 5/G2 FOR TYPICAL
CADWELD DETAILS



1 COMPOUND GROUNDING PLAN

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

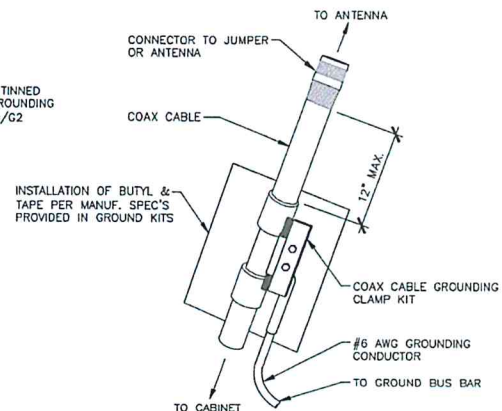


GROUNDING LEGEND:

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" x 8'-0" COPPER CLAD GROUND ROD AT 15'-0" MAX. SPACING, PER CM

GROUNDING NOTES:

- 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).
- 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.
- GROUND RING CONNECTION CONDUCTORS SHALL BE OF EQUAL LENGTH, MATERIAL, AND BONDING TECHNIQUE.
- CONTRACTOR SHALL ENSURE GROUND RING IS WITHIN 12 TO 36 INCHES OF THE EQUIPMENT 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.
- 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.
- ALL DOWN CONDUCTORS MUST GO DOWN.



2 CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE

SCALE: N.T.S.

VENDOR:



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

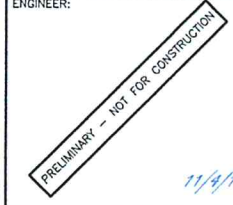
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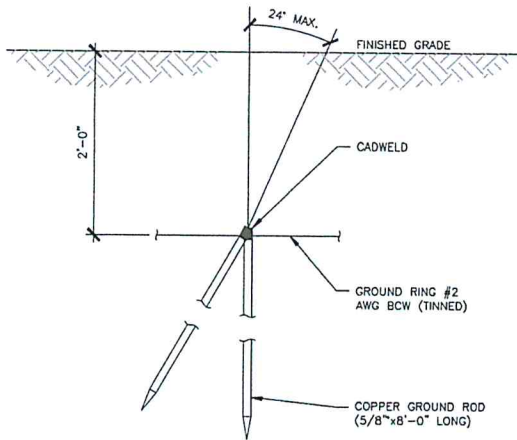
SITE ADDRESS:

1310 KICKAPOO SHAWNEE OK 74804

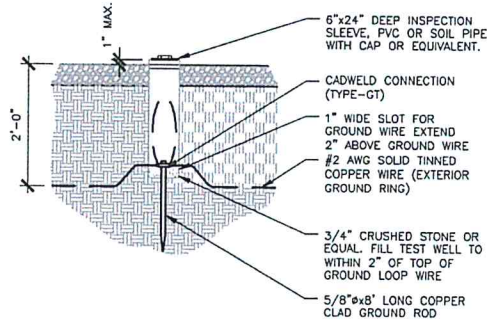
ENGINEER:



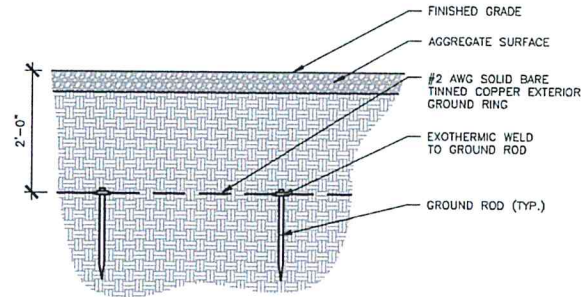
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SHEET NUMBER: G1		PROJECT #: OK1453	REVISION:
BY: JWM	CRD BY: JWM		B



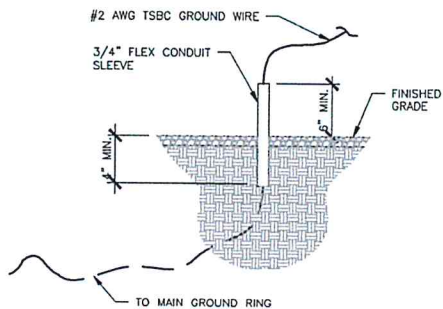
1 ANTENNA CABLE GROUNDING DETAIL
SCALE: N.T.S.



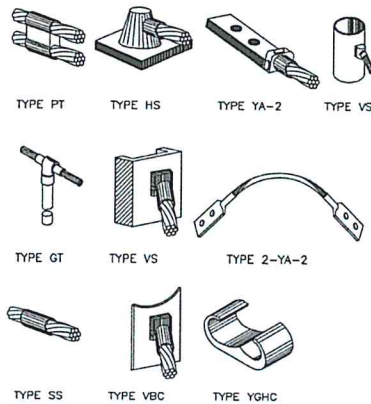
2 GROUND TEST WELL DETAIL
SCALE: N.T.S.



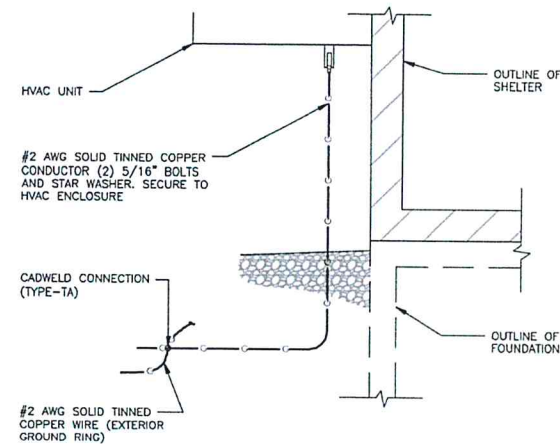
3 GROUND RING DETAIL
SCALE: N.T.S.



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
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COMPANIES LLC

CRB COMPANIES, LLC
733 SOUTH H. LEWIS AVE STE 100
TULSA, OKLAHOMA 74106
(918) 449-4555

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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

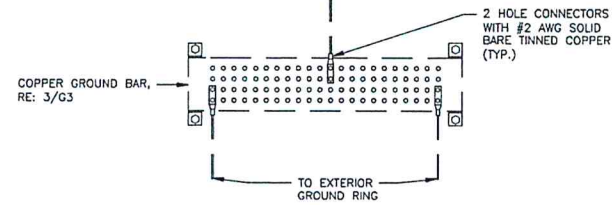
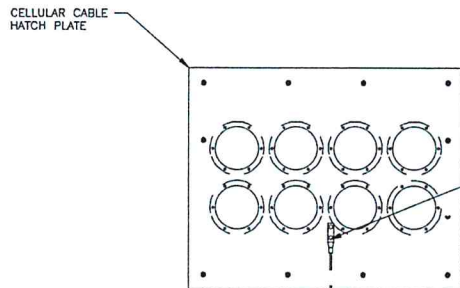
SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

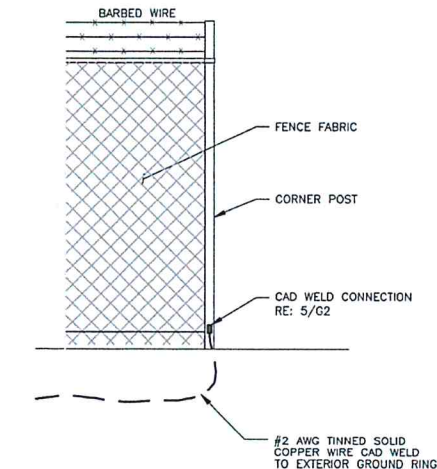
PRELIMINARY - NOT FOR CONSTRUCTION

11/4/19

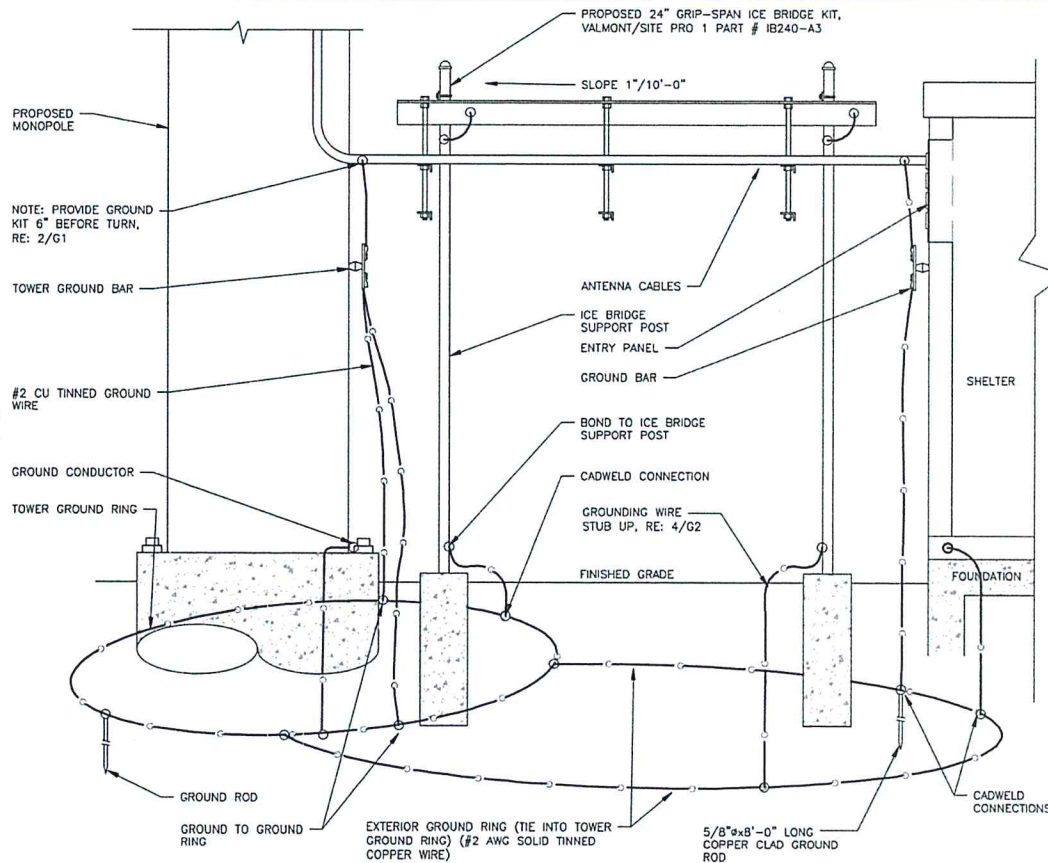
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SHEET NUMBER: G2	PROJECT #: OK1453	REVISION:	
BY: JWM	CKD BY: JWM		B



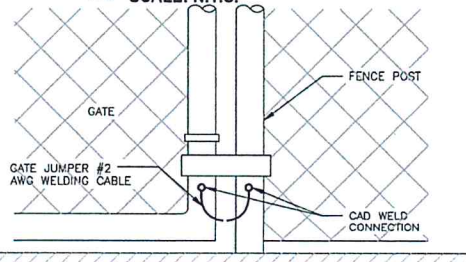
1 EXTERIOR HATCH PLATE GROUNDING AT BUILDING
SCALE: N.T.S.



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:

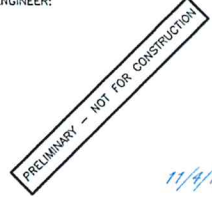
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OKLAHOMA CITY, OK 73102
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CRB COMPANIES, LLC
7335 SOUTH LEWIS AVE STE 200
TULSA, OKLAHOMA 74116
(918) 437-4551

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SERVICES, PLLC.
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

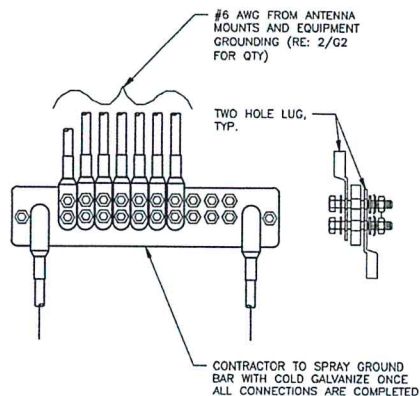
ENGINEER:

11/4/19

NO	DATE	DESCRIPTION	BY
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SHEET TITLE: GROUNDING DETAILS			
SHEET NUMBER: G3		PROJECT #: OK1453	REVISION:
BY: JWM		CRD BY: JWM	B

14644449 AF005 131004 11876262008 OK1453 1453 Rev. B Construction Drawings.dwg - Sheet 04 - User: JWC - Nov 04, 2018 - 5:11pm

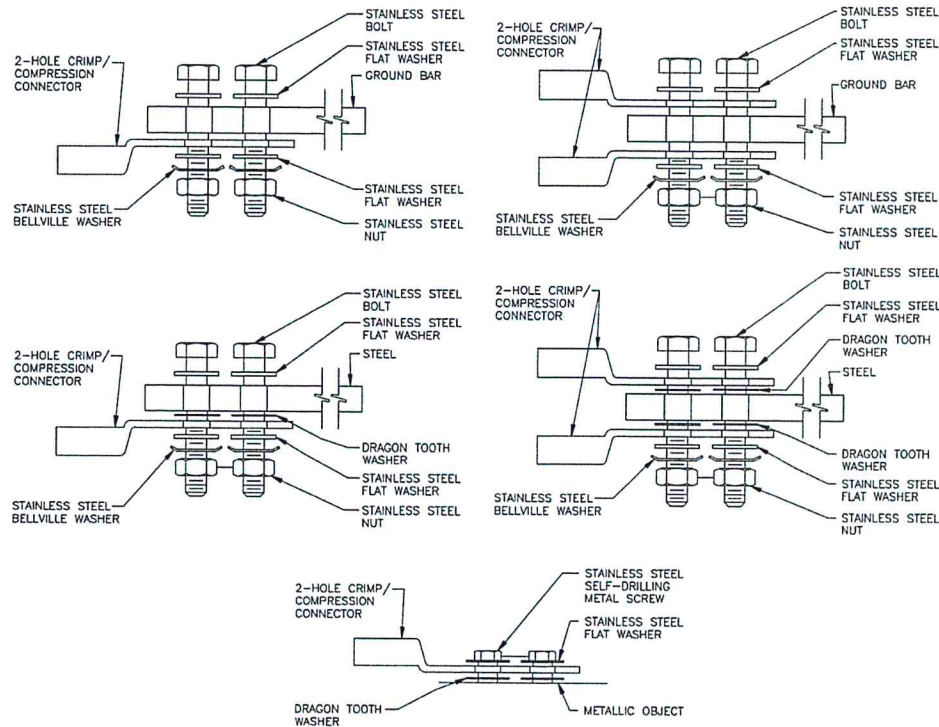
NOTE:

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 GROUND BAR DETAIL

SCALE: N.T.S.



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:

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OKLAHOMA CITY, OK 73102
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CRB COMPANIES LLC

CRB COMPANIES, LLC
7123 NORTH 15TH AVENUE, SUITE 300
TULSA, OKLAHOMA 74116
(918) 649-4551

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

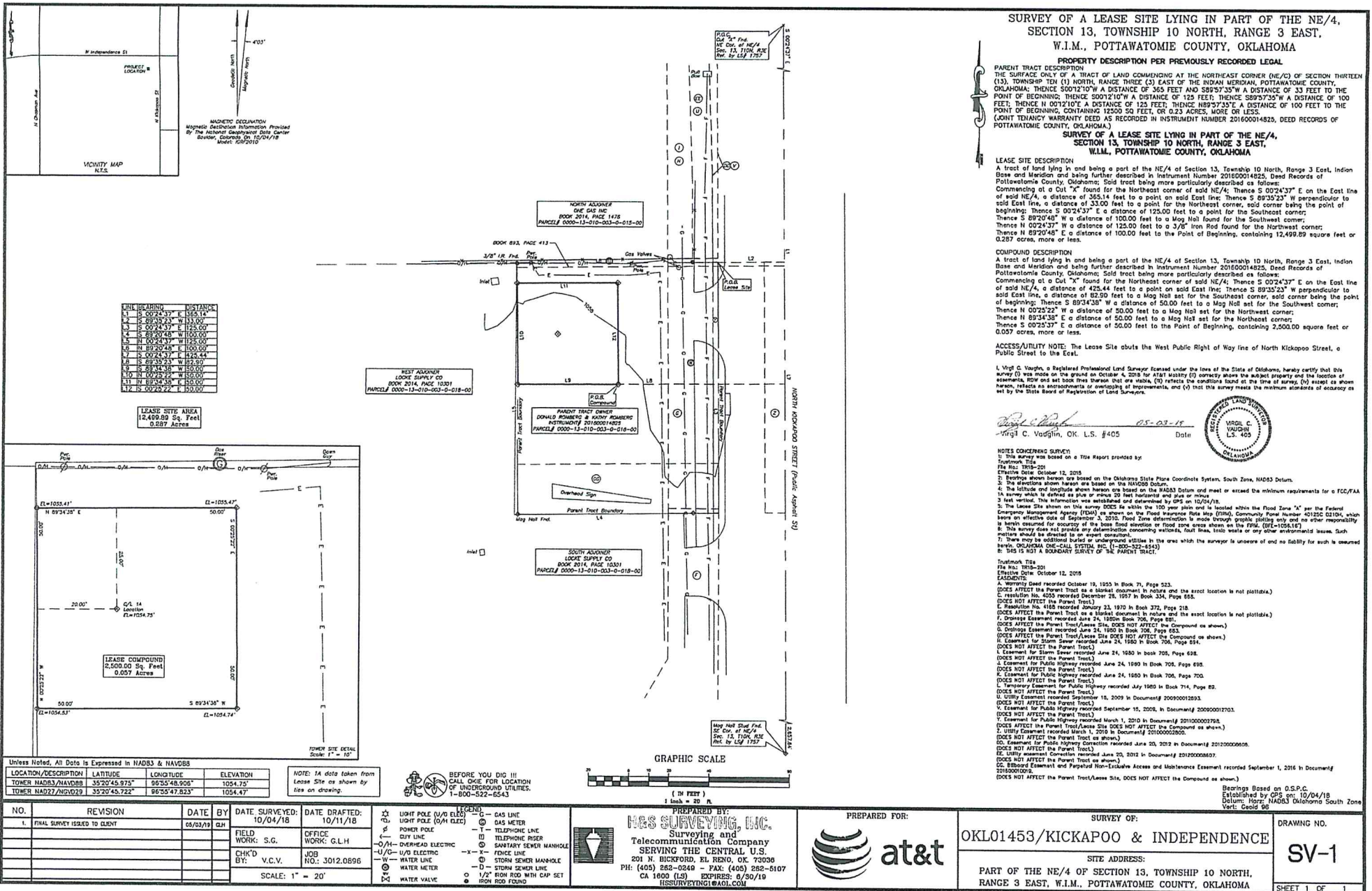
SITE ADDRESS:
1310 KICKAPOO
SHAWNEE OK 74804

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

11/4/19

NO	DATE	DESCRIPTION	BY
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B	11/4/19	PRELIM ISSUE	JWM
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SHEET NUMBER: G4		PROJECT #: OK1453	REVISION:
BY: JWM		CKD BY: JWM	B

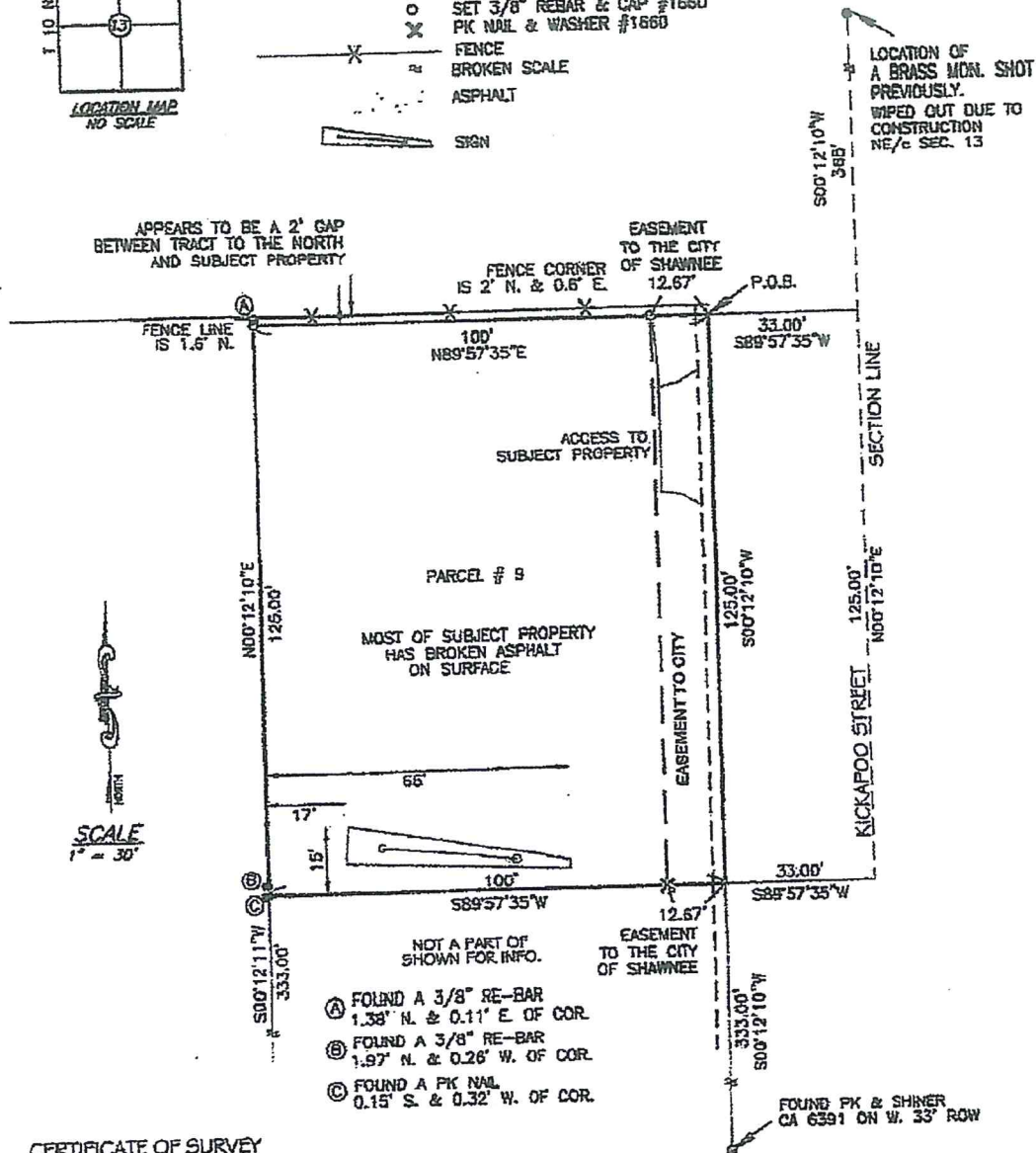


BOUNDARY SURVEY



LEGEND

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



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\"/>

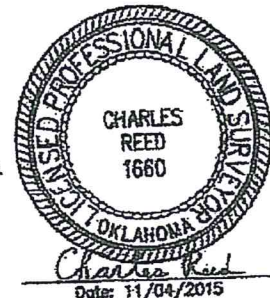
GENERAL NOTES:

1. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
2. 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.
3. THE LAST DAY VISITING SAID SITE 11/04/2015.
4. 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
Tulamech, 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



Date: 11/04/2015

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.*

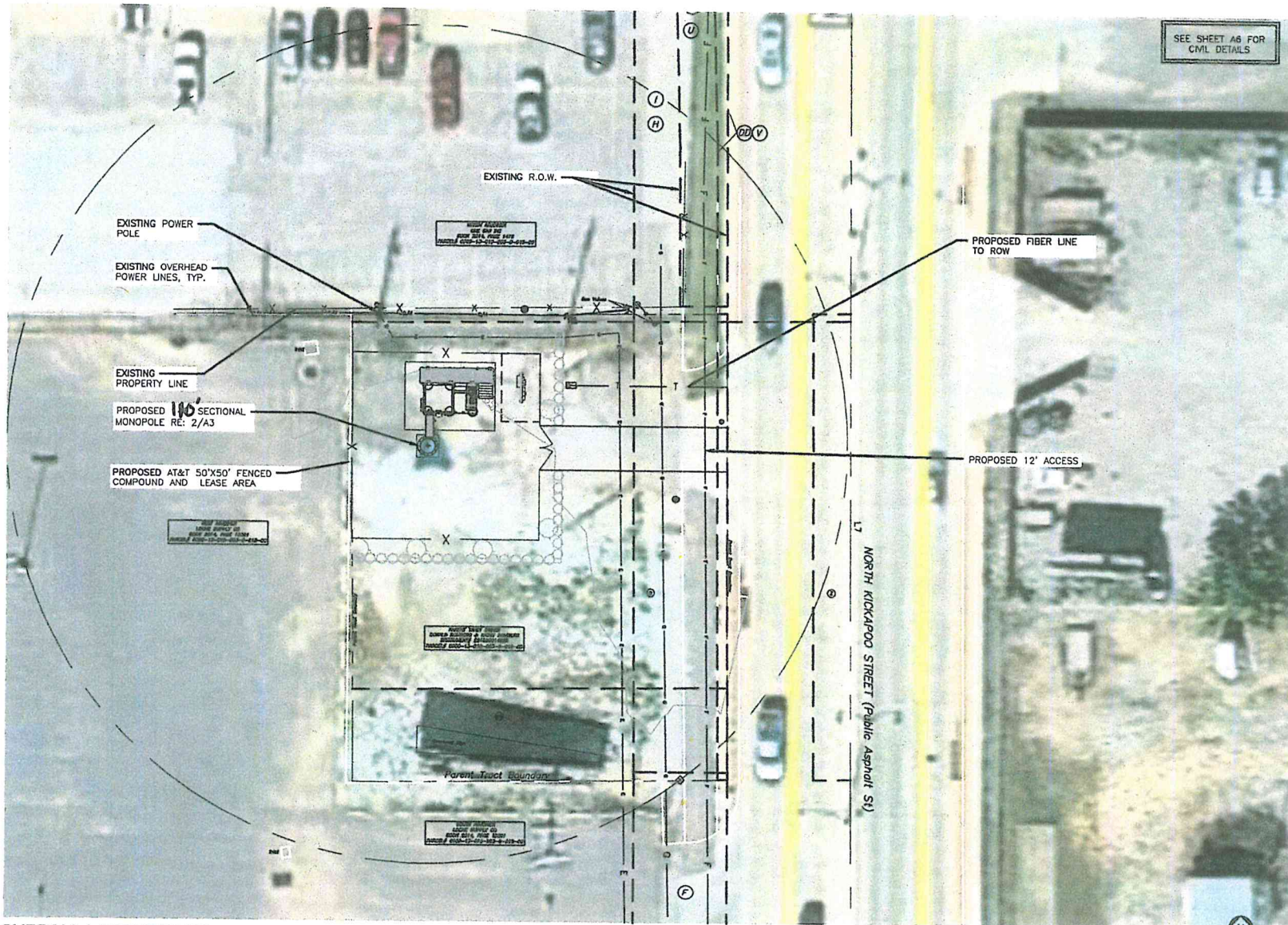
COMPOUND DESCRIPTION

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.*



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

VENDOR:

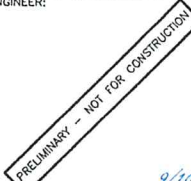
Your World. Delivered.
405 N. BROADWAY, 7TH FLOOR
OKLAHOMA CITY, OK 73102
PH: (405) 529-8134


COMPANIES LLC
CIR COMUNICATIONS, LLC
715 SOUTH LINCOLN AVENUE, 100
TULSA, OKLAHOMA 74106
(918) 949-4351

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:

9/10/19

NO	DATE	DESCRIPTION	BY
A	9/10/19	PRELIM ISSUE	JW

SHEET TITLE:
OVERALL LAYOUT PLAN
SHEET NUMBER: PROJECT #:
L1 **OK1453** REVISION:
BY: JWM CKD BY: JWM **A**

TRUE NORTH
(3' 15" E)
MAG

Kickapoo & Independence

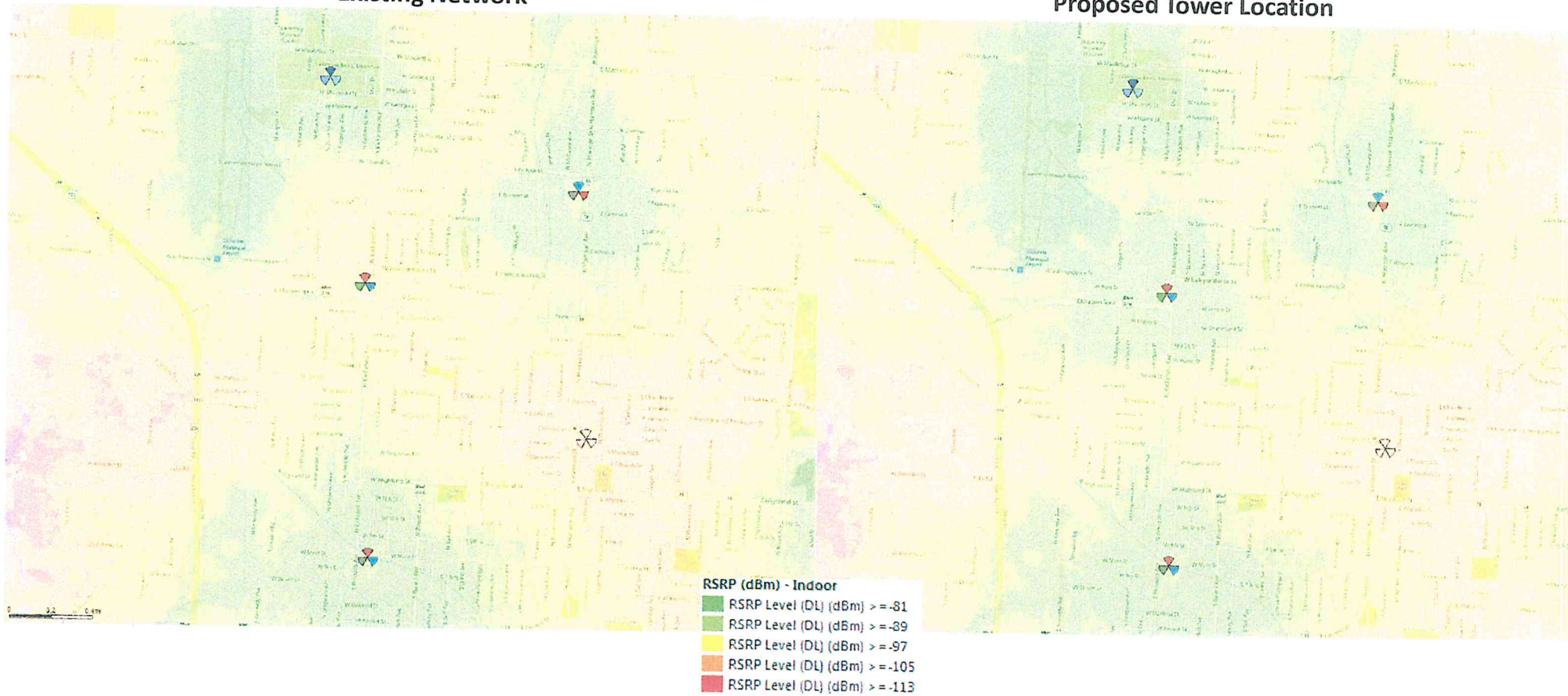
Before and After RSRP Plots

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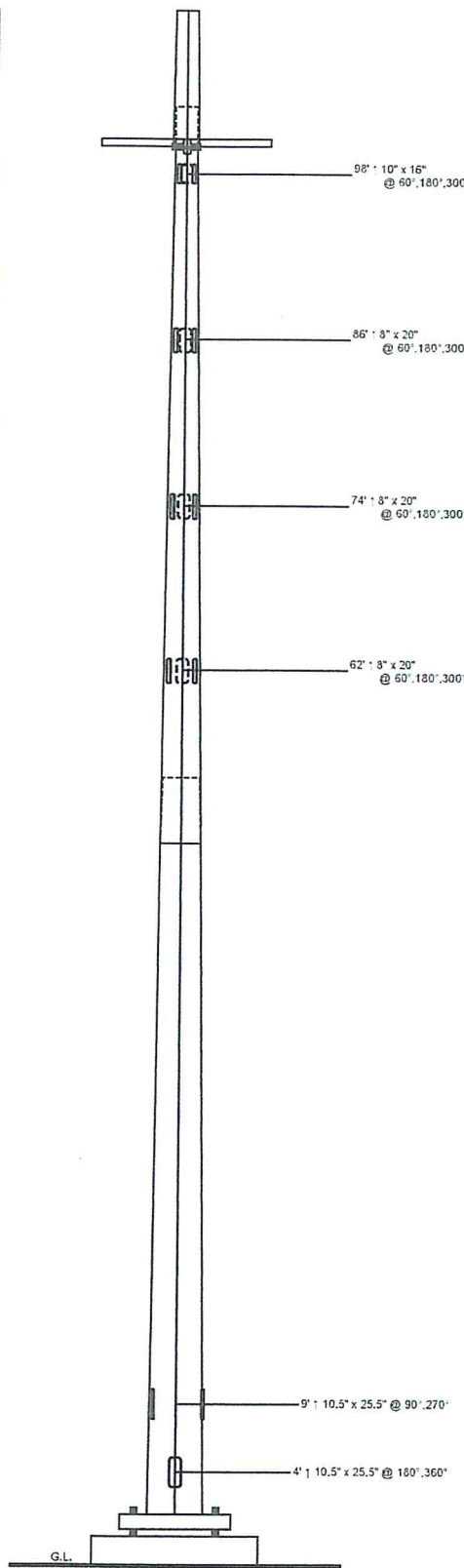


Existing Network

Proposed Tower Location



SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN									
Length (ft)	53'-3"	18	53'-6"	10'-0"					
Number Of Sides									
Lap Splice (ft)		4' - 9"		3' - 0"					
Top Diameter (in)	32.67"		19.47"	18"					
Bottom Diameter (in)	47.63"		34.5"	20.81"					
Taper (in/ft)		0.281							
Grade		A572-65							
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)	106 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 Industries
Towers and Poles

Sabre Communications Corporation
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 278-0814

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

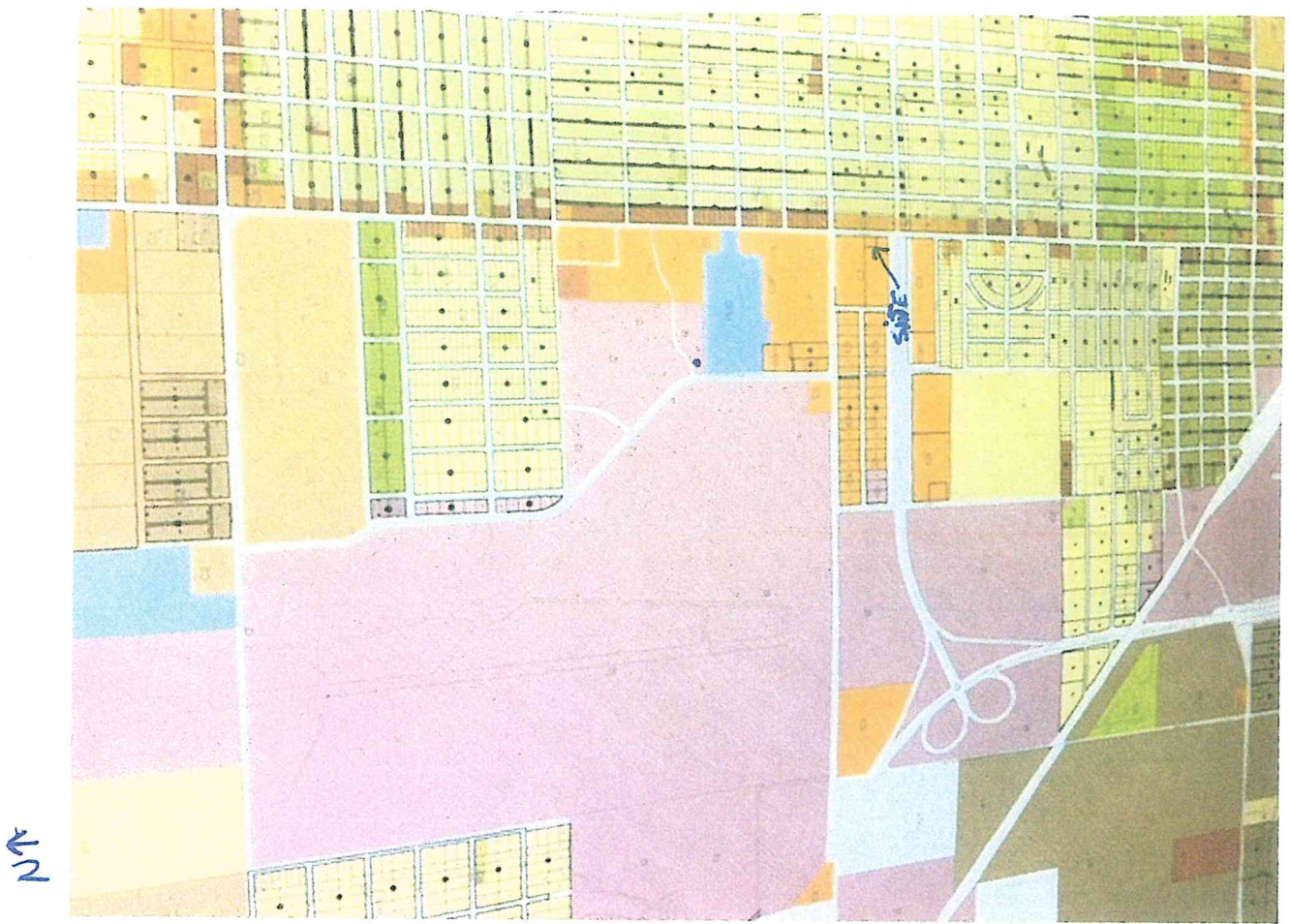
Quote: 20-3335-JDS-R1

Customer: DIAMOND COMMUNICATIONS LLC

Site Name: Romberg, OK OK025

Description: 110' Monopole

Date: 10/30/2019 By: KJL Page: 1





View North of property



View East of property



View South of property



View West of property

OKL01453 Kickapoo & Independence

AT&T Site

North View

Southeast View

West View

South View

N Airport Dr

N Chapman Ave

N Kikapoo St

N Park Ave

W Independence St

W Ayre St

W Severn St

W Kikapoo Spur St

0 100 Feet

 **Branch**
A Wolters Kluwer Business





Branch
A 3D CITYWORKS PRODUCTION

SOUTHEAST VIEW TOWER SIMULATION @ 110'

PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.





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.



Branch

NORTH VIEW



NORTH VIEW TOWER SIMULATION @ 110'

PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



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,

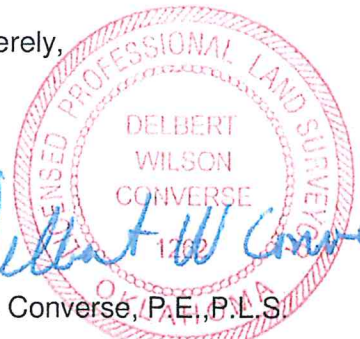
I, Delbert W. Converse, a License Professional Engineer, have completed a flood study to determine the Base Flood Elevation for the above subject location.

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.

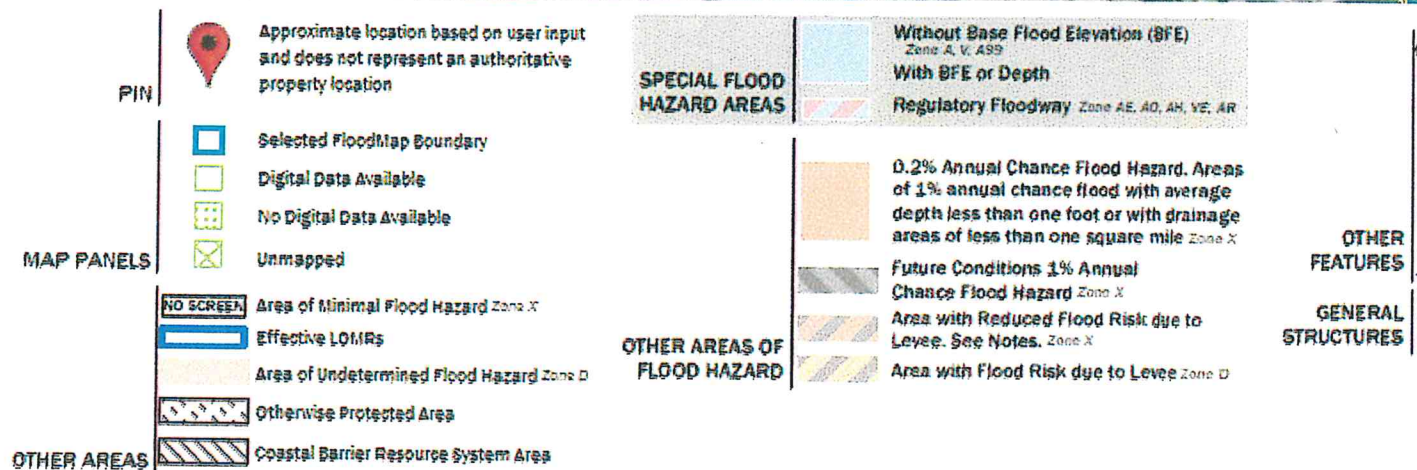
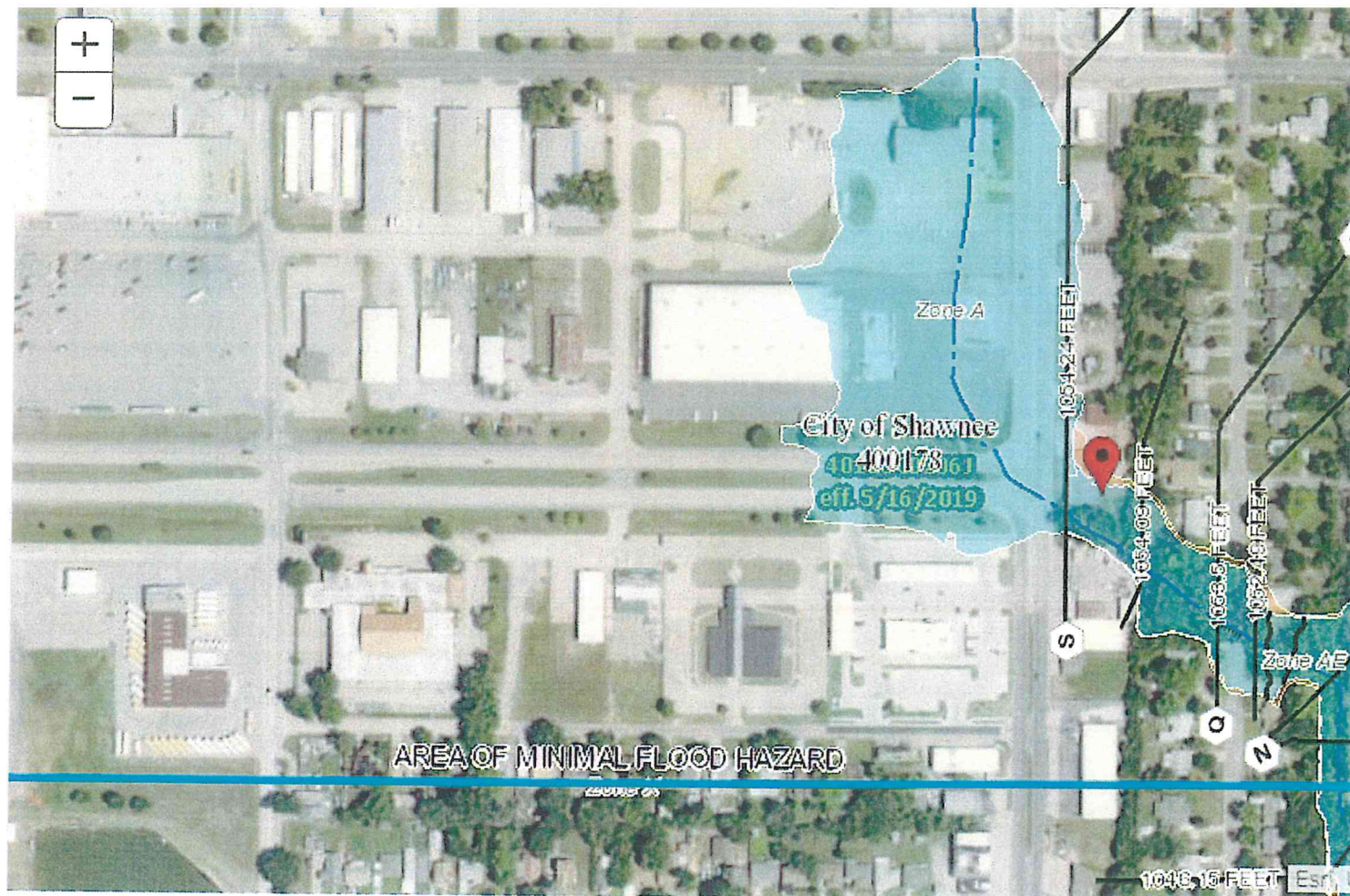
If you have any question, please do not hesitate to call.

Sincerely,


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




Mission Statement: To provide prompt technical solutions for your surveying and engineering services.





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.

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

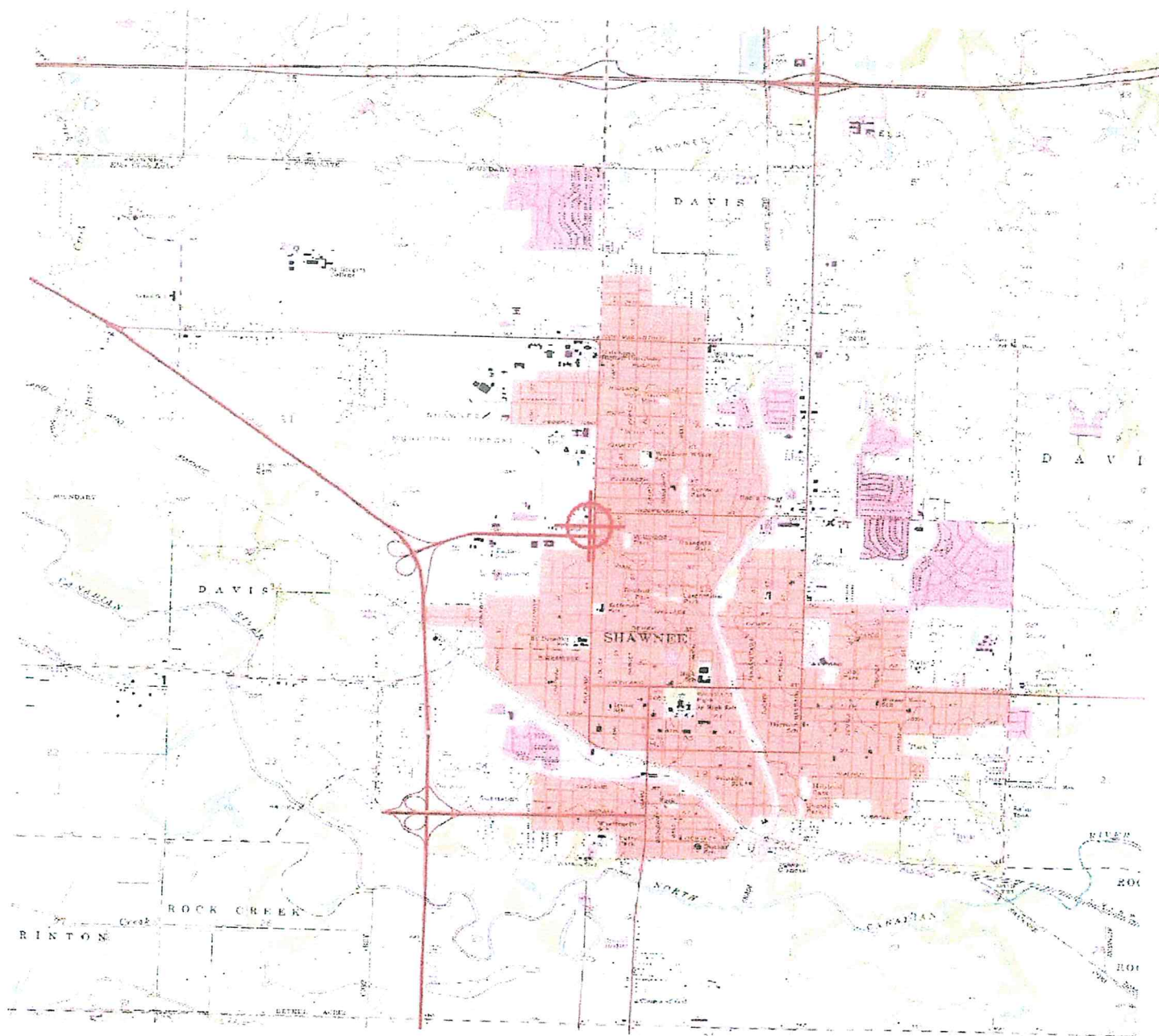
(DNE)

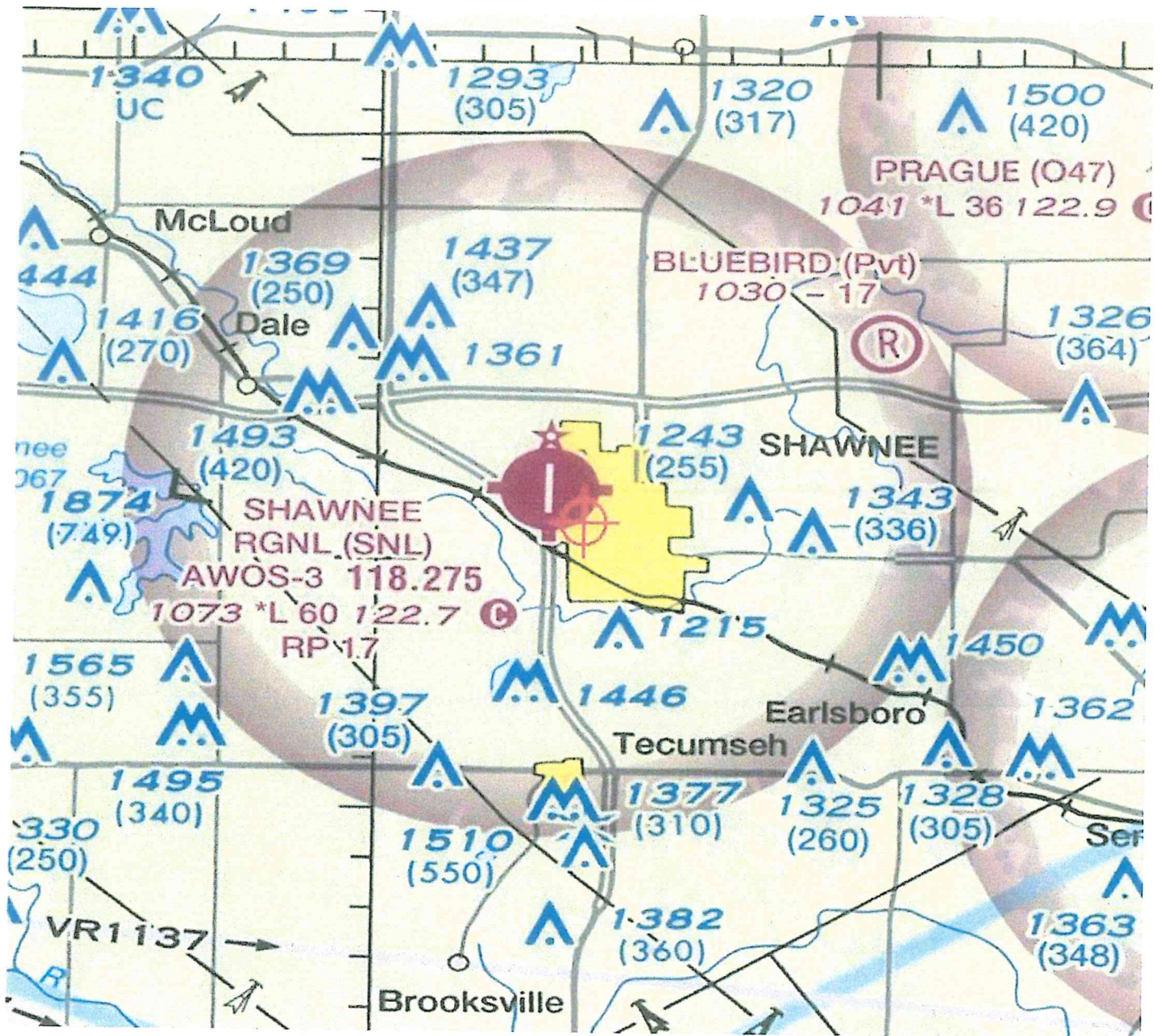
Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

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.

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





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)

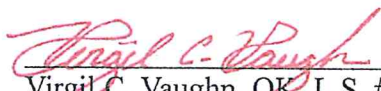
Latitude: 35°20'45.975" (NAD 83)

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.

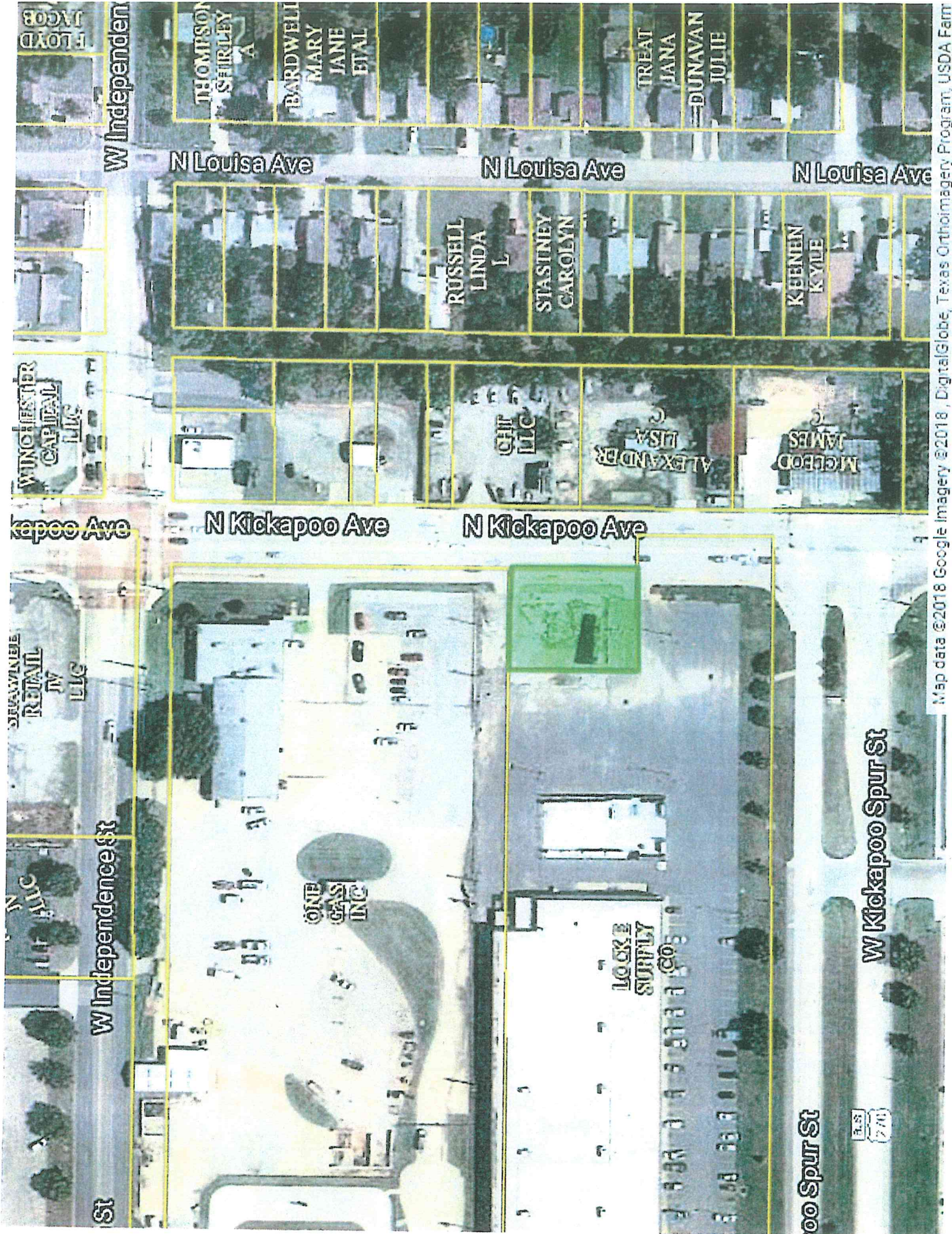


Virgil C. Vaughn, OK. L.S. # 405
CA # 1600, Exp. 06/30/2019

10-31-18

Date





Kickapoo & Independence

Legen

Z03-19



Google Earth

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: (93SHA) 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
Homestead Credit: 0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

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
5/1/2009	2009	8095	Quit Claim	0.00	\$0	ROMBERG FAMILY TRUST

Code	Type
------	------

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

ZONING BOARD OF ADJUSTMENT
PROJECT NO. 19127 CASE NO. Z03-19

NAME OF PROPERTY OWNER: DONALD FRED & KATHY A. ROMBERG.

ADDRESS: 2231 W. BENEDICT ST.

CITY: Shawnee STATE: OK ZIP CODE: 74801

TELEPHONE: (405) 323-7672 (405) 997-8997

APPLICANT'S NAME: AT&T by CRB Companies, LLC - Troy Williams

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] SAME ☐ AGENT ☒

APPLICANT'S ADDRESS: 1900 NW EXPRESSWAY, SUITE 800

CITY: OKC STATE: OK ZIP CODE: 73118

TELEPHONE: (405) 833-2040

(PLEASE COMPLETE FOR THE PROPERTY THAT THE VARIANCE IS REQUESTED FOR.)

PROPERTY LOCATION (ADDRESS): 1310 N. KICKAPOO, SHAWNEE, OK. 74804

LEGAL DESCRIPTION: ATTACHED.

(DIMENSIONS OF PROPERTY) AREA: 0.29 ac WIDTH: 100'

LENGTH: 125' FRONTAGE: 125'

CURRENT ZONING: Commercial CURRENT USE: VACANT / Billboard.

VARIANCE REQUESTED: SET BACKS FROM PROPERTY LINES & HEIGHT VARIANCE
110' monopole tower; (sectional)

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

Troy Williams
APPLICANT'S SIGNATURE

(OFFICE USE ONLY)

Filed in the office of the Planning Department, 222 N. Broadway, this 14 day of, November 2019.

FILING FEE: \$90.00

RECEIPT NO: 02354750

ZBOA DECISION: _____

Lorinda Barber
ZONING BOARD OF ADJUSTMENT SECRETARY

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' E133' 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 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

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



A Division of ONE Gas

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

10/30/2019

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

RE: Proposed 110' Monopole tower

Board of Adjustments,

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 BOA for a height variance for the 110' sectional monopole tower, including a variance for the 80% setbacks from the surrounding properties. 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 Letter 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 BOA 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:
Zoning BOA 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

PCT9BB18

JOINT TENANCY WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS:

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

DATED JANUARY 24, 2006

UNDER DOCUMENT DATED
JULY 23, 2009

By: David Edmond Romberg
David Edmond Romberg
Successor Trustee

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*****

RECH: 02354750 11/05/2019 1:24 PM

OPER: SB TERM: 021

REF#:

PAID BY:

ACCT #: XXXX-XXXX-XXXX-4667

AUTH #: 03501C

TRAN #: 000000001209

TYPE: PURCHASE

TRAN: 401.0000 BUILDING PERMIT

191027 90.00CR

WILLIAMS, TROY

1310 N KICKAPOO AVE

TENDERED: 90.00 CREDIT CARD

APPLIED: 90.00-

CHANGE: 0.00

Visit www.ShawneeOK.org

For More Information



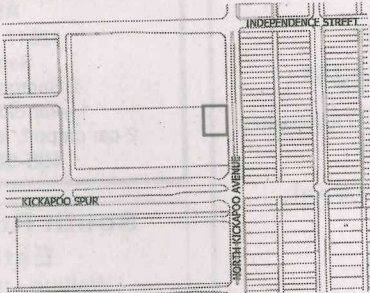
CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #Z03-19

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

The property requesting a variance 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°0'48" 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 Variance:
Setback and height variance for cell tower

Applicant: Troy Williams

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

December 19th, 2019 AT 2:30 P.M.: CITY OF SHAWNEE ZONING BOARD OF ADJUSTMENT

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the variance. The Board reserves the right to limit discussion and debate on the proposed variance in the public hearing, in which event those persons appearing in support or opposition of the proposed variance 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 19th day of December, 2019.

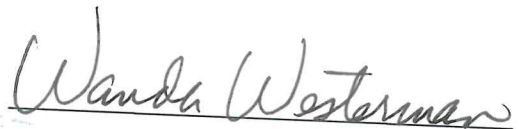
Affidavit of Publication

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

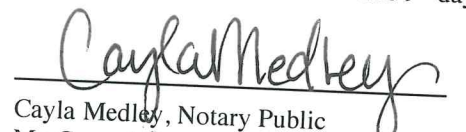
State of Oklahoma
County of Pottawatomie

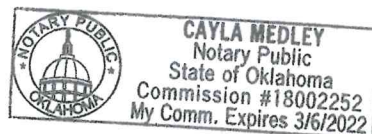
I, Wanda Westerman, of lawful age, being duly sworn upon oath, deposes and says that I am the Legal Advertising Account Executive of The Shawnee News-Star, a Daily publication that is a "legal newspaper" as that phrase is defined in 25 O.S. §106 for the City of Shawnee, for the County of Pottawatomie, 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):

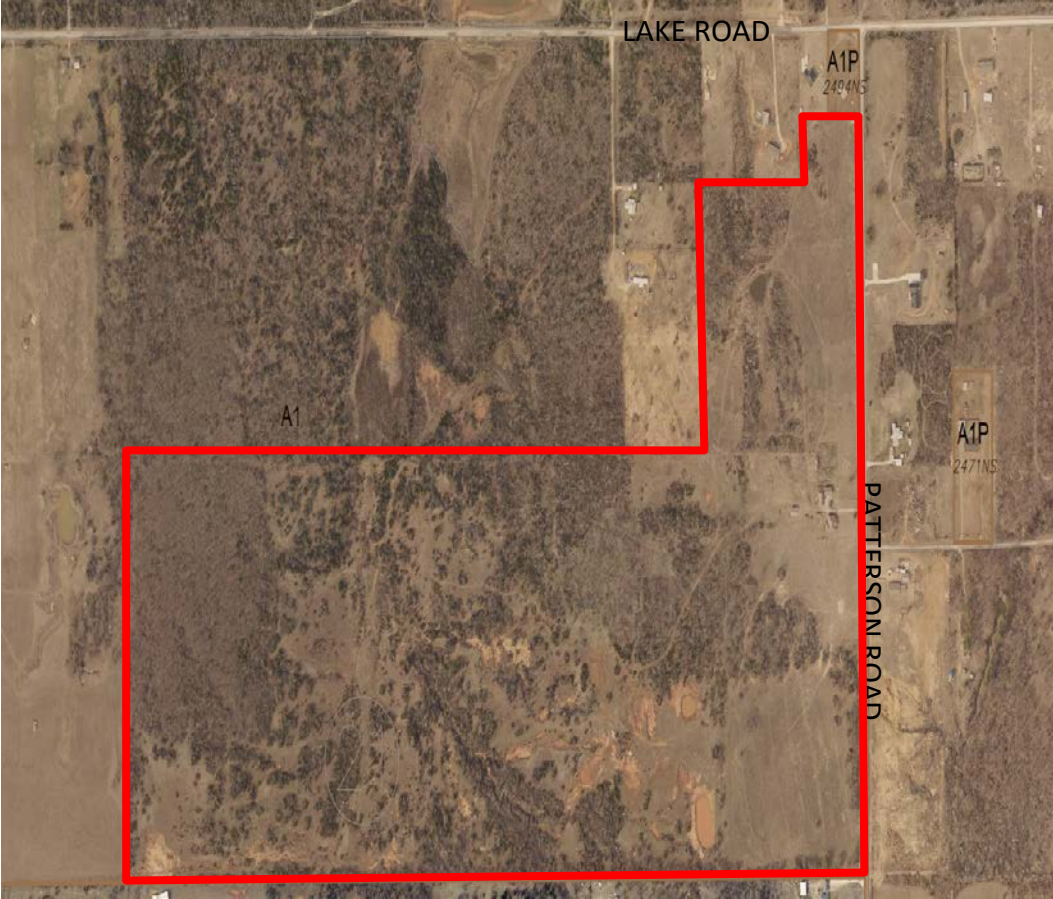
Insertion Date(s): Dec. 8th, 2019
Publishing Fee: \$125.15


Wanda Westerman, Account Executive

Signed and sworn to before me this 9th day of Dec., 2019.


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



City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # Z04-19 PUBLIC HEARING DATE: December 19th, 2019	
APPLICANT: Mason Schwartz		522 Colcord Drive Oklahoma City, Oklahoma, 73102		
PROPERTY ADDRESS/LOCATION: 264 feet south of the southwest corner of Lake Road and Patterson Road				
The applicant, Mason Schwartz, is requesting a variance from the required lot width in the A-1 district to create 11 tracts of land. The subject property is located 264 feet south of the southwest corner of Lake Road and Patterson Road.				
EXISTING ZONING: A-1	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: A-1 (Rural Agricultural)	SUBDIVISION: N/A	PROPERTY SIZE: 136.92 acres

STAFF RECOMMENDATION

The applicant has requested a deviation from the Zoning Code to allow for the creation of lots that do not meet the requirements for lot width. The property is currently zoned A-1. Chapter 22 of the Code of Ordinances, Zoning Code, Section 155, Agricultural Uses, Subsection 4, Dimensional Standards [in the Rural Agricultural District] states that the lot width of all lots of 10 acres or less in the A-1 District shall be 330'. Thus, the proposed tracts of land will require the following variances for each lot:

- Lot width variance of 141.51 feet for Tract 3;
- Lot width variance of 249.60 feet for Tract 6;

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.

The unnecessary hardship and peculiarity of this property is regarding a former Interim Planning Director, using the authority they had as Interim Planning Director, ruling in writing that the tracts of land as presented in the survey met the standards of the City of Shawnee Zoning Code. While this has been determined to not be the case, because the applicant has advanced the project due to this prior ruling, there would therefore be an unnecessary hardship if the Zoning Code was now enforced in its intended fashion.

Relief, if granted, would not cause substantial detriment to the public good. While the request does not meet the purposes and intent of the Zoning Code, because it was previously ruled to do so, it has resulted in the applicant investing financial resources into the property. It does not violate the intent of the 2019 Comprehensive Plan, in the opinion of Staff.

Staff hereby recommends the Zoning Board of Adjustment grant the requested variances for lot widths.

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

Overall Survey

Tracts 1 - 11 Legal Descriptions

[Patterson Rd. 139 Acres]

PATTERSON ROAD
139 Acres – Tract Legal Descriptions

Tract 1:

A part of the Northeast Quarter (NE/4) of Section Twenty One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 264.00 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 477.72 feet; Thence S89°43'37"W a distance of 859.78 feet; Thence N0°08'05"W a distance of 275.02 feet; Thence N89°43'37"E a distance of 526.56 feet; Thence N0°32'18"W a distance of 202.69 feet; Thence N89°43'37"E a distance of 330.48 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 6.96 Acres more or less.

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Tract 2:

A part of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 741.72 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 386.97 feet; Thence N78°26'39"W a distance of 881.44 feet; Thence N0°08'05"W a distance of 206.28 feet; Thence N89°43'37"E a distance of 859.78 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 5.82 Acres more or less.

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Tract 3:

A part of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 1128.69 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 188.49 feet; Thence S89°43'37"W a distance of 864.80 feet; Thence N0°08'05"W a distance of 369.18

PATTERSON ROAD
139 Acres – Tract Legal Descriptions

feet; Thence S78°26'39"E a distance of 881.44 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 5.53 Acres more or less.

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Tract 4:

A part of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 1317.18 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 339.69 feet; Thence S89°43'37"W a distance of 867.77 feet; Thence N0°08'05"W a distance of 339.68 feet; Thence N89°43'37"E a distance of 864.80 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 6.75 Acres more or less.

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Tract 5:

A part of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 1716.87 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 447.25 feet; Thence N76°40'40"W a distance of 1028.67 feet; Thence N41°38'20"E a distance of 276.06 feet; Thence N89°43'37"E a distance of 812.62 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 7.04 Acres more or less.

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Tract 6:

A part of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

PATTERSON ROAD
139 Acres – Tract Legal Descriptions

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 2164.12 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 80.40 feet; Thence S81°49'17"W a distance of 1127.35 feet; Thence N0°38'05"W a distance of 345.29 feet; Thence N41°38'20"E a distance of 177.35 feet; Thence S76°40'40"E a distance of 1028.67 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 7.30 Acres more or less.

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Tract 7:

A part of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 2244.52 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 370.62 feet; Thence S89°38'18"W a distance of 1117.61 feet; Thence N0°38'05"W a distance of 217.29 feet; Thence N81°49'17"E a distance of 1127.35 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 7.54 Acres more or less.

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Tract 8:

A part of the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section Twenty-One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 2615.16 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 20.00 feet to the Southeast corner of said NE/4; Thence S89°38'18"W along the South line of said NE/4 a distance of 3943.30 feet into the Northwest Quarter of said Section 21 to the Southwest corner of the SE/4-NW/4 of said Section 21; Thence N0°42'13"W along the West line of said SE/4-NW/4 a distance of 330.00 feet; Thence N89°38'18"E and parallel with the South line of said NW/4 and NE/4 a distance of 2826.09 feet; Thence S0°38'05"E and parallel with the East line of said NE/4 a distance of 310.00 feet; Thence N89°38'18"E and parallel with the South line of said NE/4 a distance of 1117.61 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 21.92 Acres more or less.

PATTERSON ROAD
139 Acres – Tract Legal Descriptions

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Tract 9:

A part of the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section Twenty-One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 1696.87 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 20.00 feet; Thence S89°43'37"W a distance of 821.62 feet; Thence S41°38'20"W a distance of 453.41 feet; Thence S0°38'05"E a distance of 252.58 feet; Thence S89°38'18"W and parallel with the South line of said NE/4 a distance of 2826.09 feet into the NW/4 of said Section 21 to a point on the West line of the SE/4-NW/4 of said Section 21; Thence N0°42'13"W along the West line of said SE/4-NW/4 a distance of 330.00 feet; Thence N89°38'18"E and parallel with the South line of said NW/4 and NE/4 a distance of 2869.64 feet; Thence N41°38'20"E a distance of 376.17 feet; Thence N89°43'37"E a distance of 821.41 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 22.01 Acres more or less.

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Tract 10:

A part of the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section Twenty-One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 1676.87 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 20.00 feet; Thence S89°43'37"W a distance of 821.41 feet; Thence S41°38'20"W a distance of 376.17 feet; Thence S89°38'18"W and parallel with the South line of said NE/4 a distance of 2869.64 feet into the NW/4 of said Section 21 to a point on the West line of the SE/4-NW/4 of said Section 21; Thence N0°42'13"W along the West line of said SE/4-NW/4 a distance of 330.00 feet; Thence N89°38'18"E and parallel with the South line of said NW/4 and NE/4 a distance of 2802.17 feet; Thence S84°02'55"E a distance of 276.25 feet; Thence N89°43'37"E a distance of 867.89 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 23.09 Acres more or less.

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

PATTERSON ROAD
139 Acres – Tract Legal Descriptions

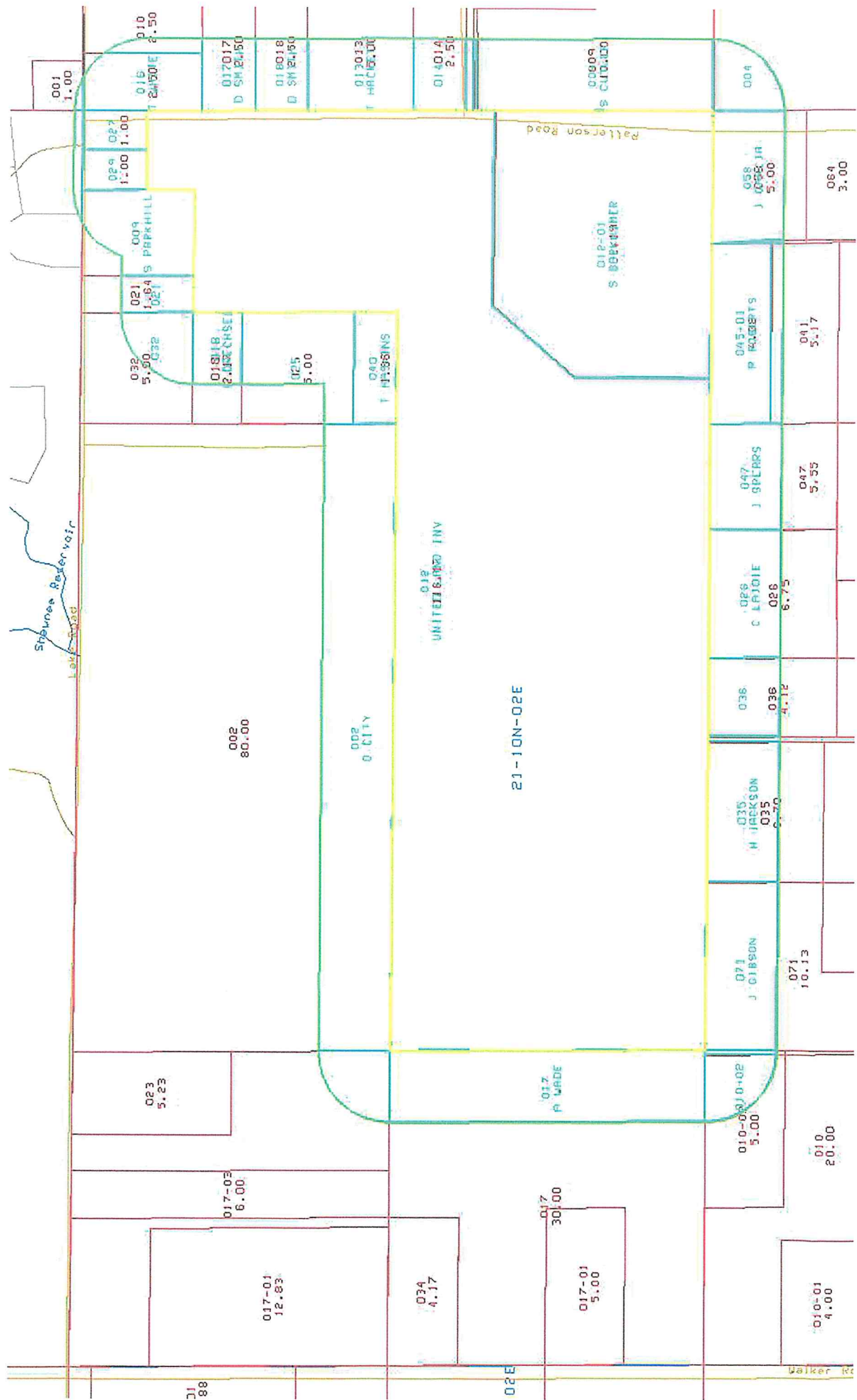
Tract 11:

A part of the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section Twenty-One (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the NE/4 of said Section 21; Thence S0°38'05"E along the East line of said NE/4 a distance of 1656.87 feet to the POINT OF BEGINNING; Thence continuing S0°38'05"E along the East line of said NE/4 a distance of 20.00 feet; Thence S89°43'37"W a distance of 867.89 feet; Thence N84°02'55"W a distance of 276.25 feet; Thence S89°38'18"W and parallel with the South line of said NE/4 a distance of 2802.17 feet into the NW/4 of said Section 21 to a point on the West line of the SE/4-NW/4 of said Section 21; Thence N0°42'13"W along the West line of said SE/4-NW/4 a distance of 330.49 feet to the Northwest corner of said SE/4-NW/4; Thence N89°38'39"E along the North line of said SE/4-NW/4 and SW/4-NE/4 of said Section 21 a distance of 2617.10 feet to the Northeast corner of said SW/4-NE/4; Thence N89°45'09"E a distance of 463.00 feet; Thence S0°08'05"E a distance of 339.68 feet; Thence N89°43'37"E a distance of 867.77 feet to a point on the East line of said NE/4 and the POINT OF BEGINNING; Containing 23.83 Acres more or less.

Prepared by Troy Dee, PLS #1745 on 5/01/19. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

Assessment sheets for each
parcel within 300' with a map



Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-16-010-002-0-004-00
Name COMMISSIONERS OF LAND OFFICE
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2010 / 17982
Tax ID: 54,154

Legal Description

SHAWNEE SCHOOL LAND S/2 OF SECTION (LESS 57.95
ACRES, PLATTED INTO SHAWNEE SCHOOL LAND LOTS 1-45)

Acres 262.050

Lots

Land Use Exempt

	Market	Assessed
Land	0	0
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	0	0
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		0

Mail Address

COMMISSIONERS OF LAND OFFICE
204 N ROBINSON AVE STE 900

OKC, OK. 73102

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.33676N	97.09805W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-002-00

Name CITY OF SHAWNEE

Owner Number 52,950.00 **DBA**

School District I3 Shawnee

Deed Book/Page /

Tax ID: 8,635

Legal Description

NE NW & NW NE

Acres 80.000

Lots

Land Use Exempt

	Market	Assessed
Land	0	0
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	0	0
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		0

Mail Address

CITY OF SHAWNEE
XXXXXXXXXX

XXXXXXXXXX, OK. 00000

Property Location

0
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.33132N	97.09805W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-009-00
Name PARKHILL STONEY L &
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2012 / 20699
Tax ID: 8,642

Legal Description

BEG 619.69'E NW/C NE NE E370.31' S466.69' W370.31' N466.69' POB



0000-21-010-002-0-009-00.JPG

Acres 3.980

Lots

Land Use UrbanRes

	Market	Assessed
Land	6,149	738
Improvements	0	0
Misc	4,856	583
Mfg Home	78,324	9,399
Total	89,329	10,720
Base Homestead		1,000
Additional Homestead		1,000
Disabled Veteran		0
Net Assessed		8,720

Mail Address

PARKHILL STONEY L &
QUINNESSA A PEACOCK
31809 LAKE RD

SHAWNEE, OK. 74801

Property Location

31809 LAKE RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.33245N	97.09126W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-009-00

Name PARKHILL STONEY L &

Owner Number 0.00

DBA

School District I3 Shawnee

Deed Book/Page 2012 / 20699

Tax ID: 8,642



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Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-010-02
Name SMITH JEREMY W
Owner Number 0.00 **DBA**

School District I3-R Bethel
Deed Book/Page D 2006 / 6839
Tax ID: 8,645

Legal Description

N/2 E/2 N/2 NW/4 SW/4



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Acres 5.000

Lots

Land Use RuralRes

	Market	Assessed
Land	18,377	2,205
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	18,377	2,205
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		2,205

Mail Address

SMITH JEREMY W
16595 WALKER RD

SHAWNEE, OK. 74801

Property Location

16595 WALKER
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32547N	97.10349W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-012-01
Name BARKHIMER SETH & DAISHA
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2019 / 9640
Tax ID: 56,221

Legal Description

BEGINNING NE/C NE/4 S1716.87' POB S447.25' N76*40'40"W1028.67' N41*39'20"E
276.06' E812.62' POB & BEGINNING NE/C NE/4 S2164.12' POB S80.4'
S81*49'17"W1127.35' N345.29' N41*38'20"E177.35' S76*40'40"E 1028.67' POB &
BEGINNING NE/C NE/4 S2244.52' POB S370.62' W1117.61' N217.29'
N81*49'17"E1127.35' POB

Acres 22.190

Lots

Land Use UrbanAg

	Market	Assessed
Land	3,855	463
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	3,855	463
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		463

Mail Address

BARKHIMER SETH & DAISHA
30765 HARDESTY RD

MCLOUD, OK. 74851

Property Location

Coordinate Information

Description	Latitude	Longitude
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Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-017-00
Name WADE AARON & TRACIE
Owner Number 303,410.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2011 / 9525
Tax ID: 8,652

Legal Description

BEG 1321.41'S & 615.85'E NW/C NW/4 E698.18' S1320.49' W1312.72' N1026.41'
E615.85' N295.01' POB LESS A TRACT BEGINNING NW/C NW/4 A1982.82' POB S330'
E660' N330' W660' POB

Acres 30.710

Lots

Land Use UrbanAg

	Market	Assessed
Land	3,382	406
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	3,382	406
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		406

Mail Address

WADE AARON & TRACIE
16207 WALKER RD

SHAWNEE, OK. 74801

Property Location

0 LAKE RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32955N	97.10462W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-018-00
Name DRECHSEL KEVIN ALLEN
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2016 / 8649
Tax ID: 8,653

Legal Description

BEG 466.89'S NW/C NE NE E466.69' S203' W466.69' N203' POB & 20' EASEMENT



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Acres 2.170

Lots

Land Use UrbanRes

	Market	Assessed
Land	3,477	417
Improvements	19,122	2,295
Misc	87	10
Mfg Home	0	0
Total	22,686	2,722
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		2,722

Mail Address

DRECHSEL KEVIN ALLEN
32590 COUNTY HWY 3

ERHARD, MN. 56534

Property Location

5 BURLISON RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.33154N	97.09288W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-018-00
Name DRECHSEL KEVIN ALLEN
Owner Number 0.00 DBA

School District I3 Shawnee
Deed Book/Page 2016 / 8649
Tax ID: 8,653



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0000-21-010-002-0-018-00B.JPG

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-021-00
Name GIDDENS JAMES R & PAIGE
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2013 / 20470
Tax ID: 8,655

Legal Description

BEG 466.69'E NW/C NE NE E153' S466.69' W153' N466.69' POB



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Acres 1.640

Lots

Land Use UrbanRes

	Market	Assessed
Land	15,000	1,800
Improvements	0	0
Misc	500	60
Mfg Home	39,081	4,690
Total	54,581	6,550
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
Net Assessed		5,550

Mail Address

GIDDENS JAMES R & PAIGE
31807 LAKE RD

SHAWNEE, OK. 74804

Property Location

31807 LAKE RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.33245N	97.09184W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-025-00
Name HASKINS TRENT & AUTUMN
Owner Number 39,120.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2013 / 12278
Tax ID: 8,658

Legal Description

BEG 669.69'S NW/C NE NE S373.35' E466.69' N373.35' W466.69' POB & BEG
1043.04'S NW/C NE NE S93.34' E466.69' N93.34' W466.69' POB



0000-21-010-002-0-025-00.JPG

Acres 5.000

Lots

Land Use UrbanRes

	Market	Assessed
Land	20,701	2,484
Improvements	0	0
Misc	7,000	840
Mfg Home	0	0
Total	27,701	3,324
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
Net Assessed		2,324

Mail Address

HASKINS TRENT & AUTUMN
9 BURLISON

SHAWNEE, OK. 74801

Property Location

9 BURLISON RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.33075N	97.09287W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-026-00

Name LAJOIE CODY R

Owner Number 0.00

DBA

School District I3-R Bethel

Deed Book/Page 2018 / 3471

Tax ID:

8,659

Legal Description

BEG W1310.74' & N2100.81' & W444.37' SE/C SE W211' N546.13' E211' S545.38'
POB 2.64ACS LOT 16 AMBER RIDGE & BEG 1310.74'W & 2100.81'N & 655'W SE/C
W327.68' N547.29' E327.69' S546.13' POB 4.11AC LOT 33 AMBER RIDGE



0000-21-010-002-0-026-00.JPG

Acres 6.750

Lots

Land Use RuralRes

	Market	Assessed
Land	33,750	4,050
Improvements	90,682	10,882
Misc	10,568	1,268
Mfg Home	0	0
Total	135,000	16,200
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		16,200

Mail Address

LAJOIE CODY R
208 AMBER RIDGE

SHAWNEE, OK. 74801

Property Location

208 AMBER RIDGE
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32513N	97.09600W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-026-00

Name LAJOIE CODY R

Owner Number 0.00

DBA

School District I3-R Bethel

Deed Book/Page 2018 / 3471

Tax ID: 8,659



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Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-028-00
Name MITCHELL BENNY & AMBER
Owner Number 0.00 **DBA**

School District I3-R Bethel
Deed Book/Page 2018 / 2401
Tax ID: 8,661

Legal Description

BEG 1310.74'W & 2100.81'N & 655.37'W SE/C SE S423.06' W327 .68'
N423.06' E327.68' POB LOT 30 AMBER RIDGE



0000-21-010-002-0-028-00.JPG

Acres 3.180

Lots

Land Use RuralRes

	Market	Assessed
Land	13,356	1,603
Improvements	27,983	3,358
Misc	0	0
Mfg Home	0	0
Total	41,339	4,961
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		4,961

Mail Address

MITCHELL BENNY & AMBER
16807 ARCHERY RANGE RD

SHANWEE, OK. 74801

Property Location

209 AMBER RIDGE
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32381N	97.09635W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-028-00
Name MITCHELL BENNY & AMBER
Owner Number 0.00 **DBA**

School District I3-R Bethel
Deed Book/Page 2018 / 2401
Tax ID: 8,661



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Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-029-00

Name KING NIKI & DANNY

Owner Number 2,880.00 **DBA**

School District I3 Shawnee

Deed Book/Page 2019 / 8113

Tax ID: 8,662

Legal Description

BEG 165'W NE/C NE W165' S264' E165' N264' POB



0000-21-010-002-0-029-00.JPG

Acres 1.000

Lots

Land Use UrbanRes

	Market	Assessed
Land	4,200	504
Improvements	116,950	14,034
Misc	1,658	199
Mfg Home	0	0
Total	122,808	14,737
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
Net Assessed		13,737

Mail Address

KING NIKI & DANNY
31903 LAKE RD

SHAWNEE, OK. 74801

Property Location

31903 LAKE RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.33272N	97.09010W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-029-00
Name KING NIKI & DANNY
Owner Number 2,880.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2019 / 8113
Tax ID: 8,662



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Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-032-00

Name DRECHSEL KEVIN ALLEN

Owner Number 0.00

DBA

School District I3 Shawnee

Deed Book/Page 2016 / 8648

Tax ID: 8,665

Legal Description

BEG NW/C NE NE S466.69' E466.69' N466.69' W466.69' POB
LESS 20' EASEMENT

Acres 5.000

Lots

Land Use UrbanRes

	Market	Assessed
Land	10,550	1,266
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	10,550	1,266
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		1,266

Mail Address

DRECHSEL KEVIN ALLEN
32590 COUNTY HWY 3

ERHARD, MN. 56534

Property Location

0
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.33246N	97.09288W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-035-00

Name JACKSON HOLLY

School District I3-R Bethel
Deed Book/Page /

Owner Number 0.00 **DBA**

Tax ID: 8,668

Legal Description

BEG 765'N & 982.26'W 1375'N 375'E SE/C E1/2 SW N496.69' E586.49'
S498.40' W586.50' POB LOT 20 LAKE ESTATES

Acres 6.700

Lots

Land Use RuralRes

	Market	Assessed
Land	11,311	1,357
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	11,311	1,357
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		1,357

Mail Address

JACKSON HOLLY
P O BOX 454

NEWALLA, OK. 74857

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.32522N	97.09906W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-036-00
Name ROUNSAVILLE SHIRLEY
Owner Number 0.00 **DBA**

School District I3-R Bethel
Deed Book/Page 2792 / 75
Tax ID: 8,669

Legal Description

BEGINNING W1310.74' N2100.81' W983.05' SE/C SW W327.68' N548.45' E327.69'
S547.29' POB AKA (LOT 32 AMBER RIDGE)



0000-21-010-002-0-036-00.jpg

Acres 4.120

Lots

Land Use RuralRes

	Market	Assessed
Land	6,977	837
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	6,977	837
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		837

Mail Address

ROUNSAVILLE SHIRLEY
% CHARLES ROUNSAVILLE
104 PINKSTON RD

SHAWNEE, OK. 74801

Property Location

210 AMBER RIDGE
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32514N	97.09746W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-040-00
Name HASKINS TRENT & AUTUMN
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2013 / 12278
Tax ID: 8,673

Legal Description

BEG 853.31'W & 1136.38'S NE/C NE NE S174' W466.69' N174' E466.69' POB

Acres 1.860

Lots

Land Use UrbanRes

	Market	Assessed
Land	7,812	937
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	7,812	937
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		937

Mail Address

HASKINS TRENT & AUTUMN
9 BURLISON

SHAWNEE, OK. 74801

Property Location

0
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32973N	97.09286W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-041-00

Name GOLDEN RUSSELL

Owner Number 0.00 **DBA**

School District I3-R Bethel

Deed Book/Page 2006 / 11504

Tax ID: 8,674

Legal Description

BEG W1310.74' N2100.81' SE/C SE N293.81' E766.51' S293.81' W765.46' POB
LOT 12 AMBER RIDGE

Acres 5.170

Lots

Land Use RuralRes

	Market	Assessed
Land	14,946	1,794
Improvements	63,811	7,657
Misc	1,081	130
Mfg Home	0	0
Total	79,838	9,581
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		9,581

Mail Address

GOLDEN RUSSELL
127 AMBER RIDGE

SHAWNEE, OK. 74801

Property Location

127 AMBER RIDGE
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32478N	97.09232W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-045-01
Name ROBERTS RUSSELL & LACY
Owner Number 0.00 **DBA**

School District I3-R Bethel
Deed Book/Page 2011 / 17773
Tax ID: 8,679

Legal Description

BEG 1310.74'W & 2394.62'N SE/C SE N250' E767.41' S247.28' W766.51' POB
LOT 13 AMBER RIDGE



0000-21-010-002-0-045-01.jpg

Acres 4.380

Lots

Land Use RuralRes

	Market	Assessed
Land	9,470	1,136
Improvements	0	0
Misc	109	13
Mfg Home	7,094	851
Total	16,673	2,000
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
Net Assessed		1,000

Mail Address

ROBERTS RUSSELL & LACY
131 AMBER RIDGE

SHAWNEE, OK. 74801-3984

Property Location

131 AMBER RIDGE
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32553N	97.09233W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-045-01
Name ROBERTS RUSSELL & LACY
Owner Number 0.00 **DBA**

School District I3-R Bethel
Deed Book/Page 2011 / 17773
Tax ID: 8,679



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Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-047-00
Name SPEARS JOEL L & BETTIE J
Owner Number 0.00 **DBA**

School District I3-R Bethel
Deed Book/Page 2013 / 19991
Tax ID: 8,681

Legal Description

BEG W1310.74' N2100.81' SE/C SE W444.37' N293.81' E444.37' S293.81' POB
LOT 15 AMBER RIDGE & BEG 1310.74'W & 2394.62'N OF SE W444.37' N251.57'
E444.37' S250' POB LOT 14 AMBER RIDGE



0000-21-010-002-0-047-00.JPG

Acres 5.550

Lots

Land Use RuralRes

	Market	Assessed
Land	23,310	2,797
Improvements	86,102	10,332
Misc	0	0
Mfg Home	0	0
Total	109,412	13,129
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
Net Assessed		12,129

Mail Address

SPEARS JOEL L & BETTIE J
130 AMBER RIDGE

SHAWNEE, OK. 74801

Property Location

130 AMBER RIDGE
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32479N	97.09435W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-058-00
Name GARCIA JESUS & CHARLA
Owner Number 0.00 **DBA**

School District I3-R Bethel
Deed Book/Page 2017 / 11676
Tax ID: 8,692

Legal Description

BEG NE/C SE S393.98' W552.85' N393.98' E552.85' POB



0000-21-010-002-0-058-00.jpg

Acres 5.000

Lots

Land Use RuralRes

	Market	Assessed
Land	31,000	3,720
Improvements	130,792	15,695
Misc	11,722	1,407
Mfg Home	0	0
Total	173,514	20,822
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
Net Assessed		19,822

Mail Address

GARCIA JESUS & CHARLA
16502 PATTERSON RD

SHAWNEE, OK. 74801

Property Location

16502 PATTERSON RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32532N	97.09015W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-058-00
Name GARCIA JESUS & CHARLA
Owner Number 0.00 DBA

School District I3-R Bethel
Deed Book/Page 2017 / 11676
Tax ID: 8,692



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Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-21-010-002-0-071-00
Name GIBSON JIMMIE L
Owner Number 0.00 **DBA**

School District I3-R Bethel
Deed Book/Page 2010 / 15649
Tax ID: 8,704

Legal Description

BEGINNING N765' W982.26' N1126.83' SE/C SW/4 W338.83' N372.46'
E345.66' S372.45' POB LOT 17 LAKE ESTATES AND PART OF THE E/2 SW/4 BEGINNING
765'N & 982.26'W & 1375'N SE/C N495.62' E367.57' S496.69' W375' POB LOT
21 LAKE ESTATES AND BEGINNING N765' & W982.26' & N1499.28' SE/C E1/2 SW/4
W345.66' N370.75' E352.47' S371.34' POB LOT 22 LAKE ESTATES



0000-21-010-002-0-071-00.JPG

Acres 10.130

Lots

Land Use RuralAg

	Market	Assessed
Land	35,274	4,233
Improvements	72,986	8,758
Misc	1,473	177
Mfg Home	0	0
Total	109,733	13,168
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		13,168

Mail Address

GIBSON JIMMIE L
3513 COUNTRY CLUB DR

MOORE, OK. 73160

Property Location

239 LAKE ESTATES
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32541N	97.10188W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-22-010-002-0-004-00
Name GIBSON JOHN K & DIANNE E
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2017 / 14501
Tax ID: 8,721

Legal Description

I-3SR NW SW & NW NE SW & W1/2 SW SW & NE SW SW



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Acres 80.000

Lots

Land Use UrbanAg

	Market	Assessed
Land	11,420	1,370
Improvements	15,000	1,800
Misc	0	0
Mfg Home	0	0
Total	26,420	3,170
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
Net Assessed		2,170

Mail Address

GIBSON JOHN K & DIANNE E
1644 SW 129TH ST

OKC, OK. 73170

Property Location

32010 CLEARPOND RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32226N	97.08594W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-22-010-002-0-009-00
Name CUTLER SHELLY R & RONNIE DEAN
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2016 / 11901
Tax ID: 8,726

Legal Description

I-3SU BEG SW/C W1/2 NW E425' N1000' W425' S1000' POB.



0000-22-010-002-0-009-00.jpg

Acres 10.000

Lots

Land Use UrbanRes

	Market	Assessed
Land	45,000	5,400
Improvements	89,914	10,790
Misc	2,940	353
Mfg Home	0	0
Total	137,854	16,543
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		16,543

Mail Address

CUTLER SHELLY R & RONNIE DEAN
CUTLER II
16209 PATTERSON RD

SHAWNEE, OK. 74801

Property Location

16209 PATTERSON RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32723N	97.08853W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-22-010-002-0-009-00
Name CUTLER SHELLY R & RONNIE DEAN
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2016 / 11901
Tax ID: 8,726



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Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-22-010-002-0-013-00
Name HACKETT TERRY M & TINA D
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2014 / 16003
Tax ID: 8,729

Legal Description

I-3SU BEG 935'S NW/C W1/2 NW E495' S440' W495' N440' POB.



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Acres 5.000

Lots

Land Use UrbanRes

	Market	Assessed
Land	21,000	2,520
Improvements	87,002	10,440
Misc	3,961	475
Mfg Home	0	0
Total	111,963	13,435
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		13,435

Mail Address

HACKETT TERRY M & TINA D
16203 PATTERSON RD

SHAWNEE, OK. 74801

Property Location

16203 PATTERSON RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32990N	97.08843W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-22-010-002-0-014-00
Name ROUNSAVILLE CHARLES E
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2002 / 17467
Tax ID: 8,730

Legal Description

I-3SU PT W1/2 NW TR. # 11 BEG 1375'S NW/C W1/2 NW E495' S220' W495' N220' POB.
LIFE EST CHARLES & JACKIE ROUNSAVILLE TRUST



0000-22-010-002-0-014-00.jpg

Acres 2.500

Lots

Land Use UrbanRes

	Market	Assessed
Land	10,500	1,260
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	10,500	1,260
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		1,260

Mail Address

ROUNSAVILLE CHARLES E
C/O DESTINY WALKER
116 PINKSTON RD

SHAWNEE, OK. 74801

Property Location

104 PINKSTON RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.32900N	97.08842W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-22-010-002-0-016-00
Name WHITE TERRY L & KELLY D
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2015 / 12363
Tax ID: 8,732

Legal Description

I-3SU TR. #6 IN W1/2 NW BEG NW/C E240' S495' W234' N495' POB.



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Acres 2.500

Lots

Land Use UrbanRes

	Market	Assessed
Land	10,500	1,260
Improvements	167,492	20,099
Misc	18,833	2,260
Mfg Home	0	0
Total	196,825	23,619
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
Net Assessed		22,619

Mail Address

WHITE TERRY L & KELLY D
16005 PATTERSON RD

SHAWNEE, OK. 74801

Property Location

16005 PATTERSON RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.33239N	97.08887W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-22-010-002-0-016-00
Name WHITE TERRY L & KELLY D
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2015 / 12363
Tax ID: 8,732



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Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-22-010-002-0-017-00
Name SMITH DENNIS W & SHERIDA R
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2011 / 9827
Tax ID: 8,733

Legal Description

I-3SU TR. #7 IN W1/2 NW BEG 495'S NW/C W1/2 NW E495' S220' W495' N220' POB.

Acres 2.500

Lots

Land Use UrbanRes

	Market	Assessed
Land	4,018	482
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	4,018	482
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		482

Mail Address

SMITH DENNIS W & SHERIDA R
TR OF TRUST
16105 PATTERSON RD

SHAWNEE, OK. 74801

Property Location

16105 PATTERSON RD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.33141N	97.08844W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-22-010-002-0-018-00
Name SMITH DENNIS W & SHERIDA R
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2011 / 9827
Tax ID: 8,734

Legal Description

I-3SU TR. #8 BEG 715'S NW/C W1/2 NW E495' S220' W495' N220' POB.



0000-22-010-002-0-018-00.jpg

Acres 2.500

Lots

Land Use UrbanRes

	Market	Assessed
Land	2,692	323
Improvements	59,269	7,112
Misc	4,633	556
Mfg Home	0	0
Total	66,594	7,991
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
Net Assessed		6,991

Mail Address

SMITH DENNIS W & SHERIDA R
TR OF TRUST
16105 PATTERSON RD

SHAWNEE, OK. 74801

Property Location

16105 PATTERSON ROAD
SHAWNEE

Coordinate Information

Description	Latitude	Longitude
Land	35.33081N	97.08843W

Date: 11/18/2019

Property Assessment Information
Troyce King, Pottawatomie County Assessor
Shawnee, Oklahoma 74801

Parcel Number 0000-22-010-002-0-018-00
Name SMITH DENNIS W & SHERIDA R
Owner Number 0.00 **DBA**

School District I3 Shawnee
Deed Book/Page 2011 / 9827
Tax ID: 8,734



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STATUTORY CONDITIONS STATEMENT

This application seeks the necessary variances for the approval of 11 adjoining tracts as buildable Lots / Tracts, respectively located at 16052, 16136, 16164, 16206, 16244, 16338, 16408, 16446, 16224, 16216 and 16208 Patterson Road, Shawnee, OK 74801 (collectively "Subject Property" or "Property"), as shown in the site plan attached hereto ("Subdivision Plan").

The Subject Property consists of approximately 137.79 acres located to the southwest of Lake Road and Patterson Road, zoned A-1. Applicant, United Land Investments, LLC ("Applicant") initially acquired the Subject Property (at the time undivided) with the intent to subdivide into various buildable Tracts. Applicant consulted various City officials throughout the subdivision process to ensure compliance with the City's applicable Zoning and Subdivision Regulations. With the assistance and recommendation of the City's engineering official (whom has since retired), Applicant formulated the Subdivision Plan at issue, which subdivides the Property into 11 Tracts, each Tract exceeding 5 acres in size. The City's officials repeatedly confirmed the Subdivision Plan conformed with the City's standards for buildable lots / tracts. To be sure, the City issued addresses for each of the Tracts (as listed above).

Relying upon these confirmations from City officials, Applicant sold Tracts 5-7 to Mr. Seth Barkhimer. Furthermore, Applicant entered a lease agreement with a tenant on Tract 4, and additionally entered a contract for the sale of Tract 3, which currently remains pending today. Thereafter, Applicant's affiliates sought permitting approvals for Tract 2 which the City denied, stating the Tracts do not conform to the Tract dimension requirements in the City's Zoning Regulations.

The City's Zoning Regulations require Tracts between 5-10 acres in size zoned A-1 to have a minimum Tract width of 330 feet as measured from the rear Tract line, and 265 feet as measured from the front Tract line. Several of the Tracts within the Subdivision Plan fail to meet these standards due primarily to their irregular shaping. Tracts 1, 2, 5 and 7 meet the 265-foot width required for the front Tract line, but do not meet the 330-foot width required for the rear Tract line. Tracts 3 and 6 meet the 330-foot minimum width required for the rear Tract line, but do not meet the 265-foot width required for the front Tract line.

The Subdivision Plan also includes Tracts 8-11, each of which exceed 20 acres in size. Tracts 8-11 are rear Tracts that are each provided 25 feet of frontage on Patterson Road.

Oklahoma Statutes and the City's Municipal Code require this Board to evaluate 4 criteria for granting variances: (1) The application of the Code to the particular piece of property would create an unnecessary hardship; (2) such conditions are peculiar to the particular piece of property involved; (3) 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 (4) the variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Strict application of the Code provisions at issue would render over 100 acres of Applicant's Property undevelopable. Thus, unless this Board grants the variances necessary to allow the buildable Tracts in accordance with the Subdivision Plan, Applicant will suffer significant and unnecessary hardship, both economically and otherwise.

This Application presents a unique and special circumstance that is peculiar to the particular Property and circumstances at issue. Tracts 5-7 have already been sold, with Tract 3 under contract for sale, and Tract 4 currently under lease. Applicant specifically relied upon the City's representations prior to entering these transactions. Because these transactions are now complete, Applicant can no longer modify the Subdivision Plan to realistically meet the Code provisions at issue. Likewise, Mr. Barkhimer specifically purchased Tracts 5-7 on the understanding that each Tract was considered buildable by the City.

Applicant now asks this Board for the minimum relief necessary to alleviate this hardship, which is to grant the variances necessary to allow the Property to be developed in accordance with the Subdivision Plan.

Applicant's Subdivision Plan does not present any safety issues regarding ingress and egress to the Tracts at issue. Importantly, the Code does not impose a minimum frontage requirement on the Tracts at issue. Rather, the Code imposes a 330-foot Tract width requirement. The 265-foot requirement for the front Tract lines comes from the Code's general definition of "Tract width" in all zoning districts, which defines Tract width by measuring the rear Tract line, but requires the front Tract line to be at least 80% of the minimum requirement for the rear Tract line. (Here, 265 feet is 80% of 330 feet). Thus, the purpose of the Code provisions at issue is to discourage Tracts that are overly narrow from front-to-back, which is not the case with Applicant's Tracts. Each of the 11 Tracts in Applicant's Subdivision Plan contains either a rear Tract line or front Tract line measuring at least 330 feet wide. Thus, Applicant's Subdivision Plan maintains the purpose and intent of the Code.



Engineering/GIS Department

222 N. Broadway

Shawnee, OK 74801

(405) 878-1665 Fax (405) 878-1587

www.ShawneeOK.org

March 21, 2019

To whom this may concern,

Please consider this the official notification of addressing for the specific lots located south of Lake Road, on the west side of Patterson Rd. . Please find the attached image to show the proper addressing for each lot.

If you have any questions or concerns, please feel free to contact me at any time.

Thank you,

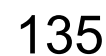
Brittney Burton

GIS Specialist

(405) 878 - 1723

Brittney.Burton@Shawneeok.org

- Northwest Corner of 1315.62',
NE/4 of Sec.21,
T10N-R2E,
F.I.P. #3
Per L.S. 1244



PLANNING DEPARTMENT
222 N. BROADWAY
SHAWNEE, OK 74801



PHONE: (405) 878-1616
FAX: (405) 878-1587

ZONING BOARD OF ADJUSTMENT
PROJECT NO. 191108 CASE NO. Z04-19

NAME OF PROPERTY OWNER: United Land Investments

ADDRESS: P.O. Box 15329

CITY: Del City STATE: OK ZIP CODE: 73155

TELEPHONE: (405) 509-6795

APPLICANT'S NAME: Mason Schwartz

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] SAME ☐ AGENT ☒

APPLICANT'S ADDRESS: 572 Colcord Drive

CITY: Oklahoma City STATE: OK ZIP CODE: 73102-2202

TELEPHONE: (405) 232-0080; direct (405) 516-6925

(PLEASE COMPLETE FOR THE PROPERTY THAT THE VARIANCE IS REQUESTED FOR.)

PROPERTY LOCATION (ADDRESS): See Attached

LEGAL DESCRIPTION: See Attached

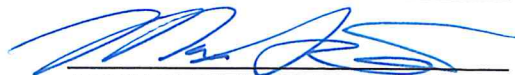
(DIMENSIONS OF PROPERTY) AREA: See Attached WIDTH: _____

LENGTH: _____ FRONTAGE: _____

CURRENT ZONING: _____ CURRENT USE: _____

VARIANCE REQUESTED: All variances necessary per attached

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


APPLICANT'S SIGNATURE

(OFFICE USE ONLY)

Filed in the office of the Planning Department, 222 N. Broadway, this 22 day of November 2019.

FILING FEE: \$90.00
RECEIPT NO: 02361741

ZONING BOARD OF ADJUSTMENT SECRETARY

ZBOA DECISION: _____

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 Southwest Quarter of the Northeast Quarter (SW/4 NE/4) and the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) and the East Half of the Northeast Quarter (E/2 NE/4) of Section Twenty-one (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, LESS AND EXCEPT a tract of land beginning at the NE/C of the NE/4 of said Section 21; THENCE South 8 Rods; THENCE West 20 Rods; THENCE North 8 Rods; THENCE East 20 Rods to the point of beginning, and LESS AND EXCEPT a tract of land described as beginning at the NW/C of the NE/4 NE/4 of said Section 21; THENCE East a distance of 823.69 feet; THENCE South a distance of 466.69 feet; THENCE West a distance of 357 feet; THENCE South a distance of 669.69 feet; THENCE West a distance of 466.69 feet; THENCE North a distance of 1136 feet to the point of beginning, and LESS AND EXCEPT a tract of land described as beginning 132 feet South of the NE/C of the NE/4 of said Section 21; THENCE West a distance of 330 feet; THENCE South a distance of 132 feet; THENCE East a distance of 330 feet to a point on the East line of said NE/4; THENCE North a distance of 132 feet to the point of beginning, and LESS AND EXCEPT a tract of land described as beginning 330 feet West of the NE/C of the NE/4 NE/4 of said Section 21; THENCE South a distance of 466.69 feet; THENCE West a distance of 166.31 feet; THENCE North a distance of 466.69 feet; THENCE East a distance of 166.31 feet to the point of beginning, and LESS AND EXCEPT a tract of land described as beginning 853.31 feet West and 1136.38 feet South of the NE/C of the NE/4 NE/4 of said Section 21; THENCE South a distance of 174.00 feet; THENCE West a distance of 466.69 feet; THENCE North a distance of 174.00 feet; THENCE East a distance of 466.69 feet to the point of beginning.

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: November 15, 2019 at 7:30 AM

First American Title Insurance Company

By: 

Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2457641-SH99

OWNERSHIP LIST

ORDER NO. 2457641

DATE PREPARED: November 21, 2019

EFFECTIVE DATE: November 15, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
UNITED LAND INVESTMENTS LLC 6180 BOUCHER DR EDMOND, OK 73034			SW/4 NE/4 & SE/4 NW/4 & E/2 NE/4 LESS BEGINING NE/C NE/4 SOUTH 8 RODS WEST 20 RODS NORTH 8 RODS EAST 20 RODS POB & LESS BEGINNING NW/C NE/4 NE/4 E823.69' S466.69' W357' S669.69'W466.69' N1136' POB & LESS BEGINNING 132'S NE/C NE/4 W330' S132' E330' N132' POB & LESS BEGINNING 330'W NE/C NE/4 NE/4 S466.69' W166.31' N466.69' E166.31' POB & LESS BEGINNING 853.31'W & 1136.38'S NE/C NE/4 NE/4 S174' W466.69' N174' E466.69' POB (21-10N-2E)
HASKINS TRENT & AUTUMN 9 BURLISON SHAWNEE, OK 74801			BEG 853.31'W & 1136.38'S NE/C NE NE S174' W466.69' N174' E466.69' POB (21-10N-2E)
HASKINS TRENT & AUTUMN 9 BURLISON SHAWNEE, OK 74801			BEG 669.69'S NW/C NE NE S373.35' E466.69' N373.35' W466.69' POB & BEG 1043.04'S NW/C NE NE S93.34' E466.69' N93.34' W466.69' POB (21-10N-2E)
DRECHSEL KEVIN ALLEN 32590 COUNTY HWY 3 ERHARD, MN 56534			BEG 466.89'S NW/C NE NE E466.69' S203' W466.69' N203' POB & 20' EASEMENT (21-10N-2E)
DRECHSEL KEVIN ALLEN 32590 COUNTY HWY 3 ERHARD, MN 56534			BEG NW/C NE NE S466.69' E466.69' N466.69' W466.69' POB LESS 20' EASEMENT (21-10N-2E)

GRAY PATSY RUTH & ALESIA G HERTZ & REBECCA R COLLINS 31201 LAKE RD SHAWNEE, OK 74801			BEG NE/C W1/2 NW W345' S660' E345' N660' POB & DES AS BEG E813.70' FROM NW/C NW TH S1320.85' TH E500.32' TH N720.47' W345' TH N600' TH W156.62' POB (21-10N-2E)
CITY OF SHAWNEE 16 WEST 9 SHAWNEE, OK 74801			NE NW & NW NE 21-10N-2E
WADE AARON & TRACIE 16207 WALKER RD SHAWNEE, OK 74801			BEG 1321.41'S & 615.85'E NW/C NW/4 E698.18' S1320.49' W1312.72' N1026.41' E615.85' N295.01' POB (21-10N-2E)
SMITH JEREMY W 16595 WALKER RD SHAWNEE, OK 74801			N2 E2 N2 NW4 SW4 (21-10N-2E)
GIBSON JIMMIE L 3513 COUNTRY CLUB DR MOORE, OK 73160			BEGINNING N765' W982.26' N1126.83' SE/C SW/4 W338.83' N372.46' E345.66' S372.45' POB LOT 17 LAKE ESTATES AND PART OF THE E/2 SW/4 BEGINNING 765'N & 982.26'W & 1375'N SE/C N495.62' E367.57' S496.69' W375' POB LOT 21 LAKE ESTATES AND BEGINNING N765' & W982.26' & N1499.28' SE/C E1/2 SW/4 W345.66' N370.75' E352.47' S371.34' POB LOT 22 LAKE ESTATES (21-10N-2E)
GIBSON JIMMIE L 3513 COUNTRY CLUB DR MOORE, OK 73160			E2 SW BEG 765' N & 982.26'W & 1375'N SE/C N495.62' E367.57' S496.69' W375' POB LT 21 LAKE ESTATES
JACKSON HOLLY P O BOX 454 NEWALLA, OK 74857			BEG 765'N & 982.26'W 1375'N 375'E SE/C E1/2 SW N496.69' E586.49' S498.40' W586.50' POB LOT 20 LAKE ESTATES (21-10N-2E)
ROUNSAVILLE SHIRLEY % CHARLES ROUNSAVILLE 104 PINKSTON RD SHAWNEE, OK 74801			BEGINNING W1310.74' N2100.81' W983.05' SE/C SW W327.68' N548.45' E327.69' S547.29' POB AKA (LOT 32 AMBER RIDGE) (21-10N-2E)

LAJOIE CODY R 208 AMBER RIDGE SHAWNEE, OK 74801			BEG W1310.74' & N2100.81' & W444.37' SE/C SE W211' N546.13' E211' S545.38' POB 2.64ACS LOT 16 AMBER RIDGE & BEG 1310.74'W & 2100.81'N & 655'W SE/C W327.68' N547.29' E327.69' S546.13' POB 4.11AC LOT 33 AMBER RIDGE (21-10N-2E)
SPEARS JOEL L & BETTIE J 130 AMBER RIDGE SHAWNEE, OK 74801			BEG W1310.74' N2100.81' SE/C SE W444.37' N293.81' E444.37' S293.81' POB LOT 15 AMBER RIDGE & BEG 1310.74'W & 2394.62'N OF SE W444.37' N251.57' E444.37' S250' POB LOT 14 AMBER RIDGE (21-10N-2E)
GOLDEN RUSSELL 127 AMBER RIDGE SHAWNEE, OK 74801			BEG W1310.74' N2100.81' SE/C SE N293.81' E766.51' S293.81' W765.46' POB LOT 12 AMBER RIDGE (21-10N-2E)
ROBERTS RUSSELL & LACY 131 AMBER RIDGE SHAWNEE, OK 74801			BEG 1310.74'W & 2394.62'N SE/C SE N250' E767.41' S247.28' W766.51' POB LOT 13 AMBER RIDGE (21-10N-2E)
GARCIA JESUS & CHARLA 16502 PATTERSON RD SHAWNEE, OK 74801			BEG NE/C SE S393.98' W552.85' N393.98' E552.85' POB (21-10N-2E)
GIBSON JOHN K & DIANNE E 1644 SW 129TH ST OKC, OK 73170			NW SW & NW NE SW & W1/2 SW SW & NE SW SW (22-10N-2E)
CUTLER SHELLY R & RONNIE DEAN CUTLER II 16209 PATTERSON RD SHAWNEE, OK 74801			BEG SW/C W1/2 NW E425' N1000' W425' S1000' POB. (22-10N-2E)
ABEL VERLIN R & FLORENCE E % ANGELA CHANDLER 32201 45TH ST SHAWNEE, OK 74804			BEG 1640'S NW/C W1/2 NW N45' E1310' S45' W1310' POB (22-10N-2E)
ROUNSAVILLE CHARLESE C/O DESTINY WALKER 116 PINKSTON RD SHAWNEE, OK 74801			PT W1/2 NW TR. # 11 BEG 1375'S NW/C W1/2 NW E495' S220' W495' N220' POB (22-10N-2E)

HACKETT TERRY M & TINA D 16203 PATTERSON RD SHAWNEE, OK 74801			BEG 935'S NW/C W1/2 NW E495' S440' W495' N440' POB. (22-10N-2E)
SMITH DENNIS W & SHERIDA R TR OF TRUST 16105 PATTERSON RD SHAWNEE, OK 74801			TR. #8 BEG 715'S NW/C W1/2 NW E495' S220' W495' N220' POB. (22-10N-2E)
SMITH DENNIS W & SHERIDA R TR OF TRUST 16105 PATTERSON RD SHAWNEE, OK 74801			TR. #7 IN W1/2 NW BEG 495'S NW/C W1/2 NW E495' S220' W495' N220' POB. (22-10N-2E)
WILSON MARLENE L 32011 LAKE RD SHAWNEE, OK 74804			TR. #5 BEG 240'E NW/C W1/2 NW E220' S495' W220' N495' POB (22-10N-2E)
WHITE TERRY L & KELLY D 16005 PATTERSON RD SHAWNEE, OK 74801			TR. #6 IN W1/2 NW BEG NW/C E240' S495' W234' N495' POB. (22-10N-2E)
WRIGHT JOHN C & DEBORAH D 16402 GADDY RD SHAWNEE, OK 74801			BEG NE/C NE W165' S264' E165' N264' POB (21-10N-2E)
KING NIKI & DANNY 31903 LAKE RD SHAWNEE, OK 74801			BEG 165'W NE/C NE W165' S264' E165' N264' POB (21-10N-2E)
PARKHILL STONEY L & QUINNESSA A PEACOCK 31809 LAKE RD SHAWNEE, OK 74801			BEG 619.69'E NW/C NE NE E370.31' S466.69' W370.31' N466.69' POB (21-10N-2E)
GIDDENS JAMES R & PAIGE 31807 LAKE RD SHAWNEE, OK 74804			BEG 466.69'E NW/C NE NE E153' S466.69' W153' N466.69' POB (21-10N-2E)

City of Shawnee OK
405-878-1666

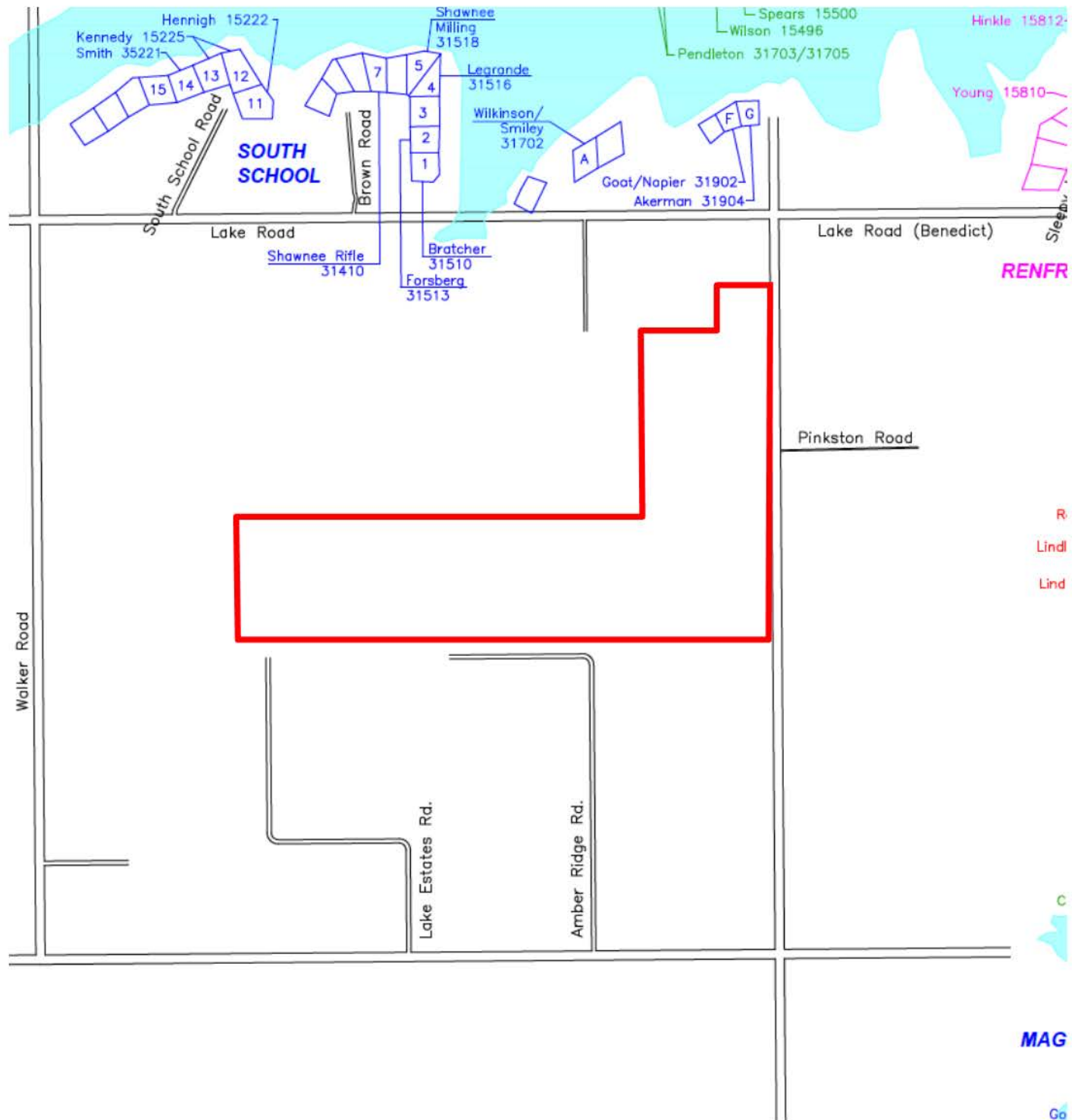
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PAID BY:

TRAN: 401.0000 BUILDING PERMIT
191108 90.00CR
SCHWARTZ, MASON
NONE
Z-BDAPP 90.00CR

TENDERED: 90.00 CHECK
APPLIED: 90.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information



CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #Z04-19

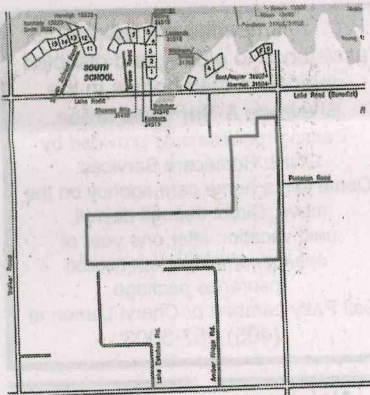
Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed variance for a property located within the City of Shawnee.

The property requesting a variance is described as follows:

The Southwest Quarter of the Northeast Quarter (SW/4 NE/4) and the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) and the East Half of the Northeast Quarter (E/2 NE/4) of Section Twenty-one (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, LESS AND EXCEPT a tract of land beginning at the NE/C of the NE/4 of said Section 21; THENCE South 8 Rods; THENCE West 20 Rods; THENCE North 8 Rods; THENCE East 20 Rods to the point of beginning, and LESS AND EXCEPT a tract of land described as beginning at the NW/C of the NE/4 NE/4 of said Section 21; THENCE East a distance of 823.69 feet; THENCE South a distance of 466.69 feet; THENCE West a distance of 357 feet; THENCE South a distance of 669.69 feet; THENCE West a distance of 466.69 feet; THENCE North a distance of 1136 feet to the point of beginning, and LESS AND EXCEPT a tract of land described as beginning 132 feet South of the NE/C of the NE/4 of said Section 21; THENCE West a distance of 330 feet; THENCE South a distance of 132 feet; THENCE East a distance of 330 feet to a point on the East line of said NE/4; THENCE North a distance of 132 feet to the point of beginning, and LESS AND EXCEPT a tract of land described as beginning 330 feet West of the NE/C of the NE/4 NE/4 of said Section 21; THENCE South a distance of 466.69 feet; THENCE West a distance of 166.31 feet; THENCE North a distance of 466.69 feet; THENCE East a distance of 166.31 feet to the point of beginning, and LESS AND EXCEPT a tract of land described as beginning 853.31 feet West and 1136.38 feet South of the NE/C of the NE/4 NE/4 of said Section 21; THENCE South a distance of 174.00 feet; THENCE West a distance of 466.69 feet; THENCE North a distance of 174.00 feet; THENCE East a distance of 466.69 feet to the point of beginning

General Location Known As:

264 feet south of the southwest corner of Lake Road and Patterson Road



Current Zoning Classification:
A-1 (Rural Agricultural)

Requested Variance: Lot Width

Applicant: Mason Schwartz

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

December 19th, 2019 AT 2:30 P.M.: CITY OF SHAWNEE ZONING BOARD OF ADJUSTMENT

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the variance. The Board reserves the right to hold discussion and debate on the proposed variance in the public hearing, in

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): Dec. 8th, 2019
Publishing Fee: \$137.45

Wanda Westerman

Wanda Westerman, Account Executive

Signed and sworn to before me this 9th day of Dec., 2019.

Cayla Medley

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

