

NOTICE OF MEETING PLANNING COMMISSION

TYPE OF MEETING

REGULAR MEETING ☐ RESCHEDULED REGULAR MEETING ☐
SPECIAL MEETING ☒ CONTINUED OR RECONVENED MEETING ☐

DATE: 09.17.2020 TIME: 4:15 P.M. PLACE OF MEETING: Commission Chambers
City Hall, 9th & Broadway
Shawnee, OK 74802-1448

To be completed by person filing notice:

NAME: Rebecca Blaine
TITLE: Planning Director
ADDRESS: P. O. Box 1448
Shawnee, OK 74802-1448
PHONE: (405) 878-1616

Filed in the office of the municipal clerk at 4:07 a.m. (p.m.) on 09.15.2020

SIGNED: Kacie Eck
City Clerk/Deputy Clerk

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## FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 9/15/2020

PERSON FILING NOTICE: Rebecca Blaine

NOTICE VERIFIED BY: Kacie Eck

**AGENDA**  
**CITY OF SHAWNEE**  
**SPECIAL PLANNING COMMISSION**  
**SEPTEMBER 17th, 2020 AT 4:15 P.M.**  
**COMMISSION CHAMBERS**  
**CITY HALL, 16 W. 9<sup>TH</sup> ST**

- 1)** Roll Call
- 2)** Reconsideration of approval of the amended minutes from the regular meeting of March, 4<sup>th</sup>, 2020, the special meeting of May 15<sup>th</sup>, 2020, the special meeting of May 29<sup>th</sup>, 2020, the regular meeting of June 3<sup>rd</sup>, 2020, and the special meeting of June 19<sup>th</sup>, 2020.
- 3)** Consideration of the approval of the regular meeting of July 1<sup>st</sup>, 2020, and the regular meeting of August 5<sup>th</sup>, 2020.
- 4)** Old Business
  - a. Case #P13-20 Public Hearing and Consideration of a rezoning from C-1 (Neighborhood Commercial District) to C-3 (Highway Commercial District) on a 0.19-acre property located at 1018 W. Benedict Street.  
Applicant: Ken Stafford, representing the Carole Ann Stafford 2013 Revocable Trust (*deferred from last meeting*)
  - b. Case #P14-20 – Public Hearing and Consideration of a rezoning from C-1 (Neighborhood Commercial District) to C-3 (Highway Commercial District) with a CUP (Conditional Use Permit) for a cellular communications tower on a 1.66 acre property located at 815 N. Harrison Ave.  
Applicant: Troy Williams, Branch Communications, AT&T
  - c. Case #P15-20 – Public Hearing and Consideration of a rezoning from C-3 (Highway Commercial District) to C-3 with a CUP (Conditional User Permit) for the purpose of an outdoor gathering space containing food trucks, on-premise sale and consumption of alcohol, pop-up shops and restrooms located on a 1.29-acre property located at 6-20 W. MacArthur Street.  
Applicant: GCR Sunset Enterprises, LLC
  - d. Case #P16-20 – Public Hearing and Consideration of a rezoning from A-1 (Rural Agricultural District) to C-3 (Highway Commercial District) for the purpose of indoor cultivation of medical marijuana on a 1.00-acre property located at 2124 W. Benedict Street.  
Applicant: Executive Home Rental
- 5)** Adjournment

# **REGULAR PLANNING COMMISSION MINUTES**

**DATE: MARCH 4<sup>TH</sup>, 2020**

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9<sup>th</sup> and Broadway, on Wednesday, March 4<sup>th</sup>, 2020, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

## **AGENDA ITEM NO. 1:**                      **Roll Call**

Upon roll call the following members were present:

**Present:** Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

**Absent:**

Meeting was called to Order.

## **AGENDA ITEM NO. 2:**                      **Consideration of approval of the minutes from the special meeting of the Planning Commission on February 12<sup>th</sup>, 2020**

Chairman Bergsten asked Commissioners for any comments, questions, or a vote. Commissioner Walker made a motion to approve the meeting minutes; seconded by Commissioner Melot. Motion carried 7-0.

Motion passed:

**AYE:** Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

**NAY:**

**ABSTAIN:**

## **AGENDA ITEM NO. 3:**                      **Citizens' Participation**

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

There was no Citizens' Participation.

## **AGENDA ITEM NO. 4:**                      **Case #P05-20 – Public Hearing and Consideration of a conditional use permit (CUP) for a bed-and- breakfast for a 2.5-acre property, located at 16405 Hart Road**

**Applicant: Robert & Janet Lindley**

Planning Director Rebecca Blaine presented staff report. She stated the bed and breakfast is in a portion of the existing single-family home that is already located on the property; it would not involve a new structure. She stated there would not be extensive traffic or parking added. She noted the Commission may set conditions on the approval of any conditional use permit. She stated staff recommends approval.

Chairman Bergsten asked Director Blaine if the property was surrounded by trees. Director Blaine confirmed this to be the case. She stated she does not think the bed and breakfast would be a disturbance. Chairman Bergsten stated he did not see a reason to be concerned about lighting or fencing.

Commissioner Walker asked about signage at the gate. Director Blaine stated the City has a permitting process for signage.

Chairman Bergsten asked about the condition on the staff report that states "No additional structures are [to be] erected for the purpose of a bed and breakfast,". He asked if that would be for any structure or just any structure that is used for the bed and breakfast. Director Blaine stated that condition encapsulates the use of the

bed and breakfast. She stated the applicant would not be able to erect another house on the parcel for the use of a bed and breakfast. She stated the condition would not limit erecting an accessory structure, such as a shed.

Commissioner Matthews asked if a gazebo would be separate from the bed and breakfast. Director Blaine stated that is something they could consider. She stated one could make an argument that that is a joint use and that it could be evaluated on a case-by-case evaluation. Commissioner Matthews stated that would beautify the area. Director Blaine suggested the language of the condition could be edited to say dwelling structure rather than just structure.

Commissioner Walker stated the way the staff report has the condition worded is correct.

Chairman Bergsten stated the applicant would not want to erect anything that is unattractive.

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

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

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Walker made a motion to approve the conditional use permit with the condition that no additional structures are erected for the purpose of a bed and breakfast; seconded by Commissioner Deem. Motion carried 7-0.

Motion passed:

**AYE:** Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

**NAY:**

**ABSTAIN:**

**AGENDA ITEM NO. 5:**

**Case #P06-20 – Public Hearing and Consideration of a rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for a 0.45-acre property, located at 1332 North Harrison Avenue**

**Applicant: Nelmon Brauning**

Planning Director Rebecca Blaine presented staff report. She stated this application is for the future home of the Red Rock Behavioral Health. She stated they provide mental health counseling services. She noted that this is a corner property and that the applicant is going to combine the lots. She stated this aligns with the 2040 Comprehensive Plan. She stated staff recommends approval of the rezone.

Chairman Bergsten asked if the existing building will be used. Director Blaine stated it would be demolished and a parking lot will go there.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward. No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. Nelmon Brauning, the applicant, came forward. She passed around brochures to the Commission. She stated the red building will be demolished because the roof is too expensive to repair. She stated there will be about 30 employees. She stated the existing house will be demolished. She stated it will be pretty. Commissioner Deem asked if Red Rock Behavioral Health was on Bell Avenue. Ms. Brauning stated it is a little office for finding Red Rock locations.

Chairman Bergsten asked about inpatient care. Ms. Brauning stated there would be no inpatient care or overnight care. No one else came forward and Chairman Bergsten closed the public portion of the meeting.



Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Matthews made a motion to approve the rezone; seconded by Commissioner Melot. Motion carried 7-0.

Motion passed:

**AYE:** Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

**NAY:**

**ABSTAIN:**

**AGENDA ITEM NO. 6:**

**Case #P04-20 – Public Hearing and Consideration of a rezoning from R-3 (Multi-Family Residential) to C-2 (Limited Office) and a conditional use permit (CUP) for a medical office, located 300 feet east of the northeast corner of Acme Road and West MacArthur Street**

**Applicant: J Bentley Developments LP**

Planning Director Rebecca Blaine presented staff report. She stated the original application requested C-3 zoning. She stated C-3 allows for heavier uses and C-2 allows for the proposed use with a conditional use permit. She stated the applicant agreed to amend their application to request C-2 zoning. She stated staff recommends approval of the rezone and that it does not compromise the intent of the 2040 Comprehensive Plan.

Chairman Bergsten asked if there is any intent of expanding the apartment complex. Director Blaine stated the Planning Department has not received any submittals regarding this.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward. No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. The applicant, Justin Ramer, came forward to speak. He stated they want to continue to construct office buildings as they go west along the corridor. He confirmed there are no projects pending on the R-3 zoned land behind this tract of land. He stated they are in talks with the property owner to the east about acquiring that property for higher end duplexes. No one else came forward and Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Matthews made a motion to approve the rezone; seconded by Commissioner Walker. Motion carried 7-0.

Motion passed:

**AYE:** Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

**NAY:**

**ABSTAIN:**

**AGENDA ITEM NO.7:**

**Discussion and possible action for consideration of Fiscal Year 2021 initiatives aligning with the 2040 Comprehensive Plan**

Planning Director Rebecca Blaine stated the City is preparing the Fiscal Year 2021 budget. She stated she wanted to discuss ideas she is considering proposing for the fiscal budget. She stated her number one priority is overhauling the Zoning Code and Subdivision Regulations. She noted that the current Zoning Code and Subdivision Regulations are quite old. She also expressed her desire to set up an Arts Commission. Commissioners Deem and Kienzle stated they like the idea of an Arts Commission.

Commissioner Deem stated the City's budget for demolitions should be increased. Director Blaine agreed with this statement. Chairman Bergsten used the Cinderella Hotel as an example of building that could be demolished. Director Blaine stated the City has received bids on that subject. She stated it would cost far more than what the current budget is for demolitions. Commissioner Kienzle asked if the Citizen Pottawatomie Nation would be able to assist with this subject. She stated they have a good relationship with the EPA. Director Blaine was receptive towards this suggestion. Director Blaine stated the City is already spending money on an annual basis on the Cinderella Hotel regarding law enforcement being called over to the property and code enforcement having to secure the property. Commissioner Kienzle stated the EPA can also enlist the Army Corp of Engineers to do the assessment. Chairman Bergsten asked if there are federal grants for this. Commissioner Kienzle stated there are grants for the remediation part of the process.

Commissioner Melot discussed the idea of a discretionary budget for the purpose of finding matching dollars of certain projects. Director Blaine stated she wants a designated grant fund.

Commissioner Melot asked about the budget for code enforcement. She stated there is a disparity in enforcement. Director Blaine stated the Planning Department's code enforcement resources are currently limited. She stated this is something that can be looked at. She also stated that the Planning Department is going to assign boundary areas of the City to the two code enforcement officers.

Commissioner Kienzle asked if the current travel and training budget was large enough. Director Blaine asked Commissioner Kienzle to share any suggestions for conferences. She stated she will be putting together a large budget due to the influx of new staff.

Commissioner Kienzle asked about the technology budget. Director Blaine stated their computers are fine, and the software is archaic.

Commissioner Kienzle asked whether educational materials on bicycling and walking is warranted. Director Blaine stated she is part of the stakeholder's group for the statewide transportation plan and that they have a community review and assessment regarding that subject. She stated Shawnee is ranked in the bottom five on transportation options and multi-modal public options across the nation. She stated the branding and marketing on that is to become a top five in that subject.

Chairman Bergsten asked if there is ongoing effort or plans for the downtown area. Director Blaine stated there is nothing as it relates to the Streetscape or bump outs. She stated the Kickapoo expansion project and that there will be a roundabout at Main & Kickapoo. She stated she does know of any other downtown related projects.

Commissioner Walker asked if the TIF District went to Harrison. Director Blaine stated she was not sure if it does. Commissioner Melot noted there is a significant amount of private investment happening in Downtown. Chairman Bergsten stated while there is a lot of development in the central part of Main Street, the western and eastern ends still have bad looking buildings. Director Blaine stated she intends to create a budget for homelessness resources. Chairman Bergsten expressed concern about the economic impact of homelessness on the Downtown area.

Commissioner Deem asked what is going on with the 9<sup>th</sup> Street Apartments. Director Blaine stated they have not received any submittals regarding that property; however, she stated the owner was dealing with a personal situation that resulted in the asset being legally tied up, and that that is no longer the case. She stated work is being done on this property.

There was no action taken on this item.

#### **AGENDA ITEM NO.8:**

#### **Planning Director's Report**

Planning Director Rebecca Blaine did not have a report.

#### **AGENDA ITEM NO. 9:**

#### **Commissioners Comments and/or New Business**

Commissioner Walker stated there is a dumpster on the 300 block of Midland Street placed on the street. Director Blaine stated she will have someone start a case on that. Director of Engineering Michael Ludi stated the foundation was being redone and that the City will find out why work has stopped.

Commissioner Kienzle stated the sidewalks by the middle school are blocked off. She asked if somebody cuts off a route to a school, should they have to provide an alternative route. Mr. Ludi asked if Commissioner

Kienzle was referring to the middle school on Union Avenue. She confirmed that was the case. Mr. Ludi stated he would get with his inspectors on it.

Commissioner Melot stated on Broadway Avenue there is a mattress set that has been laying across the sidewalk for at least three weeks.

Commissioner Deem asked if there was any progress on Shawnee Sawmill with the wall. Director Blaine stated another letter has been sent to them. Commissioner Deem asked how many letters the Planning Department sends them. Director Blaine stated that is tied back to a limited budget. She stated they try to have the property owner take care of their own property. Commissioner Deem asked Director Blaine what would she do if she had unlimited funds for code enforcement. Director Blaine stated that, if the property owner was given property notice and given a chance to correct the issue by themselves, the City would bid out for contractors, acquire three bids, and then file a lien to their property for the cost of that. She stated the City usually does not get that money back because unless the property owner is intending to sell the property, they do not care about the lien. Mr. Ludi stated work will continue on the Shawnee Milling. He stated the owner has been ill and is now recovering.

Commissioner Melot asked about the lighting at the airport tunnel. Mr. Ludi stated they are waiting on the purchase orders to clear through the City.

Commissioner Kienzle asked if the City does the recycling. Director Blaine stated the City does limited recycling with Central Disposal.

**AGENDA ITEM NO.10:**

**Adjournment**

Meeting was adjourned.

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Chairman/Vice-Chairman

Rebecca Blaine, AICP

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Planning Director

# **SPECIAL CALLED PLANNING COMMISSION MINUTES**

**DATE: MAY 15TH, 2020**

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met via video conference for a special called meeting on May 15<sup>th</sup>, 2020, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

## **AGENDA ITEM NO. 1:**                      **Roll Call**

Upon roll call the following members were present and joined the meeting via video conference:

**Present:** Kienzle, Walker, Rowell, Bergsten, Deem, Melot and Matthews

**Absent:** None

A quorum was declared, and the meeting was called to Order.

## **AGENDA ITEM NO. 2:**                      **Case #P07-20- Public hearing and consideration of approval of Conditional Use Permit (CUP) for a guest cabin located at 15226 South School Road.**

David Bergsten asked for staff report. Director Blaine presented the staff report. She stated the applicant had built a cabin on a lake lot lease property three years ago. Now the applicant has requested to keep this guest cabin and build a new primary structure. The structure submitted for review was under 400 square feet. Staff recommended conditional approval granted the following conditions were met:

1. Guest cabin not to exceed 600 square feet.
2. Guest cabin not to be sublet.
3. Guest cabin to share a common drive with the primary residence.

Chairman Bergsten asked the Commissioners if they had any questions. Commissioner Kienzle asked how the City would know if the property was sublet. Director Blaine explained unless an issue surfaced, there wasn't an official process to oversee that aspect of the guest cabin provision. Chairman Bergsten then opened the public portion of the meeting. The applicant, Ms. Collins, reiterated the intention was not to sublet the property. The use of the guest cabin would be for out of state family to visit. She mentioned they had spent an ample amount of time picking out building plans for their new home and were excited to get started. Bergsten asked the Commission if they had any questions. Bergsten asked if this was a lease of land owned by the City. Blaine stated this was a lease of the School Land Commission. Commissioner Deem asked how lease holders were selected. Blaine stated the City was not involved or had knowledge of their processes. Commissioner Matthews inquired about the requirement about subletting and if this was different than conditions for other Conditional Use Permits (CUPs) across city limits. Blaine stated that they were in fact separate regulations and these particular regulations fell under the Lake Protection Zone (LPZ) in Shawnee City Code of Ordinances. She mentioned a few different types of CUP applications: bed and breakfasts, garage apartments, and guest cabins.

Bergsten asked for a motion, Commissioner Walker made a motion to conditionally approve which was seconded by Commissioner Matthews. Motion carried 7-0.

Aye: Walker, Matthews, Kienzle, Bergsten, Rowell, Deem, and Melot  
Nay: None  
Abstain: None

It was stated the item would be heard at the next regular City Commission meeting via video conference on Monday, May 18<sup>th</sup>, 2020 at 6:00 p.m.

**AGENDA ITEM NO. 3:**                      **Planning Director's Report**

Planning Director Rebecca Blaine mentioned that Chairman Bergsten and Commissioner Kienzle would be completing their second full terms on June 1<sup>st</sup>. She thanked and expressed her appreciation to Bergsten and Kienzle. Commissioner Deem had a question regarding filling vacancies. Blaine stated five applications had been received thus far. Deem inquired when a decision would be made on appointing the two new commission seats. Blaine stated it could be on the first June City Commission meeting. Commissioner Melot stated they would have big shoes to fill.

**AGENDA ITEM NO. 4:**                      **Commissioners Comments and/or New Business**

Commissioner Deem inquired about the house on Tucker Avenue, and the status of its demolition. Blaine replied that COVID-19 had put a damper on projected timelines due to the pandemic situation being so fluid. She mentioned City offices were looking to reopen on May 18<sup>th</sup>, 2020. Commissioner Melot had mentioned the tall grass and weeds being taking care of at the Airport Track and gave accolades to City staff for its efforts. Commissioner Walker inquired about a new development happening at the intersection of Harrison Avenue and Wallace Street. Director Blaine relayed that Sonic was building an office headquarters in that location.

**AGENDA ITEM NO. 5:**                      **Adjournment**

Meeting was adjourned at 1:47 p.m.

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Chairman/Vice-Chairman

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Rebecca Blaine, AICP  
Planning Director

# **SPECIAL CALLED PLANNING COMMISSION MINUTES**

**DATE: MAY 29TH, 2020**

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met Via Video Conference on May 29, 2020, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

## **AGENDA ITEM NO.1:**                      **Roll Call**

Upon roll call the following members were present via video conference:

**Present:** Deem, Matthews, Walker, Bergsten, Kienzle, Melot

**Absent:** Rowell

Meeting was called to Order.

## **AGENDA ITEM NO.2:**                      **Case #S03-20-** Public hearing and consideration of approval of a replat of Shawnee Auto Mall Drive east of Kickapoo Street and west of Harrison Avenue.

Applicant: CEC, Inc.

David Bergsten asked for staff report. Rebecca Blaine presented the staff report and recommended approval of the replat.

David Bergsten asked if commissioners had any questions. There were no questions.

Bergsten asked for a motion, Commissioner Melot made a motion to approve and seconded by Commissioner Matthews. Motion carried 6-0.

Aye: Melot, Matthews, Kienzle, Deem, Bergsten, Walker

Nay: None

Abstain: None

## **AGENDA ITEM NO.3:**                      **Case #S04-20-** Consideration of approval of a replat of the Preliminary Plat of Belmont Park Commercial II, a 0.87-acre property, located 630' east of the northeast corner of W. MacArthur Street and Acme Road.

Applicant: J. Bentley Developments, LP

David Bergsten asked for staff report. Rebecca Blaine presented the staff report and recommended approval of the replat.

David Bergsten asked if commissioners had any questions. There were no questions.

Bergsten asked for a motion, Commissioner Walker made a motion to approve and seconded by Commissioner Melot. Motion carried 6-0.

Aye: Walker, Melot, Deem, Matthews, Bergsten, Kienzle

Nay: None

Abstain: None

**AGENDA ITEM NO. 4:**

**Case #S05-20-** Consideration of approval of a replat of the Final Plat of Belmont Park Commercial II, a 0.87-acre property, located 630' east of the northeast corner of W. MacArthur Street and Acme Road.

Applicant: J. Bentley Developments, LP

David Bergsten asked for staff report. Rebecca Blaine presented the staff report and recommended approval of the final plat.

David Bergsten asked if commissioners had any questions. There were no questions.

Bergsten asked for a motion, Commissioner Deem made a motion to approve and seconded by Commissioner Matthews. Motion carried 6-0.

Aye: Deem, Matthews, Walker, Bergsten, Kienzle, Melot

Nay: None

Abstain: None

**AGENDA ITEM NO.5:**

**Case #S06-20-** Consideration of Preliminary Plat of the for Wildwood Addition (formerly Woodsong Section 3) a 23.88-acre property. Located on E. 45<sup>th</sup> Street east of Harrison Avenue and west of Bryan Street.

Applicant: Salazar Homes

David Bergsten asked for staff report. Rebecca Blaine presented the staff report and recommended approval of the Preliminary Plat.

Commissioner Deem had a concern and questioned the traffic increase and couldn't remember if it was discussed before. Rebecca explained it may not have been as big of an issue, and with the sales tax increase that was passed a few years ago there is consideration about widening 45<sup>th</sup> St. And this development will help justify and prioritize the widening. Rebecca Blaine said she would mention the traffic issue to City Council at the next meeting, so it is at the forefront.

David Bergsten asked if commissioners had any questions. There were no questions.

Bergsten asked for a motion, Commissioner Matthews made a motion to approve and seconded by Commissioner Walker. Motion carried 6-0.

Aye: Matthews, Walker, Deem, Bergsten, Kienzle, Melot

Nay: None

Abstain: None

**AGENDA ITEM NO.6:**

**Case #S07-20-** Consideration of approval of the Final Plat for Wildwood Addition a 23.88-acre property. Located on E. 45<sup>th</sup> Street east of Harrison Avenue and west of Bryan Street.

Applicant: Salazar Homes

David Bergsten asked for staff report and asked if there is anything different. Rebecca Blaine said there will be

sidewalks with this project. And hopes to see sidewalks incorporated back into the code. Deem thought sidewalks were still part of the developments process, so Rebecca discussed sidewalk process in the past, present and how she hopes for the future having a new regulation recommended to the city commission. Matthews expressed water drainage issues for the area. Rebecca said the applicants were invited to attend the meeting, and if the planning commission wants to defer this agenda item, they can ask for a representative to explain their plan for the water issue.

Bergsten asked for a motion, Commissioner Deem made a motion to defer until the next meeting and seconded by Commissioner Walker. Motion carried 6-0.

Aye: Deem, Walker, Matthews, Bergsten, Kienzle, Melot

Nay: None

Abstain: None

**AGENDA ITEM NO. 7:**                      **Planning Director's Report**

Planning Director Rebecca Blaine told the commission that the City of Shawnee would be back to regularly scheduled in-person meetings. She thanked and expresses her appreciation once again to Bergsten and Kienzle as she announced their term would be ending. She shared she passed her CNU test. The commissioners congratulated Rebecca and expressed appreciation.

**AGENDA ITEM NO. 8:**                      **Commissioners Comments and/or New Business**

Bergsten thanked everyone for the other commissioners for serving on the board. Kienzle also expressed how she feels like there have been great improvements made. Everyone agreed. Melot asked how the vacant positions would be filled. Rebecca said 5 candidates send in interest in filling the seats, appointed by the mayor. Melot expressed concern with the bridge lights at the Airport trails and the grass upkeep also. Rebecca will get an update on the lights. Deem wanted discussion on a demolition status on a house at the corner of Tucker and 10<sup>th</sup> St. Rebecca talked about the new budget and demolitions. Commission decided to stay with deferment on the Wildwood Addition after the applicant showed up late.

**AGENDA ITEM NO. 9:**                      **Adjournment**

Meeting was adjourned at 2:10 p.m.

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Chairman/Vice-Chairman

Rebecca Blaine, AICP  
Planning Director



**DATE: JUNE 3<sup>RD</sup>, 2020**

**AGENDA ITEM NO. 1:**                      **Roll Call**

**Absent:** Rowell

**AGENDA ITEM NO. 2:**

**AGENDA ITEM NO. 3:**

**(A twelve-minute limit per topic)**

### **AGENDA ITEM NO. 4:**

It was stated the item would be heard at the next regular City Commission meeting in-person in the City Commission Chambers on Monday, June 15<sup>th</sup>, 2020 at 6:00 p.m.

**AGENDA ITEM NO. 5:**

**Planning Director's Report**

Blaine stated initiatives of the FY21 budget were to create a new Zoning Code and new Subdivision Regulations were goals and objectives of the new Comprehensive Plan could be carried out.

**AGENDA ITEM NO. 6:**

**Commissioners' Comments and/or New Business**

Commissioner Matthews requested a special call Planning Commission meeting be called after the next regular City Commission meeting on Monday, June 15<sup>th</sup>, 2020. A placeholder was discussed for Friday, June 19<sup>th</sup>, 2020 at 3:30 p.m. for a special called meeting.

**AGENDA ITEM NO. 7:**

**Adjournment**

Meeting was adjourned at 1:54 p.m.

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Chairman/Vice-Chairman

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Rebecca Blaine, AICP  
Planning Director

## **SPECIAL CALLED PLANNING COMMISSION MINUTES**

**DATE: June 19<sup>th</sup>, 2020**

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9<sup>th</sup> and Broadway, on Friday, June 19th, 2020, at 3:30 p.m., pursuant to notice duly posted as prescribed by law.

### **AGENDA ITEM NO. 1:                      Roll Call**

Upon roll call the following members were present:

**Present:** Deem, Matthews, Melot

**Absent:** Rowell & Walker

Meeting was called to Order.

### **AGENDA ITEM NO. 2:                      Swear in new Commissioners- Amy Loftis-Walton and Cami Engles**

Amy Loftis-Walton was sworn in as Planning Commissioner. Cami Engles was sworn in as Planning Commissioner.

### **AGENDA ITEM NO. 3:                      Nomination, discussion on electing Planning Chairperson**

A motion was made by Melot to elect Daniel Matthews who accepted to nomination. Motion carried 4-0.

**AYE:** Deem, Engles, Walton, Melot

**NAY:**

**ABSTAIN:** Matthews

### **AGENDA ITEM NO. 4:                      Nomination, discussion on electing Planning Vice-Chairperson**

A motion was made by Matthews to elect Cody Deem who accepted to nomination. Motion carried 4-0.

**AYE:** Matthews, Engles, Walton, Melot

**NAY:**

**ABSTAIN:**

**AGENDA ITEM NO. 5:**

**Planning Director's Report**

Planning Director Rebecca Blaine didn't have a formal report. She did welcome Engles and Walton to the Planning Commission and thanked each of them for serving the community.

**AGENDA ITEM NO. 6:**

**Citizens' Participation**

The public portion of the meeting was opened and announced that this is an open time for discussion for those with question on topics not on the Agenda. No business was addressed.

**AGENDA ITEM NO. 7:**

**Commissioners Comments and/or New Business**

Short discussion on the swearing in of new Planning Commissioners at a special called meeting on Friday June 19<sup>th</sup> at 3:30 p.m.

**AGENDA ITEM NO. 8:**

**Adjournment**

Meeting was adjourned at 1:43 p.m.

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Chairman/Vice Chairman

Rebecca Blaine, AICP

Planning Director

# **REGULAR PLANNING COMMISSION MINUTES**

**DATE: JULY 1<sup>st</sup>, 2020**

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on July 1<sup>st</sup>, 2020, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

## **AGENDA ITEM NO. 1:**                      **Roll Call**

Upon roll call the following members were present:

**Present:** Walker, Loftis-Walton, Deem, Matthews, Engles, Rowell, Melot

**Absent:** None

A quorum was declared, and the meeting was called to order.

## **AGENDA ITEM NO. 2:**                      **Consideration of approval of the minutes from the following Planning Commission meetings:**

- **Regular meeting of March 4th, 2020**
- **Special meeting of May 15th, 2020**
- **Special meeting of May 29th, 2020**
- **Regular meeting of June 3rd, 2020**
- **Special meeting of June 19th, 2020**

Commissioner Walker mentioned minor errors to be corrected within the draft minutes. Blaine stated minutes would be reviewed and changed.

Commissioner Matthews asked for a motion to accept the minutes to form with the corrected changes requested. Commissioner Melot made a motion with a second by Commissioner Loftis-Walton. Motion carried 7-0.

Aye: Walker, Loftis-Walton, Deem, Matthews, Engles, Rowell, and Melot

Nay: None

Abstain: None

## **AGENDA ITEM NO. 3:**                      **Citizens' Participation** **(A three-minute limit per person)** **(A twelve-minute limit per topic)**

No citizens came forward.

## **AGENDA ITEM NO. 4:**                      **Case #P10-20 - Public Hearing and consideration of a rezoning from C-4 (Central Business District) to R-1 (Single-family residential) for a 0.16-acre property, located at 419 N. Beard.** **Applicant: Theresa Nicoletta**

Chairperson Matthews asked for a staff report. Director Blaine presented the staff report. She stated the property owner had remodeled the structure on the property to market it as an office space for almost two years. With no interest generated, they currently had a potential buyer who would like to purchase as use as R-1 (Single-family Residential). She mentioned the Central Business District section of the Zoning Code does not allow for residential on the ground floor level. Director Blaine said the intent of the code was for traditional downtown buildings where retail would be on the ground floor level with dwelling space above. Blaine stated staff recommended approval of this application.

Chairperson Matthews opened the public hearing. He invited John Hannifan to the podium who had signed up to speak in favor of the item. Mr. Hannifan stated he was the potential buyer for the property if the rezoning was approved. He planned to use this home as an income property to lease to a family. Commissioner Melot inquired about off-street parking. The detached two-car garage in the back had parking was mentioned as well as the on-street parking on the east side of Beard.

Chairperson Matthews asked if anyone wanted to speak in opposition of this application. No one came forward.

Chairperson Matthews asked for a motion. Commissioner Walker made a motion to approve seconded by Commissioner Deem. Motion passed 7-0.

Aye: Walker, Deem, Loftis-Walton, Matthews, Engles, Rowell, and Melot.

Nay: None

Abstain: None

It was stated the application would be heard at the next regular City Commission meeting on Monday, July 6<sup>th</sup> at 6:00 p.m. in the Commission Chambers.

#### **AGENDA ITEM NO. 5:**

#### **Planning Director's Comments**

Blaine mentioned that FY21 had begun. She mentioned the increase in the annual demolition budget. She mentioned the hearing for the house at 302 N. Tucker had occurred the week prior, so it should be completed around August. She mentioned the budget approval for a new Zoning Code and Subdivision Regulations. She mentioned the results of the recent local election for Mayor and City Commissioners. Ed Bolt would serve as Shawnee's new Mayor, Darren Rutherford was re-elected, Bob Weaver and Travis Flood were elected as well. She mentioned working on the 1% Art Ordinance as mentioned in the 2040 Comprehensive Plan.

#### **AGENDA ITEM NO. 6:**

#### **Commissioners' Comments**

Commissioner Melot gave accolades to the large voter participation in the local elections. She also stated the conversion over to LED lights on Kickapoo Avenue by OG+E was great. She mentioned keeping street safety in the forefront of everyone's mind as more people have been outside walking and bicycling since the pandemic. Commissioner Engles stated she appreciated the welcome and looked forward to serving. Commissioner Deem asked about MacArthur Street tunnel's lighting project. Blaine stated she would inquire the appropriate departments for an update. Commissioner Deem inquired about updating the new codes and the industrial regulations for properties such as the Shawnee Sawmill. Commissioner Loftis-Walton stated she was excited to serve on the Planning Commission. Commissioner Walker inquired about the dumpster on W. Midland in the right-of-way. Chairperson Matthews stated he was excited to serve as Chairperson. He stated he had a citizen request to have an engraved bench added to Tom Terry Park to honor him in for his service to the community and celebrate his upcoming 90<sup>th</sup> birthday. Blaine stated she would pass along to the appropriate departments. Commissioner Walker asked about the process to seat a new City Commissioner to the vacant Ward 1 seat. Chairperson Matthews asked Commissioner Salter who was in attendance the options for appointing or electing a new City Commissioner to fill that seat.

#### **AGENDA ITEM NO. 7:**

#### **Adjournment**

Meeting was adjourned at 1:59 p.m.

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Chairman/Vice-Chairman

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Rebecca Blaine, AICP  
Planning Director

# **REGULAR PLANNING COMMISSION MINUTES**

**DATE: AUGUST 5<sup>th</sup>, 2020**

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on August 5<sup>th</sup>, 2020, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

## **AGENDA ITEM NO. 1:**                      **Roll Call**

Upon roll call the following members were present:

**Present:** Deem, Walker, Melot, Matthews, Engles, Loftis-Walton, Rowell

**Absent:** None

A quorum was declared, and the meeting was called to order.

## **AGENDA ITEM NO. 2:**                      **Consideration of approval of the amended minutes from the special called June 19<sup>th</sup>, 2020 meeting and minutes from the regular meeting of July 1<sup>st</sup>, 2020 (Request deferment).**

Chairperson Matthews requested a motion for deferment. Commissioner Walker made a motion with a second by Commissioner Melot. Motion carried 7-0.

Aye: Walker, Melot, Deem, Matthews, Engle, Loftis-Walton, and Rowell

Nay: None

Abstain: None

It was stated that item would be deferred until the next regular Planning Commission meeting on Wednesday, September 2<sup>nd</sup>, 2020.

## **AGENDA ITEM NO. 3:**                      **Citizens' Participation (A three-minute limit per person) (A twelve-minute limit per topic)**

Bruce Bushong came forward to inquire if the E. 39<sup>th</sup> Street rezoning was on the agenda. Chairperson Matthews confirmed it was on the agenda and there would be a public hearing at which time he could speak to that item. No one else came forward to speak, and the Citizens' Participation was closed.

## **AGENDA ITEM NO. 4:**                      **Case #P11-20 – Public Hearing and Consideration of a conditional use permit (CUP) for an ADU (Accessory Dwelling Unit) for a 0.40-acre property, located at 1120 N. Louisa Avenue. Applicant: Brent & Amanda Newsom**

Chairperson Matthews asked for a staff report. Director Blaine presented the staff report. She stated the purpose of the ADU was for a space for out-of-state family to stay when visiting, and that it would not be sublet. She stated the Zoning Code's criteria for ADU's included a maximum of 900 square feet. The existing accessory structure was 900 square feet, 600 of which would be remodeled for dwelling space. The remaining 300 square feet would be kept as storage space. Proper public notice and notice to surrounding property owners was completed. No written responses had been received. She stated the approval of the ADU would take the base zoning to R-2 (Medium Density Residential District); however, it would default back to R-1 (Single Family Residential District) if the ADU (Accessory Dwelling Unit) was ever to go away. She stated the 2040 Comprehensive Plan discussed having more diversity in housing options and that the Zoning Code should consider that when renewed. Staff recommended approval of this application.



Chairperson Matthews opened the public hearing. He asked if anyone wanted to speak in favor of this case. No one came forward. He asked if anyone wanted to speak in opposition of this case. No one came forward. Chairperson Matthews then closed the public hearing.

Chairperson Matthews asked if any Commissioners had questions or comments. Commissioner Engles said she had confidence in the contractor listed to perform the remodel. Commissioner Melot said she was in support of the application which fulfilled a housing need.

Commissioner Melot made a motion to approve. It was seconded by Commissioner Loftis-Walton. Motion passed 7-0.

Aye: Melot, Loftis-Walton, Deem, Walker, Matthews, Engles, and Rowell

Nay: None

Abstain: None

It was stated the application would be heard at the next regular City Commission meeting on Monday, August 17<sup>th</sup> at 6:00 p.m. in the Commission Chambers.

Chairperson Matthews tabled Agenda Item 5 to first address Agenda Item 6.

**AGENDA ITEM NO. 5:**

**Case #P12-20 – Public Hearing and Consideration of a rezoning from A-1 (Rural Agricultural) to PUD (Planned Unit Development) for the purpose of a residential subdivision on a 13.37-acre property, located on the north side of E. 39<sup>th</sup> Street approximately 840’ east of Harrison Avenue.**

**Applicant: Cedar Ridge Investments**

Chairperson Matthews requested the staff report. Director Blaine presented the staff report. She stated proper public notification as well as notification to 37 surrounding property owners were met to satisfy legal requirements. She mentioned the following written communication was received: a letter of support from Vision Bank, a petition of support for R-1 (Single Family Residential District) only authored by E. Bruce Bushong with 10 signatures and a petition in opposition of the PUD authored by Lawrence Epple with 60 signatures. Concerns of the petitions were stormwater runoff/flooding, the increase of vehicle traffic volume for E. 39<sup>th</sup> Street which is not built to city standards, safety concerns of development being adjacent to the OG+E substation, concerns about adverse flooding affects on the Northridge VII pond, and a concern regarding a development with non-homeowners verses homeowners associating non-homeowners with domestic disturbances, crime and decreased property values. Direct Blaine addressed the concerns to the Commission. Civil engineering plans would be required for submittal, review and staff approval for drainage and detention. The correlation of homeowners versus non-homeowners to domestic disturbances, crime and reduction in property values is based on opinion only and not factual. The OG+E substation is secured with a 6’ fencing and locked gate. This should be a non-issue. The 2040 Comprehensive Plan had this parcel designated for High Density Residential which is defined as 12 dwelling units per acre (12DU/AC) or more. The current proposed PUD with 62 lots only equates to 7 dwelling units per acre (7DU/AC). Blaine stated the support of the Planning Office to add new rooftops to the community, but that this development as proposed should be considered for a different location. She said the 2040 Comprehensive Plan designates over 1100 acres for all types of future residential. She also stated that PUDs (Planned Unit Developments) should be used sparingly for developments with unique characteristics that would not fit within a standard zoning district. This development does not possess the uniqueness. Chairperson Matthews asked if the Commission had any questions for Director Blaine. No questions were brought forth.

Chairperson Matthews opened the public hearing portion of the meeting for those wishing to speak in favor of this application. Stephen Landes, Engineer of Landes Engineering representing the developer, David Tomlinson, came to the podium. He stated the developer was not interested in a multifamily development. Landes mentioned they would be filling in the existing pond on the property and add a wet and a dry pond for detention. Bruce Bushong, author of one of the petitions, came forward. He stated they had concerns about the affects of the pond in Northridge and the investment the homeowners had put into the pond. He mentioned the concern with the increase of traffic as well. Lawrence Epple, the author of the other petition, came forward. He stated concerns with the increase of traffic with the one access point on E. 39<sup>th</sup> Street, stormwater runoff and the safety of development adjacent to the OG+E substation. Korbin Williams came forward. He stated he believes he owns part of the pond that Landes indicated they were going to fill in. He inquired if this application would change the zoning of his property. Chairperson Matthews stated only the parcel on the application would potentially be rezoned. Chairperson Matthews closed the public hearing portion of the meeting.

Matthews asked for Commissioners' comments. Commissioner Loftis-Walton commented that the letters/petitions seem to be in favor of R-1 (Single Family Residential District) and that Shawnee had a need for additional housing. She thought it was a positive that this development would be in Shawnee Public School District so they would receive property taxes. Commissioner Walker inquired about adding a second entrance to 42<sup>nd</sup> Street. Chairperson Matthews inquired about the responsibility of the developer to improve E. 39<sup>th</sup> Street to support the increase of traffic. Commissioner Melot gave a thanks to the public for their involvement. Melot stated she was very involved in the making of the 2040 Comprehensive Plan as well as builders, developers and persons from other sectors of the community. She stated multifamily housing was assessed as a need for the community, and Shawnee currently didn't have many multifamily options. Melot stated the need to adhere to the future land use of the Comp Plan and pointed out the ample other areas designated for single family residential. Commissioner Deem was in agreeance with the roadway needing improved. Director Blaine stated E. 39<sup>th</sup> Street was not currently on the priority list of roadway projects. Chairperson Matthews stated changes to the Comprehensive Plan should only be done under thorough review and careful consideration. Director Blaine expressed concern with deviating from the Comprehensive Plan that was newly adopted last October. Commissioner Engles stated she had nothing against the proposed development, but that the Comp Plan should be upheld. She said that multifamily can come in many forms. Blaine asked if the developer was prepared to invest in the road improvements necessary to support his development. Tomlinson stated he would help but was not willing to pay all the infrastructure improvement costs on his own. Seth Barkhimer, City Engineer, stated it was not unprecedented for a municipality to require the developer to bare costs of infrastructure improvements required to support their development. Commissioner Walker stated it was not a good approach to allow development without making the necessary infrastructure improvements.

Commissioner Melot made a motion to deny the application. It was seconded by Commissioner Deem. Motion passed 5-2.

Aye: Melot, Deem, Walker, Matthews, Engles  
Nay: Loftis-Walton, Rowell  
Abstain: None

It was stated the application would be heard at the next regular City Commission meeting on Monday, August 17<sup>th</sup> at 6:00 p.m. in the Commission Chambers.

**AGENDA ITEM NO. 6:**      **Case #P13-20 – Public Hearing and Consideration of a rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for a 0.19-acre property, located at 1018 W. Benedict Street.**

Chairperson Matthews asked for a staff report. Director Blaine advised the Planning Commission that the applicant had approached her prior to the start of the meeting to request the item be deferred to the next regular Planning Commission meeting. Chairperson Matthews then returned back to Agenda Item 5.

**AGENDA ITEM NO. 7:**      **Planning Director's Report**

No report.

**AGENDA ITEM NO. 8:**      **Commissioners Comments/New Business**

Commissioner Melot gave a thanks to the City for the lights in the MacArthur Street tunnel but said they were not on all the time at night or early morning. She stated she had a new mural painted on her building. She announced she would be resigning from the Planning Commission due to a career opportunity she was taking. Commissioner Walker inquired about the review process and amendments of the Comprehensive Plan. Blaine discussed specifics. Commissioner Deem asked about the house on N. Tucker with the fallen tree. Blaine mentioned the demolition had gone out for bid, and that job should be completed by late September.

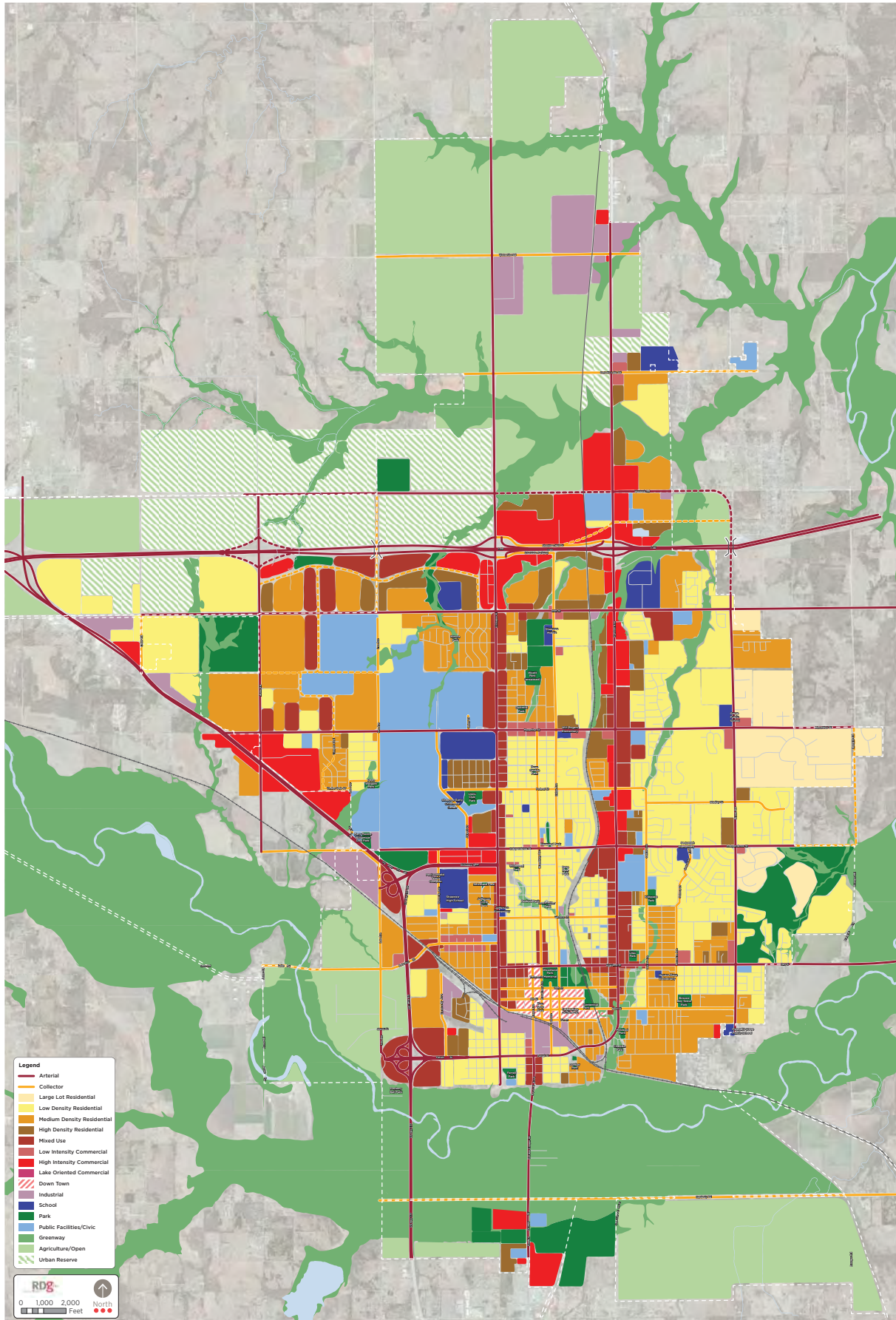
**AGENDA ITEM NO. 7:**      **Adjournment**

Meeting was adjourned at 2:35 p.m.

\_\_\_\_\_  
Chairman/Vice-Chairman

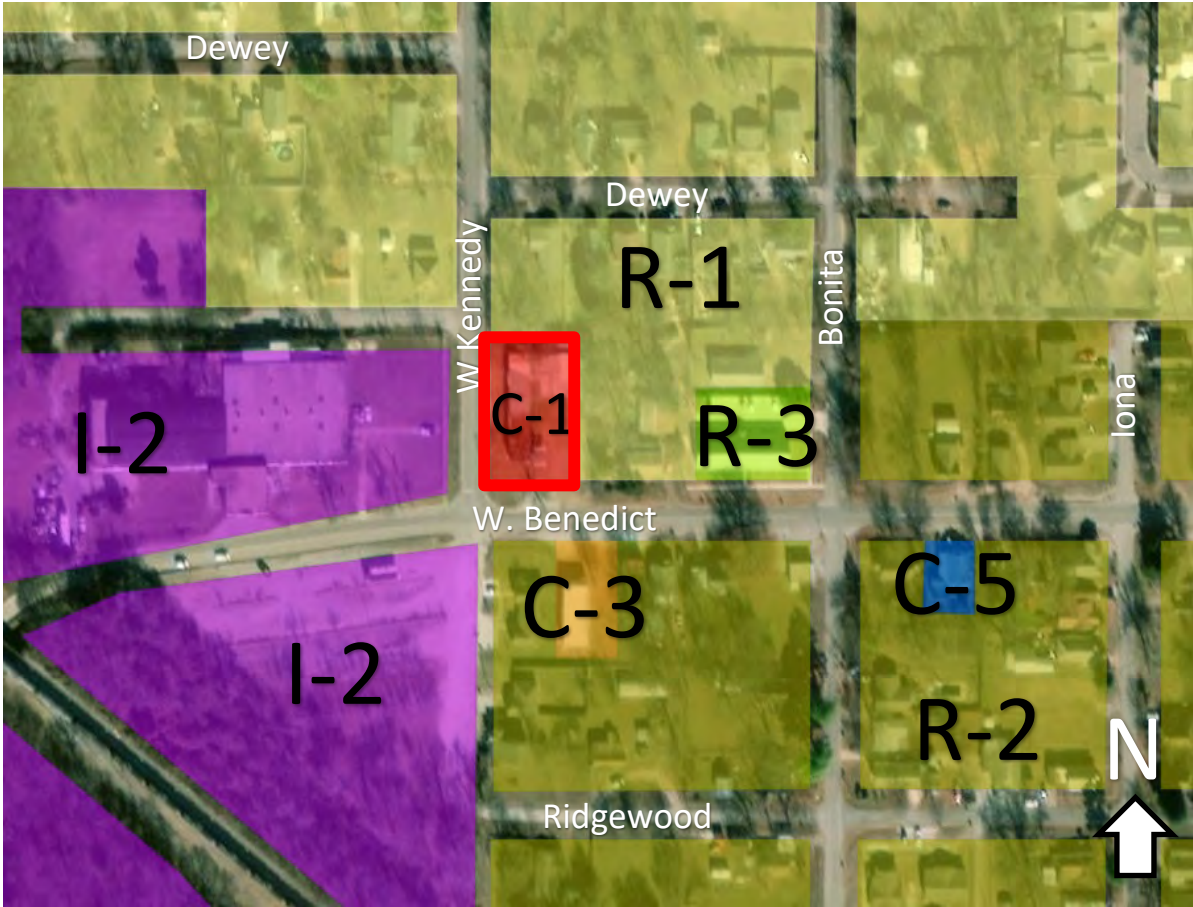
\_\_\_\_\_  
Rebecca Blaine, AICP  
Planning Director

FIGURE 3.4: Future Land Use Plan



|                                                                                                                        |                                                                                   |                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| City of Shawnee<br>Planning Department<br>222. N. Broadway<br>Shawnee, OK 74801<br>(405) 878-1616<br>www.ShawneeOK.org |  | CASE # P12-20<br>PLANNING COMMISSION:<br>August 5 <sup>th</sup> , 2020<br>CITY COMMISSION DATE:<br>August 17 <sup>th</sup> , 2020 |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                                                                     |
|---------------------------------------------------------------------|
| <b>APPLICANT:</b><br><b>Carole Ann Stafford</b>                     |
| <b>PROPERTY ADDRESS/LOCATION:</b><br><b>1018 W. BENEDICT STREET</b> |

|                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The applicant, Carole Ann Stafford 2013 Revocable Trust, is requesting a rezone of a 0.19-acre property from C-1 (Neighbourhood Commercial) to C-3 (Highway Commercial).</p> |  <p><b>Surrounding Zoning Districts:</b></p> <p>R-1 (Single Family Residential), R-2 (Combined Residential) and I-2 (Light Industrial) make up the majority of surrounding properties.</p> <p>C-1 (Neighborhood Commercial), C-3 (Highway Commercial), R-3 (Multifamily Residential), and C-5 (General Commercial) are examples of spot zoning in this area.</p> <p>Notifications were mailed to surrounding property owners. No written responses have been received at this time.</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### STAFF RECOMMENDATION

This application is being requested to market this existing building for lease to a wider array of businesses uses. **Business uses that could be allowed by right in the C-3 District that are not allowed in the C-1 District are:** *automotive repair, tires and service, towing and other road services, automotive sales and service, bus, motorcycle, all-terrain vehicle dealers, truck or large vehicle dealers, drive-in or drive-through restaurants, farm equipment sales and service, department store or super store, gasoline service station, hotel/motel/inn, laundry service or dry cleaning, light automobile dealer, lumberyard, building materials store or hardware store, outdoor sales and storage of materials, retail sales of low-point beer off-premise consumption, sales and service for mobile homes, travel trailers, large trucks and equipment, personal storage (mini-storage), tattoo parlors, veterinary clinic, wholesaling, storage, distribution, performance or movie theatre, indoor recreation, amusement activities such as mini-golf, arcade, bowling center, assisted living, nursing home, continuum of care facility, cemetery, monument, tombstone, mausoleum, funeral home, private school or university, bus terminal, bus maintenance facility.*

**Business uses allowed by right in the C-1 (Neighborhood Commercial) District are:** *administrative and professional office (without drive-through facility), animal sales, pet store, grooming, incidental use of kennel, bakery, food manufacturing and preparation, catering business (not associated with another permitted use), bed and breakfast, grocery store, food market, personal services, retail sales/service, home occupation, townhouses, fitness, recreational sports, gym, health spa, athletic club, religious facilities, city/county/federal facilities, community centers, community gardens, public safety-related or public administration facility, including ambulance service, public services or utilities, automobile parking facilities, bus stop shelter, or school and employee bus transportation.*

The 2040 Comprehensive Plan designates this area as Low Intensity Commercial which could be either Neighborhood Commercial District (C-1) or Suburban Office Commercial District (C-2). Granting of a C-3 application in this area would go against the Comprehensive Plan and be considered spot zoning.

### STAFF RECOMMENDATION

The purpose of this rezone request is to widen the types of businesses the property could be leased for. The 2040 Comprehensive Plan discusses Low Intensity Commercial in Chapter 3 Shawnee Integrated Land Use as These areas improve economic performance and opportunities for social interaction, by locating diverse and complementary uses in close proximity. Higher-density mix of housing (see HDR), major commercial, office, and service uses, and limited low intensity industrial in suitable locations. Potential Zoning Classifications for this intensity are Neighborhood Commercial District; Central Business District; Other districts may apply with modification to allow residential uses. **Staff recommends denial of this application to keep in line with the majorities zonings of the area today and the future land use proposed for this area in the Comprehensive Plan.**



|                          |                 |                                                 |                       |                   |
|--------------------------|-----------------|-------------------------------------------------|-----------------------|-------------------|
|                          |                 |                                                 |                       |                   |
| APPROVE                  |                 | APPROVE WITH CONDITIONS                         |                       | DENY              |
|                          |                 |                                                 |                       |                   |
| ATTACHMENTS:<br>(CIRCLE) | SUBMITTED PLANS | PUBLIC HEARING<br>PETITION/<br>APPLICATION FORM | LEGAL NOTICE          | LEGAL DESCRIPTION |
| PUBLIC COMMENTS          | AGENCY COMMENTS |                                                 | RESPONSE TO STANDARDS |                   |
|                          |                 |                                                 |                       |                   |

# PLANNING COMMISSION APPLICATION



## City of Shawnee Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number: 20070 P13-20

Project Number: 200773

Date Filed: \_\_\_\_\_

Planning Commission Secretary

### REQUEST:

☒ Rezoning  
☐ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit  
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from C-1 District to C-3 District, as hereinafter requested, and in support of this application, the following facts are shown:

**PROPERTY LOCATION (STREET ADDRESS):** Hoffmans Bldg Lots 12+E 1/2 lot 13, Lots 14+W 1/2 lot 13, Lots 15+16

**LEGAL DESCRIPTION:** 1018 W. Benedict St

**PROPERTY OWNER (S):** Carole Ann Stafford 2013 Revocable Trust

**PROPERTY AGENT (APPLICANT):** Carole Ann Stafford

**APPLICANT'S ADDRESS:** 119 W. Rosa

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

**EMAIL ADDRESS:** \_\_\_\_\_

**TELEPHONE NUMBER:** (405) 226-1018 **CONTACT NUMBER:** (405) 226-1018

**DIMENSIONS OF PROPERTY:** AREA: 21,328' WIDTH: 124'  
LENGTH: 172' FRONTAGE: 124'

**CURRENT ZONING:** C-1 **CURRENT USE:** Warehouse

**PROPOSED ZONING:** C-3 **PROPOSED USE:** Unknown

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

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

Carole Ann Stafford  
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

**RECEIPT NO.** \_\_\_\_\_

**PLANNED UNIT DEVELOPMENT FEE \$ 550.00**

**SIGN DEPOSIT \$ 50.00**

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

**PLANNING COMMISSION ACTION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**CITY COMMISSION ACTION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PLACE ON ZONING MAP:** \_\_\_\_\_ **ORDINANCE NO.:** \_\_\_\_\_



**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA )  
 ) §:  
COUNTY OF POTTAWATOMIE )

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

Lots Fifteen (15) and Sixteen (16), Block Seven (7), in HOFFMANS ADDITION to Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), 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: May 21, 2020 at 7:30 AM

**First American Title Insurance Company**

By: Michelle Cook  
Michelle Cook

Abstractor License No. 3286  
OAB Certificate of Authority # 017  
File No. 2511107-OK99

# OWNERSHIP LIST

ORDER NO. 2511107

DATE PREPARED: May 28, 2020

EFFECTIVE DATE: May 21, 2020 @ 7:30 am

| OWNER                                                                                  | LOT           | BLK | ADDITION |
|----------------------------------------------------------------------------------------|---------------|-----|----------|
| STAFFORD CAROLE A REVOC TRUST<br>119 W ROSA<br>SHAWNEE, OK 74801                       | 15 & 16       | 7   | HOFFMAN  |
| STAFFORD CAROLE A REVOC TRUST<br>119 W ROSA<br>SHAWNEE, OK 74801                       | 14 & W2 OF 13 | 7   | HOFFMAN  |
| STAFFORD CAROLE A REVOC TRUST<br>119 W ROSA<br>SHAWNEE, OK 74801                       | 12 & E2 OF 13 | 7   | HOFFMAN  |
| BENTON NELLIE K & OR GEORGIA A & OR<br>HENRY A<br>1012 W BENEDICT<br>SHAWNEE, OK 74801 | 8-11          | 7   | HOFFMAN  |
| ACOCK PROPERTIES LLC<br>2026 N BEARD AVE<br>SHAWNEE, OK 74804                          | 4-7           | 7   | HOFFMAN  |
| BIRDSELL HARVEY P<br>P O BOX 1144<br>SHAWNEE, OK 74802                                 | 1-3           | 7   | HOFFMAN  |
| EMERALD CAPITAL GROUP LLC<br>1205 S AIR DEPOT #269<br>MWC, OK 73110                    | 1 & 2         | 6   | MEHMS    |
| MCGUIRE WAYNE<br>1119 W DEWEY<br>SHAWNEE, OK 74801                                     | 3             | 6   | MEHMS    |
| ASHWORTH BILL J & ADDILEEN N TRUST<br>1121 W DEWEY<br>SHAWNEE, OK 74801                | 4             | 6   | MEHMS    |
| SCARBERRY JARED T<br>1123 W DEWEY<br>SHAWNEE, OK 74801                                 | 5             | 6   | MEHMS    |
| DAUMAN J H % DERICK DAUMAN<br>1125 W DEWWY<br>SHAWNEE, OK 74801                        | 6             | 6   | MEHMS    |
| SHAWNEE HOUSING AUTHORITY<br>1002 W 7TH<br>SHAWNEE, OK 74801                           | 7             | 6   | MEHMS    |
| BOARD OF COUNTY COMMISSIONERS<br>325 N BDWY<br>SHAWNEE, OK 74801                       | 8             | 6   | MEHMS    |

|                                                                                                  |        |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------|--------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NEWMAN JULIA KAY<br>1106 W DEWEY<br>SHAWNEE, OK 74801                                            | 14     | 3  | MEHMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SPYBUCK LARRY E & NICHOLAS L<br>PO BOX 3031<br>SHAWNEE, OK 74802                                 | 13     | 3  | MEHMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MRZ LIZZIES HOME RENTALS LLC<br>1303 W FARRALL<br>SHAWNEE, OK 74801                              | 12     | 3  | MEHMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| TREAT EMMA E & LINDA C BLOCK<br>1122 W DEWEY<br>SHAWNEE, OK 74801                                | 11     | 3  | MEHMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CARTER TESSA & KYLE<br>1128 W DEWEY<br>SHAWNEE, OK 74801                                         | 9 & 10 | 3  | MEHMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| ROWDEN ROBIN L & WILLIAM J ROWDEN &<br>JENNIFER C CHRISTIAN<br>9205 ACME RD<br>SHAWNEE, OK 74804 | 1-7    | 22 | MAYWOOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| LAMB DENNIS & BILLIE JO<br>1122 W LOCUST<br>SHAWNEE, OK 74801                                    | 16-20  | 22 | MAYWOOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| YORK RAYMOND P & YVONNE<br>825 NW 4TH ST<br>OKLAHOMA CITY, OK 73106                              | 21,22  | 22 | MAYWOOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| WIGINTON DONNIE L<br>701 S RENNIE<br>ADA, OK 74820                                               | 23-25  | 22 | MAYWOOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| TATE TROY A & PHYLLIS J<br>1200 W BENEDICT<br>SHAWNEE, OK 74801                                  |        |    | A TRACT OF LAND BEG AT NE/C SE<br>SW W955.7' TO A PT ON NORTH<br>LINE OF CRI&P RR R/W S49°E 472.5'<br>N31°E68' S49°E 27' N82°E 544.8' TO A<br>PT ON N-S 1/4 LINE THROUGH SAID<br>SEC 13-10N-3E N190.5' POB LESS<br>AND EXCEPT A TRACT BEG NE/C SE<br>SW THENCE SOUTH ALONG THE<br>EAST LINE 190.5' TO PT ON<br>PRESENT NORTH R/W LINE OF ST.<br>BENEDICT AVE THENCE<br>SOUTHWESTERLY ALONG NORTH<br>R/W 40.4' THENCE NORTH ON A<br>LINE PARALLEL TO & 40'W OF EAST<br>LINE OF SE SW 179.3' W15' THENCE<br>NORTH ON LINE PARALLEL TO &<br>55'W OF EAST LINE SE SW 16.5' TO<br>PT ON NORTH LINE SE SW THENCE<br>EAST ALONG NORTH LINE 55' POB<br>(13-10N-3E) |

|                                                                                      |               |   |          |
|--------------------------------------------------------------------------------------|---------------|---|----------|
| SALDIVAR JULIO C CAVAZOS & EVELYN<br>HERNANDEZ<br>601 N KENNEDY<br>SHAWNEE, OK 74801 | 28-30         | 8 | HOFFMANS |
| DAVIS KARL LANE<br>1200 W BENEDICT<br>SHAWNEE, OK 74801                              | 25-27         | 8 | HOFFMANS |
| TATE TROY & PHYLLIS<br>1200 W BENEDICT<br>SHAWNEE, OK 74801                          | 22-24         | 8 | HOFFMANS |
| ACOCK PROPERTIES LLC<br>1011 W BENEDICT ST<br>SHAWNEE, OK 74801                      | 1-6           | 8 | HOFFMANS |
| BRIMM MARY E & CONNIE E CHILDRESS<br>1114 W RIDGEWOOD<br>SHAWNEE, OK 74801           | 18-21         | 8 | HOFFMANS |
| GAINES TERRY L & CHERYLYN<br>2801 HORN LAKE RD<br>NESBIT, MS 38651                   | N90' OF 13-17 | 8 | HOFFMANS |
| RINDERER WILLIAM J<br>6 MELANIE LN<br>SHAWNEE, OK 74801                              | N40' OF 13-17 | 8 | HOFFMANS |



**DATE:** July 17<sup>th</sup>, 2020

**FROM:** Rebecca Blaine, Planning Director

**RE:** Rezone Request within 300' of your property

---

The applicant, **Carole Ann Stafford 2013 Revocable Trust**, is requesting a rezoning from **C-1 (Neighborhood Commercial District) to C-3 (Highway Commercial District)** located at **1018 West Benedict Street**, and is legally described as:

LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK SEVEN (7), IN HOFFMANS ADDITION TO SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**The purpose of the rezone request is to market the property for sale or lease for a greater variety of business uses allowable by right in the C-3 Zoning District.**

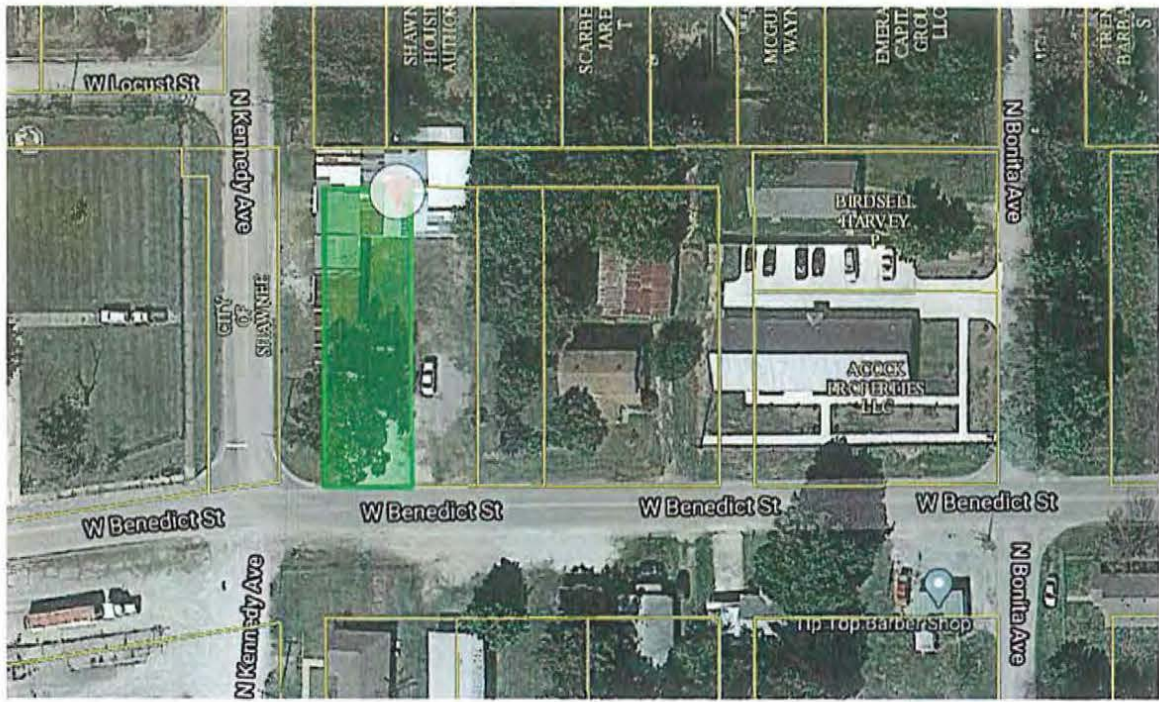
You are receiving this letter because your property is within three hundred (300) feet of the property where this request is being proposed.

The Planning Commission will consider this request on **Wednesday, August 5<sup>th</sup>, 2020 at 1:30 p.m.** at their regularly scheduled meeting (Commission Chambers, 16 W. 9<sup>th</sup> Street). If you have any comments or questions, please contact the City of Shawnee Community Development Department. Written comments may be submitted to the address below and should be submitted no later than three (3) business days before the public hearing.

The City Commission will consider this request on **Monday, August 17<sup>th</sup>, 2020 at 6:00 p.m.** at their regularly scheduled meeting (Commission Chambers, 16 W. 9<sup>th</sup> Street). If you have any comments or questions, please contact the City of Shawnee Community Development Department. Written comments may be submitted to the address below and should be submitted no later than three (3) business days before the public hearing.

A location map has been provided on the back side of this letter for your reference.





Regards,

**Rebecca Blaine, AICP, CNU-A, CFM**

Planning Director

222 N. Broadway Ave.

Shawnee, OK 74801

D: 405.878.1665

[rebecca.blaine@shawneekok.org](mailto:rebecca.blaine@shawneekok.org)

CITY OF SHAWNEE  
PUBLIC HEARING NOTICE  
CASE #P13-20

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

The property requesting a rezoning is described as follows:

LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK (7), IN HOFFMANS ADDITION TO SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

|                                |                                                 |
|--------------------------------|-------------------------------------------------|
| General Location Known As:     | <u>1018 WEST BENEDICT STREET</u>                |
| Current Zoning Classification: | <u>C-1 (Neighborhood Commercial District)</u>   |
| Requested Rezone:              | <u>C-3 (Highway Commercial District)</u>        |
| Applicant:                     | <u>Carole Ann Stafford 2013 Revocable Trust</u> |

The public hearings will be held in the City Commission Chambers located inside City Hall at 16 W. 9<sup>th</sup> Street, Shawnee, OK 74802, as follows:

August 5<sup>th</sup>, 2020 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION  
August 17<sup>th</sup>, 2020 AT 6:00 P.M.: CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to be heard regarding this application. The commissions reserve the right to limit discussion and debate on the proposed rezoning in the public hearing, in which event those persons appearing in support or opposition of the proposed rezoning 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) business 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 17th day of July 2020.

\_\_\_\_\_  
Rebecca Blaine, AICP, CNU-A, CFM  
Planning Director, City of Shawnee





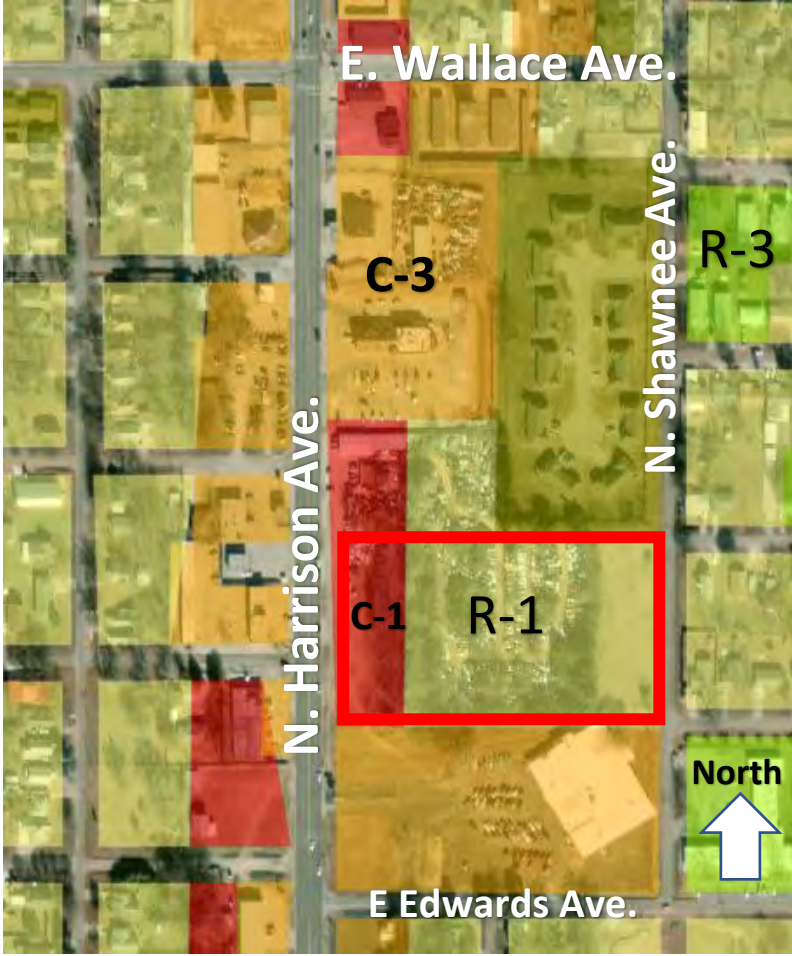


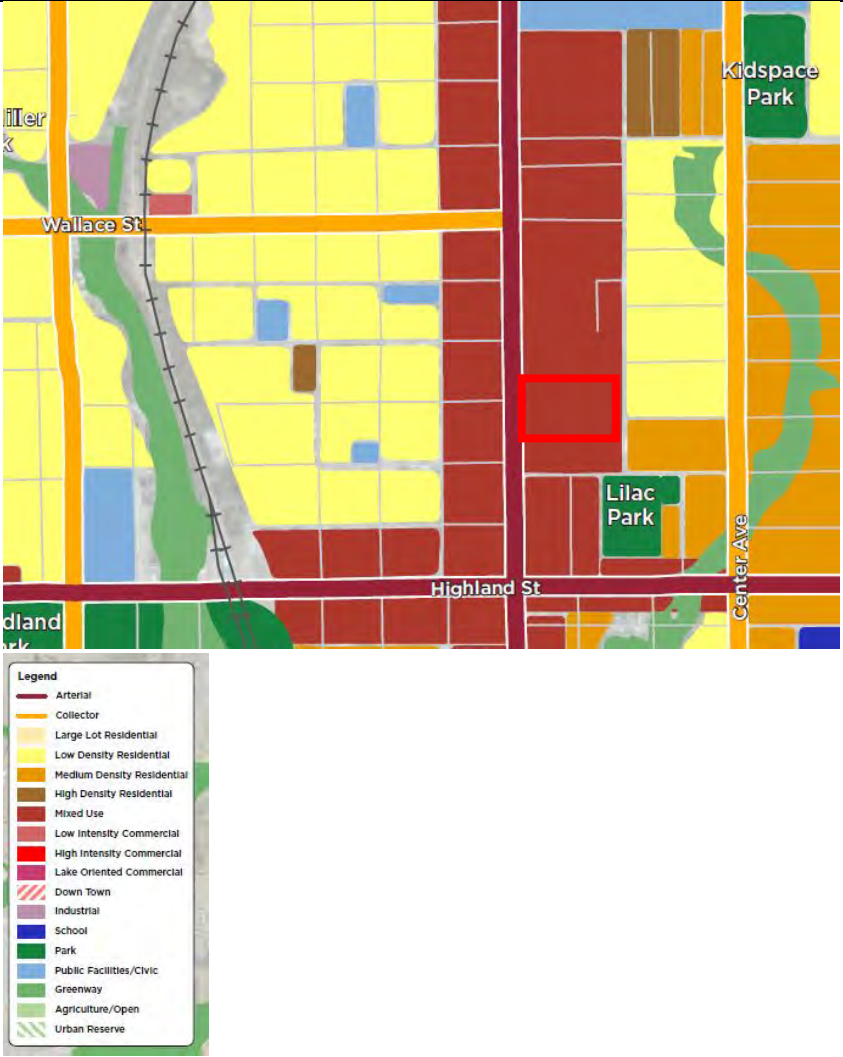








|                                                                                                                                                                                                                                                            |                                                                                     |                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <p>City of Shawnee<br/>Planning Department<br/>222. N. Broadway<br/>Shawnee, OK 74801<br/>(405) 878-1616<br/>Fax: (405) 878-1587<br/>www.ShawneeOK.org</p>                                                                                                 |    | <p>CASE # P14-20<br/>PUBLIC HEARING DATE:<br/>September 2<sup>nd</sup>, 2020<br/>CITY COMMISSION DATE:<br/>September 8<sup>th</sup>, 2020</p> |
| <p>APPLICANT: <b>Branch Communications</b><br/><b>Troy Williams</b> 1900 NW Expressway Suite 800<br/>Oklahoma City, Oklahoma, 73118<br/>Troy.Williams@branchcomm.net</p>                                                                                   |                                                                                     |                                                                                                                                               |
| <p>PROPERTY ADDRESS/LOCATION:<br/><b>815 N. Harrison Avenue</b></p>                                                                                                                                                                                        |                                                                                     |                                                                                                                                               |
| <p>The applicant, Troy Williams, is requesting a rezoning from C-1 to C-3 with CUP (Conditional Use Permit) for a cellular communications tower at 815 N. Harrison Avenue on a 5.25-acre parcel currently being used as an auto salvage business/site.</p> |  |                                                                                                                                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                     |                                    |                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Arterial</li> <li>Collector</li> <li>Large Lot Residential</li> <li>Low Density Residential</li> <li>Medium Density Residential</li> <li>High Density Residential</li> <li>Mixed Use</li> <li>Low Intensity Commercial</li> <li>High Intensity Commercial</li> <li>Lake Oriented Commercial</li> <li>Down Town</li> <li>Industrial</li> <li>School</li> <li>Park</li> <li>Public Facilities/Civic</li> <li>Greenway</li> <li>Agriculture/Open</li> <li>Urban Reserve</li> </ul> |                                                                                                                                                     |                                    |                                             |
| <p><b>EXISTING ZONING:</b><br/>C-3</p>                                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>EXISTING LAND USE:</b><br/>Vacant</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>SURROUNDING ZONING &amp; LAND USE:</b><br/>R-1 (Single Family Residential)<br/>C-1 (Neighborhood Commercial)<br/>C-3 (Highway Commercial)</p> | <p><b>SUBDIVISION:</b><br/>N/A</p> | <p><b>PROPERTY SIZE:</b><br/>5.25 acres</p> |
| <p align="center"><b>STAFF RECOMMENDATION</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                     |                                    |                                             |
| <p>The proposed cell tower is an unmanned 110' sectional monopole to be owned by AT&amp;T. The proposed project also includes a fenced compound will be 50' by 50'. There is existing mature tree cover to buffer the site. COVID-19 has revealed a greater need for additional cellular coverage with more people working and learning remotely. Note the business use of an auto salvage business is nonconforming in a C-1 District. The business has been</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                     |                                    |                                             |



established since 1948. The Planning Office had no past record of this rezone case. Approving the C-3 with CUP request would bring this property into legal conformity.

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

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

19. An appeal to any interpretation of this ordinance must be appealed to the Shawnee Board of Adjustment.

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

The 2040 Comprehensive Plan intends for this area's future land use to be mixed use. A cell tower in this location does not violate the purpose and intent of the Comprehensive Plan. With the requested zoning of C-3, a CUP (Conditional Use Permit) is required prior to getting approval to construct a communication/cell phone tower. The purpose of this zoning district is to provide for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusement and service establishments which serve the entire community but do not, and should not necessarily, locate in more restrictive commercial districts. The proposed use does not violate the intent of the Zoning Code. With the growth of our community, the demand for cellular and data service will only become more prevalent.

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

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

|                          |                            |                                                       |              |                   |
|--------------------------|----------------------------|-------------------------------------------------------|--------------|-------------------|
| APPROVE                  | APPROVE WITH<br>CONDITIONS | DENY                                                  |              |                   |
| ATTACHMENTS:<br>(CIRCLE) | SUBMITTED<br>PLANS         | PUBLIC<br>HEARING<br>PETITION/<br>APPLICATION<br>FORM | LEGAL NOTICE | LEGAL DESCRIPTION |
| PUBLIC COMMENTS          | AGENCY COMMENTS            | RESPONSE TO STANDARDS                                 |              |                   |



# PLANNING COMMISSION APPLICATION



## City of Shawnee Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number: \_\_\_\_\_

Project Number: 200786

Date Filed: \_\_\_\_\_

Planning Commission Secretary

### REQUEST:

☒ Rezoning  
☒ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit  
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from C-1 / RES District to C-1 / RES District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 801 N. HARRISON AVE., Shawnee, OK 74801

### LEGAL DESCRIPTION:

PROPERTY OWNER (S): Ted M. Smith and Rhonda S. Smith

PROPERTY AGENT (APPLICANT): AT&T by Tray Williams

APPLICANT'S ADDRESS: 1900 NW Expressway, Suite 800

CITY: Oklahoma City STATE: Oklahoma ZIP: 73118

EMAIL ADDRESS: tray.williams@beauch.com.net

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

DIMENSIONS OF PROPERTY: AREA: 1.66 Acres WIDTH: 109.70'  
LENGTH: 659.20' FRONTAGE: 109.70'

CURRENT ZONING: Commercial/Res CURRENT USE: AUTO Salvage

PROPOSED ZONING: Commercial/Res PROPOSED USE: 110' SECTIONAL CELL TOWER

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

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

Tray Williams  
SIGNATURE OF APPLICANT

### FOR STAFF USE ONLY

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

RECEIPT NO. 02445431

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

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

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

PLACE ON ZONING MAP: \_\_\_\_\_ ORDINANCE NO.: \_\_\_\_\_

7/22/2019

Planning Department  
Shawnee Planning Commission  
222 N. Broadway  
Shawnee, OK 74801

RE: Proposed 110' Sectional Monopole tower

Planning Commission,

AT&T is proposing to install a 110' sectional monopole tower to enhance Cellular, Data, Broadband WiFi and First Net (First Responders) coverage in Shawnee. The proposed site will be located at 801 N Harrison Ave., Shawnee, OK 74801 on Mr. & Mrs. Smith, S&S Auto Salvage property.

We are asking the Shawnee Planning Commission for approval for a 110' sectional monopole tower at S&S Auto Salvage. Mr. & Mrs. Smith also own the property to the North. I have letters from the property owners to the South and they stated they had no objections and welcomed the service. (N. Aline Smith and Virginia Dyer letters attached)

AT&T has leased a 50' x 50' area on the parcel south of S&S Auto Salvage office parcel. The Lease area is on a parcel which measures 109.70' x 659.20' and AT&T will utilize existing access entrance on N Harrison Ave. and existing paths to the site. The Property has been a salvage yard business and family business since 1948.

The Hardship for wireless communication is due to the lack of infrastructure for collocation in this area of Shawnee. The proposed location fits perfectly within the middle of AT&T's existing sites to the North, Northwest, Southwest and Southeast. The existing use and the area needed for a Salvage yard storage yard limits development in the proposed tower area due to the unique shape of the 109.70' x 659.20' lot/parcel. The two parcels to the South are also used by S&S Auto Salvage. The Pandemic has also show AT&T that the residential areas need enhanced in-building coverage due to many people are working remote from home. This location will add the necessary capacity to fill the increased usage and add FirstNet to Shawnee.

AT&T is asking The Shawnee Planning Commission to allow an AT&T 110' Sectional monopole Cell tower on the property as shown in the Zoning package. AT&T will be able to add infrastructure to Shawnee for AT&T communication services and future wireless carriers will have the ability to collocate and provide additional coverage to this area of Shawnee. The property already has substantial existing tree growth surrounding the proposed tower area and will be fenced to secure the site.

Enclosures:

Zoning BOA application  
Construction Drawings & Tower Structural Profile  
Property information, Survey and Legal Descriptions  
FAA not required, 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](mailto:Troy.williams@branchcomm.net)





7-22-2020

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

RE: No viable colocation

Dear Mrs. Blaine,

The Ordinance in regards to the placement of Communication towers and the requirement to collocate on existing towers or structures suitable to locate wireless communications facilities, antennas and equipment. The proposed Site located at 801 N Harrison Ave., Shawnee, OK 74801 is the best site to meet the coverage needs of AT&T, per the City of Shawnee Ordinance.

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

Sincerely,

A handwritten signature in blue ink that reads "Troy Williams". The signature is fluid and cursive, with a large loop at the beginning.

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



**First American Title Insurance Company**

133 NW 8th Street  
Oklahoma City, OK 73102  
Phone: (405)236-2861 / Fax: (866)535-3211

PR: SOCENT

Ofc: 2499 (607)

**Final Invoice**

To: CRB Companies/ AT&T  
1900 Northwest Expressway  
Suite 800  
Oklahoma City, OK 73118

Invoice No.: 607 - 2499148784

Date: 07/29/2020

Our File No.: 2534493-OK99

Title Officer:

Escrow Officer:

Customer ID: 4879834

Liability Amounts

Attention: Troy Williams

Your Ref.: 815 N. Harrison

RE: Property:  
801 North Harrison Avenue, Shawnee, OK 74801

Buyers: S & S Auto Salvage

Sellers:

| Description of Charge | Invoice Amount |
|-----------------------|----------------|
| Ownership Report      | \$400.00       |

**INVOICE TOTAL \$400.00**

**Comments:**

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:*

*Attention: Accounts Receivable Department*

*PO Box 776119*

*Chicago, IL 60677-6119*



**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 DESCRIPTION**

A tract of land described as Beginning at the Northwest Corner of the Southwest Quarter of the Southwest Quarter (NW/C SW/4 SW/4) of Section Seventeen (17), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N89°28'24"E along the North line of said SW/4 SW/4 a distance of 659.20 feet to the East line of the North Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (N/2 NW/4 SW/4 SW/4); thence S00°46'35"E along said East line a distance of 109.70 feet; thence S 89°28'24"W a distance of 659.20 feet to the West line of said SW/4 SW/4; thence N00°46'41"W along said West line a distance of 109.70 feet to the Point of Beginning, containing 1.66 acres more or less. (JOINT TENANCY WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 202000002616, DEED RECORDS OF POTTAWATOMIE COUNTY, OKLAHOMA.)

AND

A parcel of land beginning at the Southwest Corner of what was formerly known as Elmwood Addition to the City of Shawnee, Oklahoma, running thence North 160 feet; thence East 330 feet; thence South 160 feet; thence West 330 feet to the places of beginning; being otherwise fully described as follows:  
Beginning at a point 30 feet North and 33 feet East of the Southwest Corner of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter (SW/4 NW/4 SW/4) of Section Seventeen (17), Township Ten (10) North, Range Four (4) East of the Indian Meridian, running East 330 feet; thence North 160 feet; thence West 330 feet; thence South 160 feet to the place of beginning. All of the above land being in the SW/4 of the NW/4 of the SW/4 of Section 17, Township 10 North, Range 4 East.  
(WARRANTY DEED AS RECORDED IN INSTRUMENT# 200500017294, DEED RECORDS OF POTTAWATOMIE COUNTY, OKLAHOMA.)

**LEASE SITE DESCRIPTION**

A tract of land lying in and being a part of the SW/4 of Section 17, Township 10 North, Range 4 East, Indian Base and Meridian, Pottawatomie County, Oklahoma and being further described in Instrument Number 202000002616, Deed Records of Pottawatomie County, Oklahoma; Said tract being more particularly described as follows:

Commencing at a Mag Nail found for the Southwest corner of said SW/4;  
Thence N 00°46'39" W on the West line of said SW/4, a distance of 1,238.17 feet to a point on said West line;  
Thence N 89°13'21" E perpendicular to said West line, a distance of 275.34 feet to a Calculated corner for the Southwest corner, said corner being the point of beginning; Thence N 00°25'43" W a distance of 50.00 feet to a 1/2" Iron Rod with cap set for the Northwest corner; Thence N 89°34'17" E a distance of 50.00 feet to a Calculated Corner for the Northeast corner; Thence S 00°25'43" E a distance of 50.00 feet to a 1/2" Iron Rod with cap set for the Southeast corner; Thence S 89°34'17" W a distance of 50.00 feet to the Point of Beginning, containing 2,500.00 square feet or 0.057 acres, more or less.

#### ACCESS/UTILITY EASEMENT DESCRIPTION

A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of the SW/4 of Section 17, Township 10 North, Range 4 East, Indian Base and Meridian, Pottawatomie County, Oklahoma and being further described in Instrument Number 202000002616 and Instrument Number 200500017294, Deed Records of Pottawatomie County, Oklahoma; Said easement being 15.00 feet on each side of the following described centerline:

Commencing at a Mag Nail found for the Southwest corner of said SW/4;

Thence N 00°46'39" W on the West line of said SW/4, a distance of 1,369.55 feet to a point on said West line;

Thence N 89°13'21" E perpendicular to said West line, a distance of 33.00 feet to a point on the East Statutory

Right of Way line of North Harrison Avenue, said point being the point of beginning; Thence N 88°42'22" E a

distance of 84.67 feet to a point; Thence S 47°53'13" E a distance of 46.78 feet to a point; Thence N 89°34'17" E

a distance of 50.00 feet to a point the point of termination. Sidelines of said easement to be shortened or

extended such as to begin on the East Statutory Right of Way line of North Harrison Avenue and terminate 15.00 feet on each side of the above described centerline.

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: July 24, 2020 at 7:30 AM

#### First American Title Insurance Company

By: 

Michelle Cook

Abstractor License No. 3286

OAB Certificate of Authority # 017

File No. 2534493-OK99



OWNERSHIP LIST

ORDER NO. 2534493

DATE PREPARED: July 29, 2020

EFFECTIVE DATE: July 24, 2020 @ 7:30 am

| OWNER                                                                                                              | LOT                  | BLK | ADDITION                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------|----------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SMITH TED MICHAEL & RHONDA SUE<br>508 S BRYAN<br>SHAWNEE, OK 74801<br>•                                            |                      |     | ELMWOOD 17-10-4 TR.<br>FORMERLY KNOWN AS<br>ELMWOOD BEG 30'N & 33'E SW/C<br>SW NW SW E330' N160' W330'<br>S160' POB BK 258 PG 206<br>(FKA 11/1 ELMWOOD)       |
| SMITH ALVAH L & NOVIS BERNICE<br>REVOCABLE TRUST<br>PO BOX 363<br>SHAWNEE, OK 74802<br>•                           |                      |     | ELMWOOD 17-10-4 N/2 NW/4<br>SW/4 SW/4 & A TRACT<br>BEGINNING 949' NORTH OF THE<br>SW/C SW/4 E270.26'<br>N38°30'8"W55.98' W236' S44' POB<br>(FKA 13/1 ELMWOOD) |
| THORNTON JACK H REVOC TR (1/2) &<br>MARTHA THORNTON REVOC TR (1/2<br>INT)<br>701 N HARRISON<br>• SHAWNEE, OK 74801 |                      |     | ELMWOOD 17-10-4 TR BEG 662'N<br>OF SW/C SW E658.9' N355'<br>W446.02' S38°E86.48' W270.26'<br>S287' POB<br>(FKA 12/1 ELMWOOD)                                  |
| NADEAU LESLIE V<br>47634 RUBEN RIVERS RD<br>• EARLSBORO, OK 74840                                                  |                      |     | SATTERFIELD BLK 10 LOTS 1<br>THRU 11 AND LOTS 38 THRU 48<br>was PARKVIEW NURSING HOME                                                                         |
| PATTON JEFFERIE NEAL & LANNA<br>GENISE PATTON<br>43216 TIMBERSTONE<br>• TECUMSEH, OK 74873                         | 11-12                | 15  | SATTERFIELD                                                                                                                                                   |
| MILLS BILLY & NONA<br>1118 E MARGARET<br>SHAWNEE, OK 74801                                                         | 9-10                 | 15  | SATTERFIELD                                                                                                                                                   |
| MILLS BILLY & NONA<br>1116 E MARGARET<br>• SHAWNEE, OK 74801                                                       | 6-8                  | 15  | SATTERFIELD                                                                                                                                                   |
| WANO MARY<br>1112 E MARGARET<br>• SHAWNEE, OK 74801                                                                | E2 OF 3 & ALL OF 4-5 | 15  | SATTERFIELD                                                                                                                                                   |
| FIXICO GENEVA & ALEXANDRIA<br>MAGDALENE HICKS<br>1106 E MARGARET<br>• SHAWNEE, OK 74801                            | 1-2 & W2 OF 3        | 15  | SATTERFIELD                                                                                                                                                   |

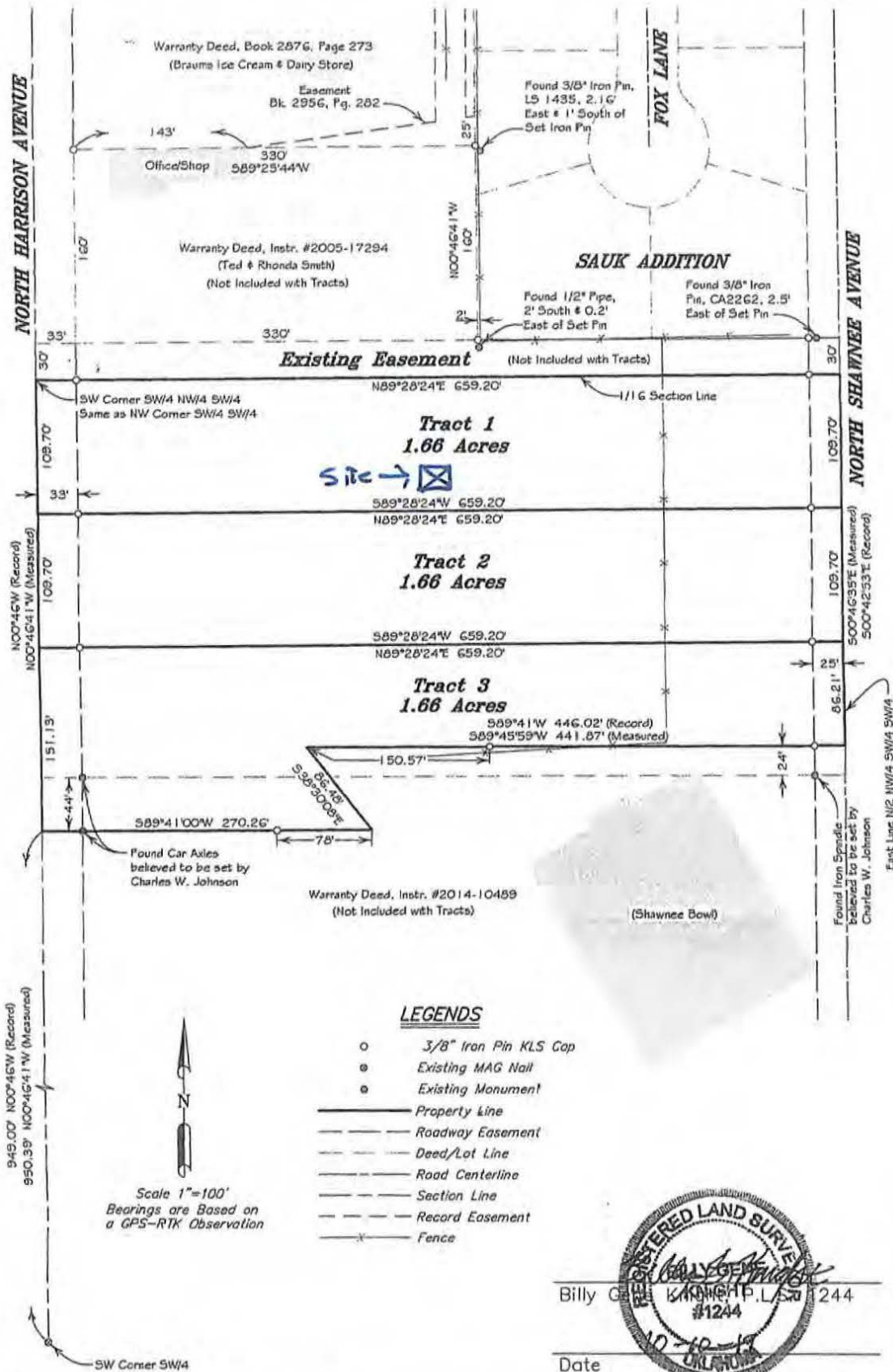
|                                                                                                 |                  |    |                                                                                                                                   |
|-------------------------------------------------------------------------------------------------|------------------|----|-----------------------------------------------------------------------------------------------------------------------------------|
| BROWN JOHN GREGORY & PARSONS<br>KELLY DEAN<br>2510 E INDEPENDENCE #400<br>• SHAWNEE, OK 74804   | 46-48            | 15 | SATTERFIELD                                                                                                                       |
| DUSTMAN D C<br>1007 E FAY<br>• SHAWNEE, OK 74801                                                | 41-45            | 15 | SATTERFIELD                                                                                                                       |
| CASE CANDACE S<br>1117 E FAY<br>• SHAWNEE, OK 74801                                             | 39-40            | 15 | SATTERFIELD                                                                                                                       |
| KING BRETT & STEPHANIE<br>1121 E FAY<br>• SHAWNEE, OK 74801                                     | 37-38            | 15 | SATTERFIELD                                                                                                                       |
| PARKER CALEB M<br>1120 E FAY<br>• SHAWNEE, OK 74801                                             | 8-9 & W10' OF 10 | 18 | SATTERFIELD                                                                                                                       |
| VAUGHN FAMILY TRUST JAMES &<br>GLENDA VAUGHN CO-TRUSTEES<br>1115 E ALICE<br>• SHAWNEE, OK 74801 | 7                | 18 | SATTERFIELD                                                                                                                       |
| HERRON PHYLLIS & WESLEY COY<br>TRUST<br>1205 MARK ST<br>SHAWNEE, OK 74801                       | 5-6              | 18 | SATTERFIELD                                                                                                                       |
| HERRON PHYLLIS & WESLEY COY<br>TRUST<br>1205 MARK ST<br>• SHAWNEE, OK 74801                     | 3-4              | 18 | SATTERFIELD                                                                                                                       |
| CARROW PROPERTIES LLC<br>P O BOX 3487<br>SHAWNEE, OK 74802<br>•                                 | 1-2              | 18 | SATTERFIELD                                                                                                                       |
| HOUSING AUTHORITY OF THE SAC &<br>FOX NATION<br>201 N HARRISON<br>• SHAWNEE, OK 74801           | 1-11             | 1  | SAUK                                                                                                                              |
| HUNTER GRACE LLC<br>PO BOX 1466<br>• OKC, OK 73101                                              | E100' OF 7-8     | 7  | DEXTERS 2                                                                                                                         |
| QUALITY USED CARS LLC<br>914 N HARRISON<br>• SHAWNEE, OK 74801                                  | E120' OF 9-10    | 7  | DEXTERS 2                                                                                                                         |
| AUSTIN DAN W & THYRA A<br>7 THYRA TRAIL<br>MCLOUD, OK 74851<br>•                                |                  | 7  | E60' LOTS 11 & 12 GARY'S AUTO<br>SALES LESS TR STREET<br>CORNER BEG SE/C LOT 12 TH W<br>20' TH N44°14'00"E 28.28' TH S 20'<br>POB |

|                                                                      |                    |    |                                                             |
|----------------------------------------------------------------------|--------------------|----|-------------------------------------------------------------|
|                                                                      |                    |    | DEXTERS 2                                                   |
| QUALITY USED CARS LLC<br>914 N HARRISON<br>•SHAWNEE, OK 74801        |                    | 7  | E30' W1/2 & W30' E1/2 LOTS 11 & 12<br>DEXTERS 2             |
| QUALITY USED CARS LLC<br>914 N HARRISON<br>•SHAWNEE, OK 74801        | W60' OF 9-12       | 7  | DEXTERS 2                                                   |
| PROVIDENCE REAL ESTATE LLC<br>2102 N BRYAN<br>•SHAWNEE, OK 74804     | 2-7                | 7  | DEXTERS 2                                                   |
| ECM PROPERTIES LLC<br>17501 COYOTE PASS DR<br>•EDMOND, OK 73012      | 1                  | 7  | DEXTERS 2                                                   |
| ALEXANDER SHERRY E<br>25 W KEN DEL DR<br>•SHAWNEE, OK 74804          | 4                  | 8  | RICHARD & MARY'S AP                                         |
| MR RENTALS LLC<br>28597 RIVERVIEW RD<br>•MACOMB, OK 74852            | 3                  | 8  | RICHARD & MARY'S AP                                         |
| BOARD OF COUNTY COMMISSIONERS<br>14101 ACME RD<br>•SHAWNEE, OK 74804 | 2                  | 8  | RICHARD & MARY'S AP                                         |
| AZIMUTH PROPERTIES LLC<br>400 N BDWY<br>•SHAWNEE, OK 74801           | N2 OF 1, LESS E5'  | 8  | RICHARD & MARY'S AP                                         |
| MCCULLOUGH AMYLEE ILENE<br>324 S OSAGE<br>•SHAWNEE, OK 74801         | S/2 OF 1, LESS E5' | 8  | RICHARD & MARY'S AP                                         |
| A W M REAL ESTATE LLC<br>P O BOX 8387<br>•MOORE, OK 73153            |                    | 8  | E5' LOT 1 & ALL OF LOTS 5 & 6 & 9 & 10/8 RICHARD & MARYS AP |
| SPARKMAN BROS INC<br>P O BOX 218<br>SHAWNEE, OK 74802<br>•           | 7-8                | 8  | RICHARD & MARY'S AP                                         |
| CROSSTOWN OUTREACH CHURCH<br>622 S PARK<br>•SHAWNEE, OK 74801        |                    | 12 | E50' OF W125' OF N1/2 BLK 12<br>RICHARD & MARY'S AP         |
| NEWMAN DAVID M & STEPHEN<br>813 E ANNA<br>•SHAWNEE, OK 74801         |                    | 12 | W100' OF E 175' OF N1/2 BLK 12<br>RICHARD & MARY'S AP       |
| LILLEY A BRUCE & MARY K<br>400 E PULASKI<br>•SHAWNEE, OK 74804       |                    | 12 | E 75' OF N1/2 OF BLK 12<br>RICHARD & MARY'S AP              |



|                                                                 |  |    |                                                                           |
|-----------------------------------------------------------------|--|----|---------------------------------------------------------------------------|
| LILLEY A BRUCE & MARY K<br>400 E PULASKI<br>• SHAWNEE, OK 74804 |  | 19 | N/2 OF BLOCK 19, RICHARD &<br>MARY'S (BLK 17-18)                          |
| PARTAIN ROBERTA<br>46929 HARDESTY RD<br>• SHAWNEE, OK 74801     |  | 19 | S/2 BLOCK 19, RICHARD &<br>MARY'S (BLK 17-18)                             |
| PARTAIN ROBERTA<br>46929 HARDESTY RD<br>• SHAWNEE, OK 74801     |  | 12 | E75' OF S1/2 BLK 12 & W75' OF<br>E150' OF S1/2 BLK 12<br>RICAHRD & MARY'S |

# SURVEY PLAT



**KLS**  
KNIGHT LAND SURVEY

C.A. 3252 EXP. 6-30-2021  
P.O. BOX 231  
SHAWNEE, OKLAHOMA 74802  
405-273-6223

CLIENT:

**TED & RHONDA SMITH**  
Shawnee, Oklahoma

Drawn By: J.FOX

Checked By: BGK

DRAWING NUMBER:

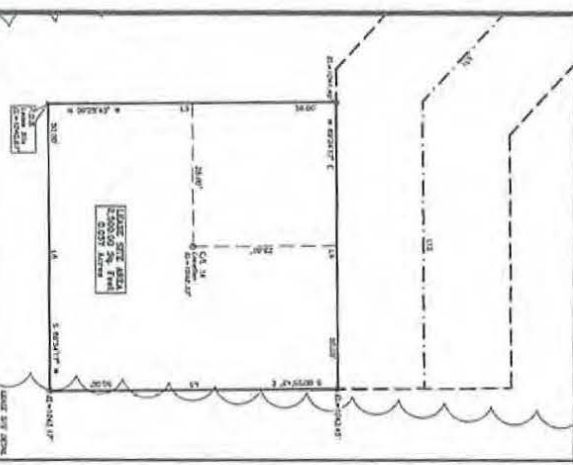
Date: 10-10-19

Revised:

Sheet 1 of 2

Last Site Visit: 10-08-19

JN 1794



|                            |  |                            |  |
|----------------------------|--|----------------------------|--|
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|                            |  |                            |  |



Site Name: Shawnee Harrison  
Site No.: OKL01984  
H&S No.: 3012.1002  
Date: 04/10/20

#### PARENT TRACT DESCRIPTION

*A tract of land described as Beginning at the Northwest Corner of the Southwest Quarter of the Southwest Quarter (NW/4 SW/4 SW/4) of Section Seventeen (17), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N89°28'24"E along the North line of said SW/4 SW/4 a distance of 659.20 feet to the East line of the North Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (N/2 NW/4 SW/4 SW/4); thence S00°46'35"E along said East line a distance of 109.70 feet; thence S 89°28'24"W a distance of 659.20 feet to the West line of said SW/4 SW/4; thence N00°46'41"W along said West line a distance of 109.70 feet to the Point of Beginning, containing 1.66 acres more or less.*

*(JOINT TENANCY WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 202000002616, DEED RECORDS OF POTTAWATOMIE COUNTY, OKLAHOMA.)*

AND

*A parcel of land beginning at the Southwest Corner of what was formerly known as Elmwood Addition to the City of Shawnee, Oklahoma, running thence North 160 feet; thence East 330 feet; thence South 160 feet; thence West 330 feet to the places of beginning; being otherwise fully described as follows:*

*Beginning at a point 30 feet North and 33 feet East of the Southwest Corner of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter (SW/4 NW/4 SW/4) of Section Seventeen (17), Township Ten (10) North, Range Four (4) East of the Indian Meridian, running East 330 feet; thence North 160 feet; thence West 330 feet; thence South 160 feet to the place of beginning. All of the above land being in the SW/4 of the NW/4 of the SW/4 of Section 17, Township 10 North, Range 4 East.*

*(WARRANTY DEED AS RECORDED IN INSTRUMENT# 200500017294, DEED RECORDS OF POTTAWATOMIE COUNTY, OKLAHOMA.)*

#### LEASE SITE DESCRIPTION

*A tract of land lying in and being a part of the SW/4 of Section 17, Township 10 North, Range 4 East, Indian Base and Meridian, Pottawatomie County, Oklahoma and being further described in Instrument Number 202000002616, Deed Records of Pottawatomie County, Oklahoma; Said tract being more particularly described as follows:*

*Commencing at a Mag Nail found for the Southwest corner of said SW/4;*

*Thence N 00°46'39" W on the West line of said SW/4, a distance of 1,238.17 feet to a point on said West line; Thence N 89°13'21" E perpendicular to said West line, a distance of 275.34 feet to a Calculated corner for the Southwest corner, said corner being the point of beginning; Thence N 00°25'43" W a distance of 50.00 feet to a 1/2" Iron Rod with cap set for the Northwest corner; Thence N 89°34'17" E a distance of 50.00 feet to a Calculated Corner for the Northeast corner; Thence S 00°25'43" E a distance of 50.00 feet to a 1/2" Iron Rod with cap set for the Southeast corner; Thence S 89°34'17" W 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: Shawnee Harrison  
Site No.: OKL01984  
H&S No.: 3012.1002  
Date: 04/10/20

#### **ACCESS/UTILITY EASEMENT DESCRIPTION**

*A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of the SW/4 of Section 17, Township 10 North, Range 4 East, Indian Base and Meridian, Pottawatomie County, Oklahoma and being further described in Instrument Number 202000002616 and Instrument Number 200500017294, Deed Records of Pottawatomie County, Oklahoma; Said easement being 15.00 feet on each side of the following described centerline:*

*Commencing at a Mag Nail found for the Southwest corner of said SW/4;*

*Thence N 00°46'39" W on the West line of said SW/4, a distance of 1,369.55 feet to a point on said West line; Thence N 89°13'21" E perpendicular to said West line, a distance of 33.00 feet to a point on the East Statutory Right of Way line of North Harrison Avenue, said point being the point of beginning; Thence N 88°42'22" E a distance of 84.67 feet to a point; Thence S 47°53'13" E a distance of 46.78 feet to a point; Thence N 89°34'17" E a distance of 50.00 feet to a point the point of termination. Sidelines of said easement to be shortened or extended such as to begin on the East Statutory Right of Way line of North Harrison Avenue and terminate 15.00 feet on each side of the above described centerline.*

Return To:  
Ted and Rhonda Smith  
44803 HWY 3  
Shawnee, OK 74801

## WARRANTY DEED JOINT TENANCY



That **The Smith Revocable Living Trust, U/D/T Dated 9-1-95**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Ted M. Smith and Rhonda S. Smith**, as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, (the "Grantee"), the following described real property and premises situated in **Pottawatomie County, State of Oklahoma**, to wit:

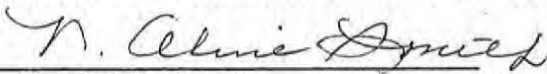
### SEE EXHIBIT "A" ATTACHED HERETO

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the 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.

Signed and delivered this **February 28**, 2020.

**The Smith Revocable Living Trust, U/D/T Dated 9-1-95**

  
\_\_\_\_\_  
N. Aline Smith, Trustee



STATE OF **Oklahoma**

}

} **SS.**

COUNTY OF **Pottawatomie**

}

This instrument was acknowledged before me on **February 28**, 2020, by **N. Aline Smith, Trustee of The Smith Revocable Living Trust, U/D/T Dated 9-1-95.**



A handwritten signature in black ink, appearing to read "D. Bourbonnais", written over a horizontal line.

NOTARY PUBLIC **D. Bourbonnais**

My Commission Expires: **5/2/2019**

Mail Tax Statements To:

## EXHIBIT "A"

A tract of land described as Beginning at the Northwest Corner of the Southwest Quarter of the Southwest Quarter (NW/4 SW/4 SW/4) of Section Seventeen (17), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N89°28'24"E along the North line of said SW/4 SW/4 a distance of 659.20 feet to the East line of the North Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (N/2 NW/4 SW/4 SW/4); thence S00°46'35"E along said East line a distance of 109.70 feet; thence S89°28'24"W a distance of 659.20 feet to the West line of said SW/4 SW/4; thence N00°46'41"W along said West line a distance of 109.70 feet to the Point of Beginning, containing 1.66 Acres more or less.

Tract 2

Exhibit 1 of 1  
3-05-2020 At 01:40 PM  
RAESHLE FLEMING  
COUNTY CLERK  
POTTAWATOMIE OKLAHOMA



OKL01984

LO1984 Shawnee Harrison Target

Smith S&S 35 20 10 4 59 96 54 39 989

Legend

Google Earth

© 2013 Google

200 ft





1-7-2020

Tract 2 Name N. Aline Smith  
Address 1955 N. LOUISA  
Shawnee, OK 74801

RE: Proposed AT&T Cell Tower

Dear Mrs. N. Aline Smith,

AT&T is proposing to install a 110' monopole cell tower on Ted & Rhonda Smith's property known as Tract 1, just south of the S&S Salvage office lot.

AT&T has leased a 50' X 50' area within Tract 1 and I am asking for your support for the proposed AT&T 110' monopole cell tower.

I have attached an Aerial, and Draft survey for your review.

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

Thanks again,

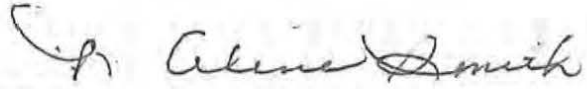
Troy Williams  
Branch Communications/CRB Companies, LLC  
1900 NW Expressway, Suite 800  
Oklahoma City, OK 73118

405-833-2040

Troy.williams@branchcomm.net

I am support of the project referenced above and no objections  
to the tower location.

N. ALINE SMITH



Printed name



1-7-2020

Tract 2 Name Virginia Dyer  
Address 12059 S. 98 E. AVE  
Bixby, OK 74008

RE: Proposed AT&T Cell Tower

Dear Mrs. Virginia Dyer,

AT&T is proposing to install a 110' monopole cell tower on Ted & Rhonda Smith's property known as Tract 1, just south of the S&S Salvage office lot.

AT&T has leased a 50' X 50' area within Tract 1 and I am asking for your support for the proposed AT&T 110' monopole cell tower.

I have attached an Aerial, and Draft survey for your review.

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

Thanks again,

Troy Williams  
Branch Communications/CRB Companies, LLC  
1900 NW Expressway, Suite 800  
Oklahoma City, OK 73118

705-655-2040

Troy.williams@branchcomm.net

I am support of the project referenced above and no objections to the tower location.

Virginia M. Dyer

Printed name

Virginia M. Dyer 2-26-20



OKL0984 Shawnee Harrison

Legend

OKL01984 Shawnee Harrison Target

Smith S85 35 20 10 459 596 54 39 989

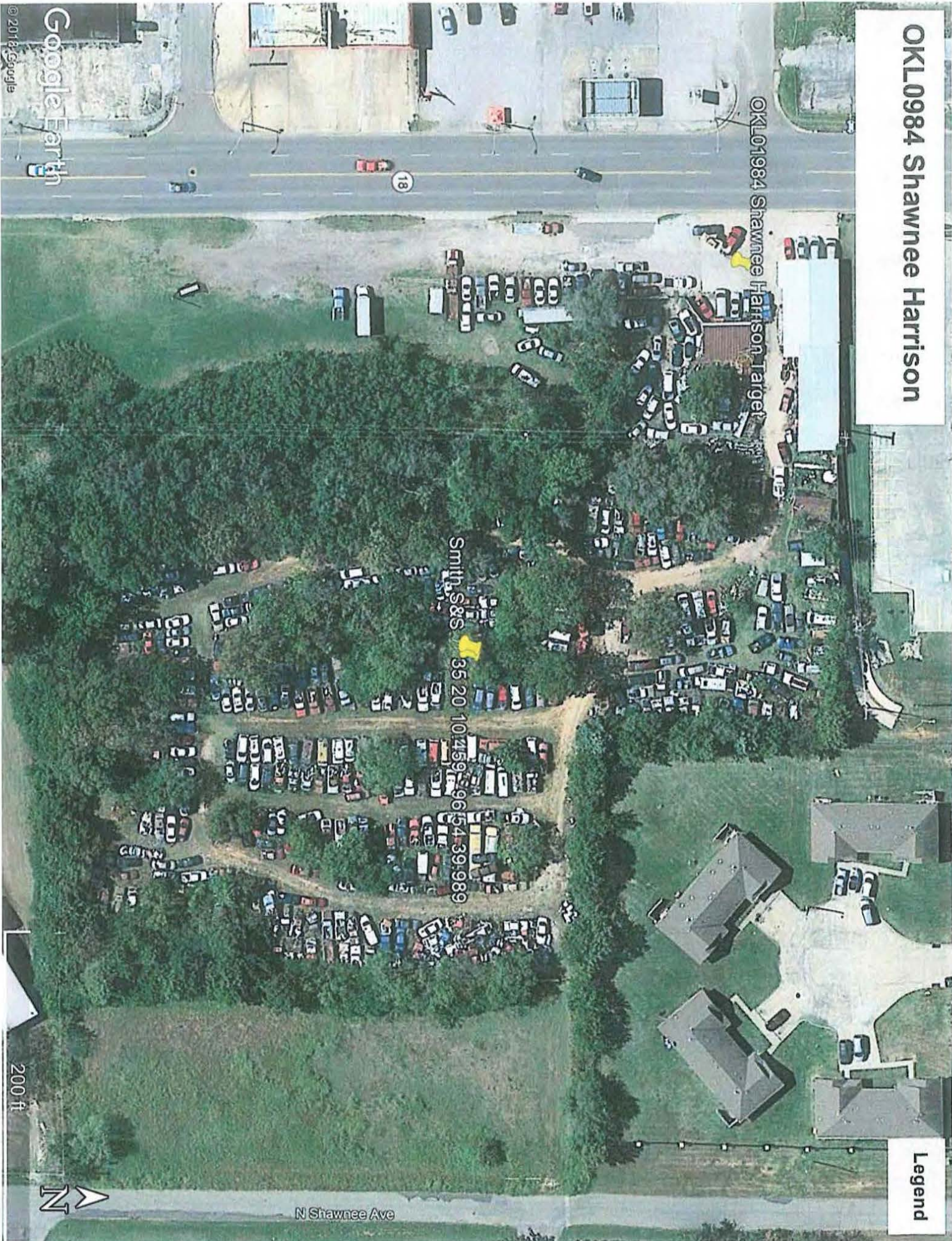
N Shawnee Ave

200 ft



Google Earth

© 2013 Google







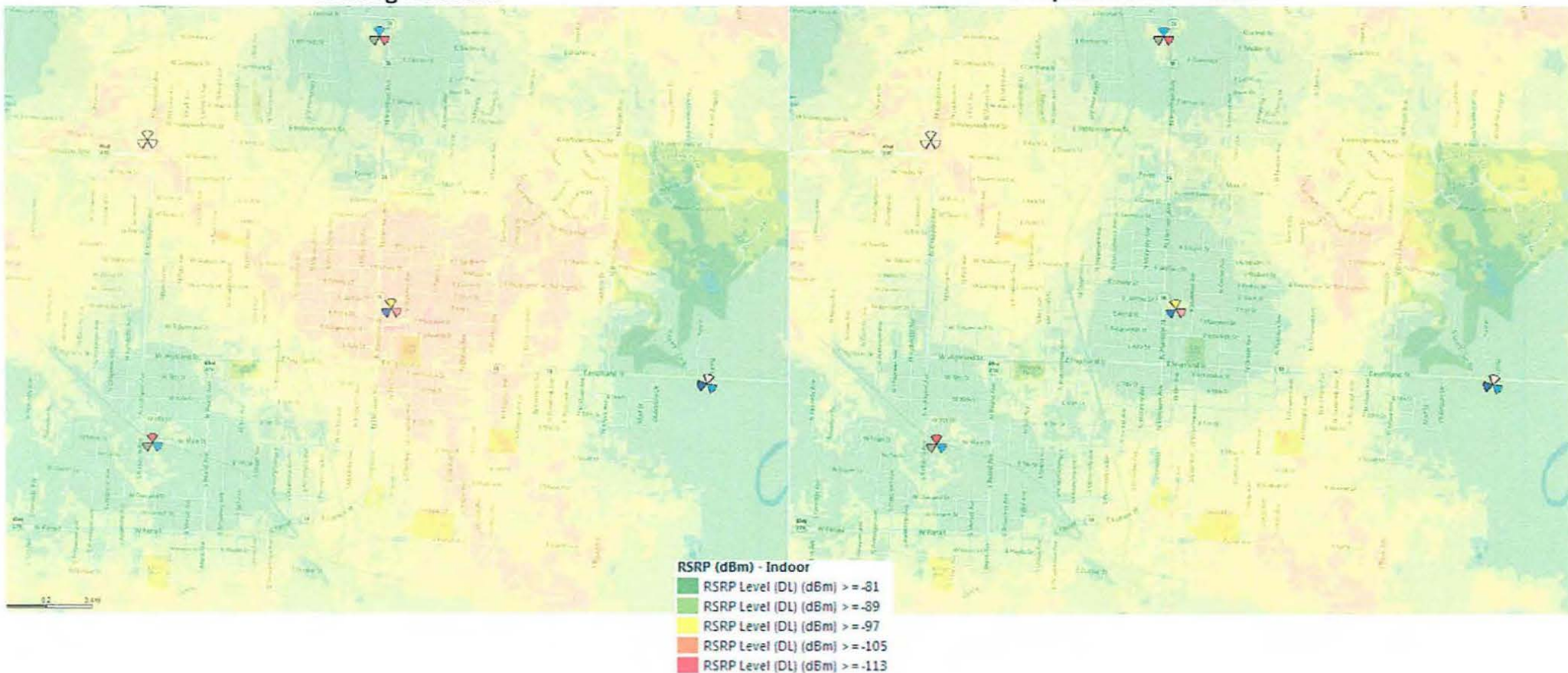
# Shawnee Harrison

Before and After RSRP Plots



Existing Network

Proposed Tower Location





5139 E 107th PI  
Tulsa, OK 74137  
918.803.0248

### Site Information

Site Name:   
Site Number:   
  
Client:   
  
Latitude:

Tower Type:   
Tower Height (ft):

Note:

Longitude:

### Site Location





375' North of Proposed Location





375' North of Proposed Location W/ 110' Monopole





Site Name:  
Site Number:

Shawnee Harrison  
OKL01984

350' East of Proposed Location





350' East of Proposed Location W/ 110' Monopole





Site Name:  
Site Number:

Shawnee Harrison  
OKL01984

600' South of Proposed Location





600' South of Proposed Location W/ 110' Monopole





350' West of Proposed Location





350' West of Proposed Location W/ 110' Monopole



```

*****
*           Federal Airways & Airspace           *
*           Summary Report: New Construction       *
*           Antenna Structure                     *
*****

```

Airspace User: MARY SAMUELS

File: SHAWNEE\_HARRISON

Location: Shawnee, OK

Latitude: 35°-20'-10.5"                      Longitude: 96°-54'-40.0"

SITE ELEVATION AMSL.....1043 ft.

STRUCTURE HEIGHT.....120 ft.

OVERALL HEIGHT AMSL.....1163 ft.

#### NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)

FAR 77.9(b): NNR (DNE Notice Slope)

FAR 77.9(c): NNR (Not a Traverse Way)

FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for SNL

FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for SRE

FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)

For new construction review Air Navigation Facilities at bottom  
of this report.

Notice to the FAA is not required at the analyzed location and height for  
slope, height or Straight-In procedures. Please review the 'Air Navigation'  
section for notice requirements for offset IFR procedures and EMI.

#### OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL

FAR 77.17(a)(2): DNE - Airport Surface

FAR 77.19(a): DNE - Horizontal Surface

FAR 77.19(b): DNE - Conical Surface

FAR 77.19(c): DNE - Primary Surface

FAR 77.19(d): DNE - Approach Surface

FAR 77.19(e): DNE - Approach Transitional Surface

FAR 77.19(e): DNE - Abeam Transitional Surface

#### VFR TRAFFIC PATTERN AIRSPACE FOR: SNL: SHAWNEE RGNL

Type: A RD: 10547.86 RE: 1067.7

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): DNE - Height No Greater Than 200 feet AGL.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE

VFR Primary Surface: DNE

VFR Approach Surface: DNE

VFR Transitional Surface: DNE

The structure is within VFR - Traffic Pattern Airspace Climb/Descent Area.  
Structures exceeding the greater of 350' AAE, 77.17(a)(2), or VFR horizontal  
and conical surfaces will receive a hazard determination from the FAA.  
Maximum AMSL of Climb/Descent Area is 1423 feet.

#### VFR TRAFFIC PATTERN AIRSPACE FOR: SRE: SEMINOLE MUNI

Type: A RD: 72555.59 RE: 1023.5

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE

VFR Primary Surface: DNE

VFR Approach Surface: DNE

VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)



FAR 77.17(a)(3) Departure Surface Criteria (40:1)  
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)  
FAR 77.17(a)(4): DNE - No Airway Found

PRIVATE LANDING FACILITIES

| FACIL<br>IDENT TYP NAME | BEARING<br>To FACIL | RANGE<br>IN NM | DELTA ARP FAA<br>ELEVATION IFR |
|-------------------------|---------------------|----------------|--------------------------------|
| 360K AIR JONES AIR PARK | 159.35              | 4.1            | +63                            |

No Impact to VFr Transitional Surface.  
Below surface height of 310 ft above ARP.

AIR NAVIGATION ELECTRONIC FACILITIES

| FAC<br>IDNT                                                                                                                                                                                                                  | TYPE | ST<br>AT | FREQ   | VECTOR | DIST<br>(ft) | DELTA<br>ELEVA | ST LOCATION       | GRND<br>ANGLE | APCH<br>BEAR |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|--------|--------|--------------|----------------|-------------------|---------------|--------------|
| HNQ LOCALIZER                                                                                                                                                                                                                | I    |          | 108.7  | 293.48 | 10305        | +92 OK         | RWY 17 SHAWNEE RG | .51           | 174          |
| SNL CO                                                                                                                                                                                                                       | Y    |          | 118.27 | 304.52 | 10546        | +65 OK         | SHAWNEE RCO       | .35           |              |
| Notice Not Required for Stations operating with an ERP no greater than 3500 watts and frequencies are within the FAA/FCC co-location policy frequency bands. If ERP of 3500 watts is exceeded notice to the FAA is required. |      |          |        |        |              |                |                   |               |              |
| HN NDB                                                                                                                                                                                                                       | I    |          | 26     | 347.07 | 42420        | +154 OK        | SUYBE             | .21           |              |
| HNQ LOM                                                                                                                                                                                                                      | I    |          |        | 347.07 | 42420        | +154 OK        | RWY 17 SHAWNEE RG | .21           |              |
| SRE NDB                                                                                                                                                                                                                      | I    |          | 27     | 108.46 | 74308        | +161 OK        | SEMINOLE          | .12           |              |
| GGU NDB                                                                                                                                                                                                                      | D    |          | 31     | 41.07  | 87205        | +238 OK        | PRAGUE            | .16           |              |
| KTLX RADAR WXL                                                                                                                                                                                                               | Y    |          |        | 269.34 | 109392       | -109 OK        | OKLAHOMA CITY WXL | -.06          |              |
| OKC RADAR ARSR                                                                                                                                                                                                               | Y    |          | 1283.4 | 280.3  | 135765       | -235 OK        | OKLAHOMA CITY     | -.1           |              |
| TIK TACAN                                                                                                                                                                                                                    | R    |          | 115.8  | 284.78 | 144361       | -88 OK         | TINKER            | -.03          |              |
| KOUN RADAR WXL                                                                                                                                                                                                               | Y    |          |        | 257.57 | 167729       | -130 OK        | NORMAN WXL        | -.04          |              |
| ADH VOR/DME                                                                                                                                                                                                                  | R    |          | 117.8  | 159.7  | 207208       | +176 OK        | ADA               | .05           |              |
| IRW VORTAC                                                                                                                                                                                                                   | I    |          | 114.1  | 272.44 | 208360       | -67 OK         | WILL ROGERS       | -.02          |              |
| OKC RADAR                                                                                                                                                                                                                    | Y    |          | 2755.  | 274.37 | 211618       | -164 OK        | WILL ROGERS WORLD | -.04          |              |
| OKCB RADAR                                                                                                                                                                                                                   | Y    |          | 2770.  | 276.63 | 213118       | -190 OK        | OKLAHOMA CITY     | -.05          |              |
| OEX RADAR ARSR                                                                                                                                                                                                               | ON   |          |        | 276.65 | 213494       | -166 OK        | FAA AERONAUTICAL  | -.04          |              |
| OKCA RADAR                                                                                                                                                                                                                   | Y    |          | 2780.  | 275.93 | 215233       | -139 OK        | AERONAUTICAL CTR  | -.04          |              |
| OKCA RADAR ARSR                                                                                                                                                                                                              | Y    |          | 1255.4 | 275.82 | 215318       | -190 OK        | AERONAUTICAL CTR  | -.05          |              |
| KOKC RADAR WXL                                                                                                                                                                                                               | Y    |          |        | 276.7  | 215422       | -196 OK        | OKLAHOMA CITY WXL | -.05          |              |

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.  
Movement Method Proof as specified in §73.151(c) is not required.  
Please review 'AM Station Report' for details.

Nearest AM Station: KGFF @ 3542 meters.

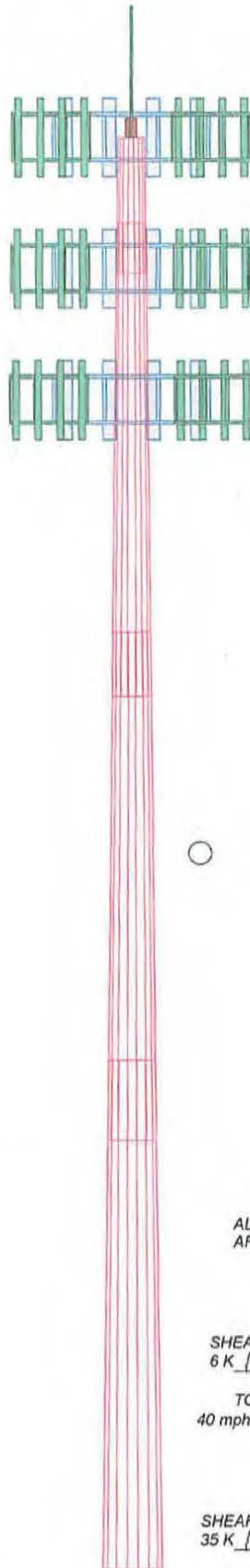
Airspace@ Summary Version 20.1.546

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Copyright © 1989 - 2020

04-10-2020  
08:15:47

| Section | Length (ft) | Number of Sides | Thickness (in) | Socket Length (ft) | Top Dia (in) | Bot Dia (in) | Grade   | Weight (K) |
|---------|-------------|-----------------|----------------|--------------------|--------------|--------------|---------|------------|
| 1       | 10.37       | 18              | 0.20           | 4.06               | 38.71        | 44.57        | A572-65 | 0.6        |
| 2       | 36.09       | 18              | 0.20           | 4.06               | 38.71        | 44.57        | A572-65 | 2.3        |
| 3       | 38.71       | 18              | 0.28           | 6.06               | 38.71        | 44.57        | A572-65 | 4.5        |
| 4       | 38.71       | 18              | 0.31           | 42.33              | 53.15        | 6.2          | A572-65 | 13.6       |

110.0 ft  
99.6 ft  
67.4 ft  
33.7 ft  
1.0 ft



#### DESIGNED APPURTENANCE LOADING

| TYPE              | ELEVATION | TYPE         | ELEVATION |
|-------------------|-----------|--------------|-----------|
| 10' Lightning Rod | 110       | 30,000 sq in | 100       |
| Beacon            | 110       | 30,000 sq in | 90        |
| 40,000 sq in      | 110       |              |           |

#### MATERIAL STRENGTH

| GRADE   | Fy     | Fu     | GRADE | Fy | Fu |
|---------|--------|--------|-------|----|----|
| A572-65 | 65 ksi | 80 ksi |       |    |    |

#### TOWER DESIGN NOTES

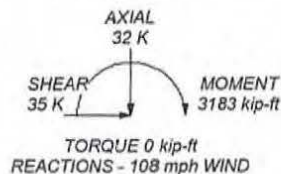
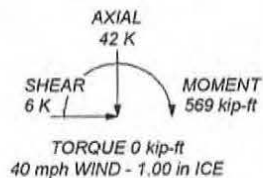
1. Tower is located in Pottawatomie County, Oklahoma.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 108 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 40 mph basic wind with 1.00 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Installation per TIA/EIA-222 and AISC Specifications.
9. Tower members are "hot dipped" galvanized in accordance with ASTM A153 Standards.
10. Top of baseplate is 1ft AGL.
11. TOWER RATING: 96.9%

# Preliminary

04/24/2020

NOT FOR CONSTRUCTION USE

ALL REACTIONS  
ARE FACTORED



www.amborstructures.com

**Ambor Structures, Inc.**  
3100 Clarendon Blvd#200  
Arlington, VA 22201 USA  
Phone: 1.703.665.6636  
FAX: 1.703.665.6636

Job: **110ft.108mph TIA H**

Project: **OKL01984 Shawnee Harrison**

Client: **Vertical Bridge**

Code: **TIA-222-H**

Path:

Drawn by: **Hogan**

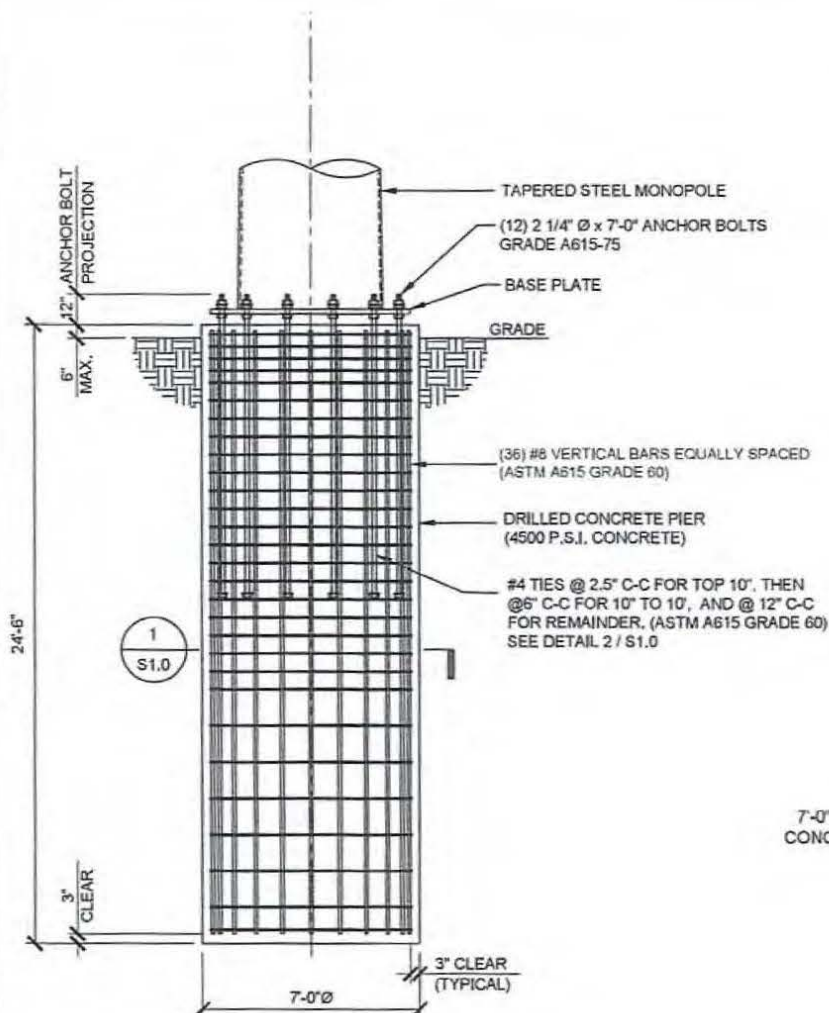
Date: **04/24/20**

Scale: **NTS**

App'd:

Dwg No. **E-1**





**DRILLED PIER FOUNDATION**  
NOT TO SCALE

**GENERAL NOTES:**

1. FOUNDATION DESIGN PER THE 2015 INTERNATIONAL BUILDING CODE AS AMENDED AND MODIFIED IN OKLAHOMA ADMINISTRATIVE CODE AND PER TIA-222-H ANNEX F PRESUMPTIVE SOIL PARAMETERS.

**SOIL PARAMETERS:**

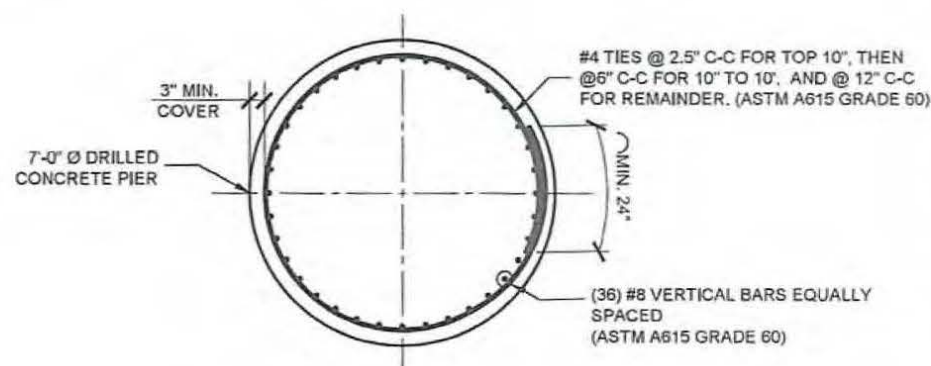
| TOP<br>(FT) | BOT.<br>(FT) | UNIT WT.<br>(PCF) | ULTIMATE<br>BEARING<br>(PSF) | ULTIMATE<br>SKIN FRICTION<br>(PSF) | COHESION<br>(PSF) | FRICTION<br>ANGLE<br>(DEG.) |
|-------------|--------------|-------------------|------------------------------|------------------------------------|-------------------|-----------------------------|
| 0           | 3            | 110               | 5000                         | 400                                | 1000              | 0                           |
| 3           | 30           | 110               |                              |                                    |                   |                             |

2. CONCRETE SHALL BE 4500 P.S.I. (MINIMUM) @ 28 DAYS COMPRESSIVE STRENGTH.
3. FOUNDATION INSTALLATION SHALL BE OBSERVED BY A LICENSED GEOTECHNICAL ENGINEER.
4. CAISSON INSTALLATION SHALL BE OBSERVED IN ACCORDANCE WITH ACI 336 "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION.
5. ALL REINFORCING SHALL BE A.S.T.M. A615 GRADE 60.
6. REFER TO SOIL REPORT FOR PROPER PREPARATION AND INSTALLATION REQUIREMENTS.
7. TOP OF CONCRETE CAISSON TO BOTTOM OF LEVELING NUT SHALL NOT EXCEED 1.0 TIMES BOLT DIAMETER.
8. SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION AND TESTING OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS AS REQUIRED BY IBC 2015.
9. CONTRACTOR IS RESPONSIBLE FOR SHORING WORK ETC.

**Preliminary**

04/24/2020

NOT FOR CONSTRUCTION USE



NOTE: ANCHOR BOLTS ARE NOT  
SHOWN FOR CLARITY.

**SECTION**

NOT TO SCALE



**AMBOR**  
STRUCTURES

**bennett+pless**

Experienced Structural Engineers  
Atlanta, Georgia • Chattanooga, Tennessee  
Boca Raton, Florida

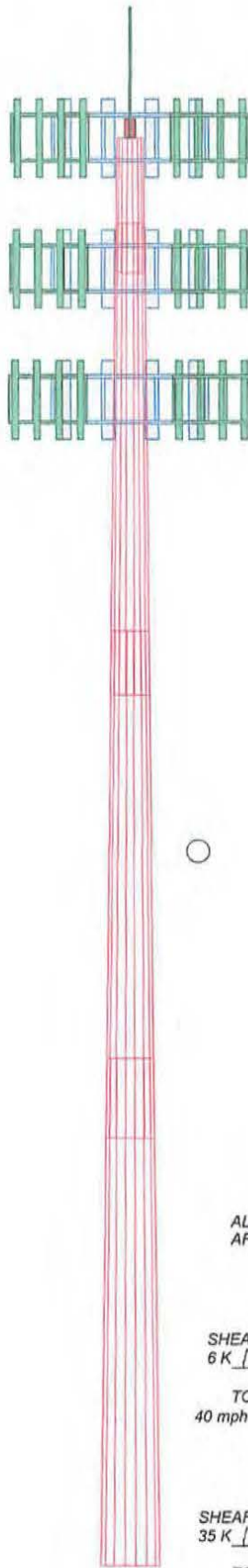
750 Park of Commerce Dr., Suite 200  
Boca Raton, Florida 33487  
Tel 561 282 2576  
Copyright 2020 • Bennett & Pless, Inc.  
All Rights Reserved  
B & P Job Number 20.03.005.028

**Revisions:**

NO. DESCRIPTION DATE

|                    |       |       |       |       |      |
|--------------------|-------|-------|-------|-------|------|
| Section            | 1     | 2     | 3     | 4     |      |
| Length (ft)        | 10.37 | 36.09 | 38.71 | 38.71 | 13.6 |
| Number of Sides    | 18    | 18    | 18    | 18    |      |
| Thickness (in)     | 0.20  | 0.20  | 0.28  | 0.31  |      |
| Socket Length (ft) | 3.67  | 4.95  | 6.06  | 42.33 |      |
| Top Dia (in)       | 24.02 | 25.44 | 33.75 | 53.15 |      |
| Bot Dia (in)       | 28.91 | 35.53 | 44.57 |       |      |
| Grade              |       |       |       |       |      |
| Weight (K)         | 0.6   | 2.3   | 4.5   | 6.2   |      |

110.0 ft  
99.8 ft  
67.4 ft  
33.7 ft  
1.0 ft



#### DESIGNED APPURTENANCE LOADING

| TYPE              | ELEVATION | TYPE         | ELEVATION |
|-------------------|-----------|--------------|-----------|
| 10' Lightning Rod | 110       | 30,000 sq in | 100       |
| Beacon            | 110       | 30,000 sq in | 90        |
| 40,000 sq in      | 110       |              |           |

#### MATERIAL STRENGTH

| GRADE   | Fy     | Fu     | GRADE | Fy | Fu |
|---------|--------|--------|-------|----|----|
| A572-65 | 65 ksi | 80 ksi |       |    |    |

#### TOWER DESIGN NOTES

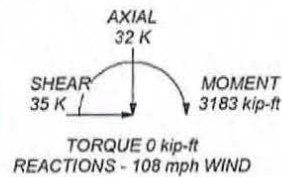
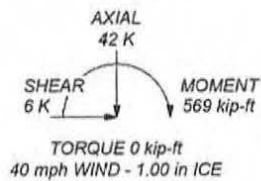
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3. Tower designed for a 108 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 40 mph basic wind with 1.00 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Installation per TIA/EIA-222 and AISC Specifications.
9. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
10. Top of baseplate is 1ft AGL.
11. TOWER RATING: 96.9%

# Preliminary

04/24/2020

NOT FOR CONSTRUCTION USE

ALL REACTIONS  
ARE FACTORED



**AMBOR**  
www.amborstructures.com

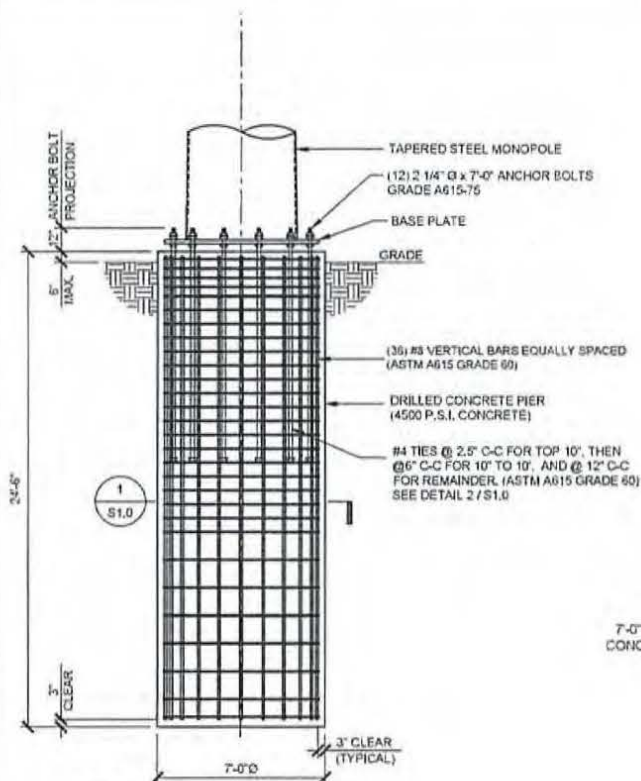
**Ambor Structures, Inc.**  
3100 Clarendon Blvd#200  
Arlington, VA 22201 USA  
Phone: 1.703.665.6636  
FAX: 1.703.665.6636

Job: **110ft.108mph TIA H**

Project: **OKL01984 Shawnee Harrison**

|                         |                 |             |
|-------------------------|-----------------|-------------|
| Client: Vertical Bridge | Drawn by: Hogan | App'd:      |
| Code: TIA-222-H         | Date: 04/24/20  | Scale: NTS  |
| Path:                   |                 | Dwg No. E-1 |





**DRILLED PIER FOUNDATION**  
NOT TO SCALE

#### GENERAL NOTES:

1. FOUNDATION DESIGN PER THE 2015 INTERNATIONAL BUILDING CODE AS AMENDED AND MODIFIED BY OKLAHOMA ADMINISTRATIVE CODE AND PER TIA-222H ANNEX F PRESUMPTIVE SOIL PARAMETERS.

#### SOIL PARAMETERS:

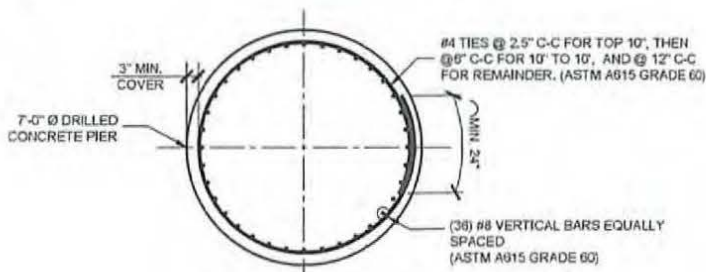
| TOP (FT) | BOT. (FT) | UNIT WT. (PCF) | ULTIMATE BEARING (PSF) | ULTIMATE SKIN FRICTION (PSF) | COHESION (PSF) | FRICTION ANGLE (DEG.) |
|----------|-----------|----------------|------------------------|------------------------------|----------------|-----------------------|
| 0        | 3         | 110            | -                      | -                            | -              | 0                     |
| 3        | 30        | 110            | 9,000                  | 400                          | 1,000          | 0                     |

2. CONCRETE SHALL BE 4500 P.S.I. (MINIMUM) @ 28 DAYS COMPRESSIVE STRENGTH.
3. FOUNDATION INSTALLATION SHALL BE OBSERVED BY A LICENSED GEOTECHNICAL ENGINEER.
4. CAISSON INSTALLATION SHALL BE OBSERVED IN ACCORDANCE WITH ACI 336 "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION.
5. ALL REINFORCING SHALL BE A.S.T.M. A615 GRADE 60.
6. REFER TO SOIL REPORT FOR "PROPER PREPARATION AND INSTALLATION REQUIREMENTS".
7. TOP OF CONCRETE CAISSON TO BOTTOM OF LEVELING MAT SHALL NOT EXCEED 1.0 TIMES BOLT DIAMETER.
8. SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION AND TESTING OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS AS REQUIRED BY IRC 2015.
9. CONTRACTOR IS RESPONSIBLE FOR SHORING WORK ETC.

**Preliminary**

04/24/2020

NOT FOR CONSTRUCTION USE



NOTE: ANCHOR BOLTS ARE NOT SHOWN FOR CLARITY.

**SECTION**

NOT TO SCALE

1  
S1.0

**AMB R**

bennett@pless

Experienced Structural Engineer  
Alabama • Georgia • Mississippi • Tennessee  
Florida • Illinois • Kansas

150 Park of Commerce Dr., Suite 200  
Mobile, AL 36688-3211  
334.944.2822  
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U.S. Patent Number 7,013,088 B2

#### Revisions:

NO. DESCRIPTION: DATE







**at&t**  
Your World. Delivered.

AT&T PTN# 3167A0HYD7

**SITE NAME:** SHAWNEE HARRISON  
**AT&T SITE NUMBER:** OKL01984  
**FA NUMBER:** 14697804  
**SITE ADDRESS:** 801 N. HARRISON AVE  
SHAWNEE OK 74801  
**TOWER OWNER:** TBD  
**TOWER ID:** TBD  
**FCC:** TBD  
**NEW EQUIPMENT AND ANTENNAS ON:** TBD  
**PROPOSED 110' SECTIONAL MONOPOLE**

**NSB**

TYPE SAT/72 SHELTER CONFIGURATION



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

**COMPANIES LLC**  
SPECIALTY TELECOMMUNICATIONS  
SERVICES, PLLC  
PROFESSIONAL ENGINEERS  
AND CONSULTANTS  
13431 N. BROADWAY, SUITE 120  
OKLAHOMA CITY, OK 73114  
(405) 753-7167  
COA #5499

**PRODUCED BY:**  
  
SPECIALTY TELECOMMUNICATIONS  
SERVICES, PLLC  
PROFESSIONAL ENGINEERS  
AND CONSULTANTS  
13431 N. BROADWAY, SUITE 120  
OKLAHOMA CITY, OK 73114  
(405) 753-7167  
COA #5499

**SITE NAME:** SHAWNEE HARRISON  
**SITE NUMBER:** OKL01984  
**SITE ADDRESS:** 801 N. HARRISON AVE  
SHAWNEE OK 74801

**ENGINEER:**

## SITE INFORMATION

**SITE TYPE:** SECTIONAL MONOPOLE  
**SITE NAME:** SHAWNEE HARRISON  
**SITE NUMBER:** OKL01984  
**SITE ADDRESS:** 801 N. HARRISON AVE  
SHAWNEE, OK 74801  
**COUNTY:** POTTAWATOMIE  
**JURISDICTION:** CITY OF SHAWNEE  
**TAX PARCEL:** 0870-00-001-011-0-000-00  
**ZONING CLASSIFICATION:** NA  
**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:**  
TED SMITH  
405-275-0607

**SITE COORDINATES (NAD 83):**  
**LATITUDE:** N 35.336239  
**LONGITUDE:** W -96.911108  
**GROUND ELEVATION:** 1042.33 (AMSL)

**SURVEYOR:**  
HMS SURVEYING, INC.  
1-405-262-0249

**TOWER OWNER:**  
TBD  
**SITE NAME:**  
**SITE NUMBER:**

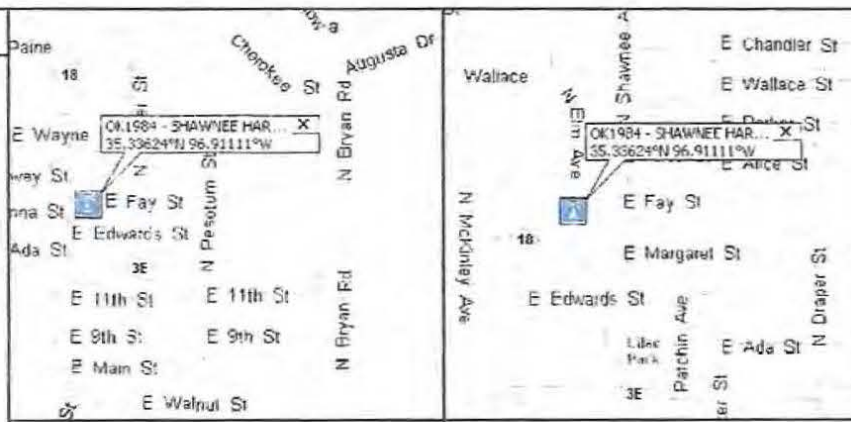
**DESIGNER:**  
CRB COMPANIES, LLC  
7335 SOUTH LEWIS AVE. STE. 300  
TULSA, OK 74136  
CONTACT: JAMES W MCCOY  
PHONE: (918) 261-1975

**ARCHITECT/ENGINEER:**  
SPECIALTY TELECOMMUNICATIONS SERVICES, LLC  
PROFESSIONAL ENGINEERS AND CONSULTANTS  
13431 N. BROADWAY, STE 120  
OKLAHOMA CITY, OK 73114  
CONTACT: SAMUEL CURTIS  
PHONE: (405) 753-7167

**GAS COMPANY:**  
LOVES HVAC AND REFRIGERATION  
405-273-5444

**TELEPHONE COMPANY:**  
ATT  
800-555-1000

**POWER COMPANY:**  
OK NATURAL GAS & ELECTRIC CO  
800-522-0280



**VICINITY MAP** N.T.S. **LOCATION MAP** N.T.S.

## DRIVING DIRECTIONS

DEPART 405 N BROADWAY AVE, OKLAHOMA CITY, OK 73102 ON DEAN A MOGEE 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 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] 0.8 MI  
TAKE RAMP (LEFT) ONTO I-40 [US-270] 33.2 MI AT EXIT 186, TURN RIGHT ONTO RAMP 0.2 MI  
TURN RIGHT (SOUTH) ONTO SR-18 [N HARRISON AVE] 1.5 MI KEEP STRAIGHT ONTO SR-18 [SR-3E] 1.5 MI  
TURN LEFT (EAST) ONTO WALLACE [E WALLACE ST], THEN IMMEDIATELY BEAR RIGHT (SOUTH-EAST) ONTO N ELM AVE 0.2 MI  
ARRIVE OK1984 - SHAWNEE HARRISON

## A&E DRAWING REVIEW

| TITLE:                 | SIGNATURE:                                             | DATE: |
|------------------------|--------------------------------------------------------|-------|
| AT&T CONSTRUCTION MGR: |                                                        |       |
| RF ENGINEER:           |                                                        |       |
| CONVING 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 GRAVEL COMPOUND WITH FENCING.  
•INSTALL NEW EQ. SHELTER WITH GENERATOR AND ICE BRIDGE.  
•INSTALL NEW POWER AND TELCO UTILITIES, AND GROUNDING.  
•INSTALLATION OF (9) NEW LTE ANTENNAS AT 100' WITH (9) NEW RRUS UNITS (PER SECTOR) AND INSTALL (3) 1/2" FIBER, (3) 3/8" RET CABLES, (9) DC CABLES LINES, (3) NEW SQUID (DC9-48-60-24-BC-EV), EQUIPMENT TO BE INSTALLED ON PROPOSED 110' SECTIONAL MONOPOLE.

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## 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 TO BE RESPONSIBLE FOR SAME.

## CODE COMPLIANCE

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

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

| NO            | DATE        | DESCRIPTION        | BY  |
|---------------|-------------|--------------------|-----|
| A             | 05/13/20    | PRELIMINARY ISSUE  | BOH |
| D             | 06/16/20    | CONSTRUCTION ISSUE | BOH |
| 1             | 6/30/20     | PRELIM CONST ISSUE | JWM |
| SHEET TITLE:  |             |                    |     |
| TITLE SHEET   |             |                    |     |
| SHEET NUMBER: | PROJECT #:  | REVISION           |     |
| T1            | TBD         |                    |     |
| BY: JWM       | CRD BY: JWM |                    | 1   |



## DIVISION 1 – GENERAL REQUIREMENTS

### 1.1 INTENT

- THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.
- 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

- 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:
  - PLAN REVIEW FEE.
  - BUILDING PERMIT FEE.
  - CONNECTIONS AND INSPECTIONS FEE.
- 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

- 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 FOREIGN MATTER.
- INTERIOR: VISUALLY INSPECT INTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM WALLS/FLOOR/CEILING.
- REMOVE ALL TRACES OF SPASHED MATERIALS FROM ADJACENT SURFACES.
- IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSES DOWN THE EXTERIOR OF THE STRUCTURE.
- REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

### 1.6 CHANGE ORDER PROCEDURE

- 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

- 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

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

### 1.9 PRODUCTS AND SUBSTITUTIONS

- 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.
- 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

- 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 11A/11A - 222 - 0
  - 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 (NSC)
  - LIFE SAFETY CODE NFPA - 101-IBC 2012

### 1.11 ADMINISTRATION

- 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.
- SUBMIT A BAR LINE 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.
- 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).
- CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATION, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
- DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WILL WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL WPSC SAFETY REQUIREMENTS IN THEIR AGREEMENT.
- CONTRACTOR MUST PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO THE OWNER.
- A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- 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

- 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.
- THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
- 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

- INSTALLATION OF ANTENNA SUPPORT SYSTEM

### 1.5 SEQUENCING

- CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
- 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.
- REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE.

### 1.7 WARRANTY

- 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.
- DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.

### 2.1 MATERIALS

- SITE MATERIALS: FILL MATERIAL - ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARDS SPECIFICATION.
- SOIL STABILIZER FABRIC SHALL BE MIRAFI - 500K.
- 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

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

### 3.1 INSPECTIONS

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

### 3.2 PREPARATION

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

VENDOR:



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PRODUCED BY:



SPECIALTY TELECOMMUNICATIONS  
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SITE NAME:  
**SHAWNEE HARRISON**

SITE NUMBER:  
**OKL01984**

SITE ADDRESS:  
801 N. HARRISON AVE  
SHAWNEE OK 74801

ENGINEER:



| NO | DATE     | DESCRIPTION        | BY  |
|----|----------|--------------------|-----|
| 1  | 05/13/20 | PRELIMINARY ISSUE  | BDH |
| 2  | 06/16/20 | CONSTRUCTION ISSUE | BDH |
| 3  | 11/03/20 | PRELIM CONST ISSUE | JNW |

SHEET TITLE:  
**GENERAL NOTES**

SHEET NUMBER: PROJECT # 190  
**GN1**

BY: JNW  
JNW

REVISION:  
**1**



### 3.3 INSTALLATION

- 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.
- THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND TO LEASE LINE.

### 3.4 FIELD QUALITY CONTROL

- 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

- ALL STEEL MATERIALS UTILIZED IN CONSTRUCTION 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

- ASTM-A120 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS FOR ORDINARY USES.
- ASTM-123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
- ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
- ASTM-A332 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
- ASTM-A441 SPECIFICATION FOR ALUMINUM-COATED CHAIN LINK FENCE FABRIC.
- ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
- ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP STRUCTURAL QUALITY.
- 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

- IF REQUIRED, ERECT FURNISHED TOWER.
- GROUND TOWER TEMPORARILY DURING ERECTION. GROUNDING SHOULD INCLUDE BASE(S) AND ANCHORS.
- IF REQUIRED, INSTALL THREE (3) SIDE ARMS, CONSISTING OF OWNER REPRESENTATIONS.
- INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND OWNER SPECIFICATION.
- INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
- INSTALL FURNISHED GALVANIZED STEEL WAVE GUIDE LADDER.
- INSTALL WAVE GUIDE BRIDGE AS INDICATED ON DRAWING.
- SUPPLY AND INSTALL ONE INSULATED GROUND BAR AT EQUIPMENT CABINET. SUPPLY AND INSTALL GROUNDING KITS WITH LONG BARREL DOUBLE CRAMPED COMPRESSION LUGS. (SIM. TO ANDREW-223700102 OF APPROVED EQUAL) AT TOWER BASE BEFORE ENTERING THE EQUIPMENT. GROUNDING LEADS TO BE CONNECTED TO INSULATED GROUND BAR.
- ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.
- CONCRETE PIERS FOR FOUNDATIONS SHALL BE DRILLED AND POURED ON THE SAME DAY.

### 2.2 RELATED WORK

### 2.3 REQUIREMENTS OF REGULATOR AGENCIES

- FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE, INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.
- 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:
  - EIA - ELECTRONIC INDUSTRIES ASSOCIATION TIA-EIA-222-G. STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
  - FAA - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460-H. OBSTRUCTION MARKING AND LIGHTING.
  - FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING AND LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
  - AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

- N.E.C. - NATIONAL ELECTRICAL CODE - ON TOWER LIGHTING KITS.

- UL - UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL PRODUCTS.

- IN ALL CASES, PART 77 OF 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.

- IBC 2012 LIFE SAFETY CODE NFPA - 101

### 3.3 INSTALLATION

- THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELEVATION PRIOR TO FOUNDATION CONSTRUCTION.
- AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
- 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.
- WHEN APPROVING A EXISTING ACCESS ROAD, GRADE THE EXISTING ROAD TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
- PLACE FILL OR STONE IN 6 INCH MAXIMUM LIFTS AND COMPACT BEFORE PLACING NEXT LIFT.
- 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.
- 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.
- RIP RAP SHALL BE APPLIED TO THE SIDES OF SIDES OF DITCHES OR DRAINAGE SWALES AS INDICATED ON PLANS.
- RIP RAP ENTIRE DITCH FOR SIX FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
- SEED, FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS AND DITCHES, DRAINAGE, SWALES, NOT OTHERWISE RIP-RAPPED.
- 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.
- 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.
- 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.
- SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDS 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

- PROTECT SEEDS 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.
- 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 4 INCH X 4 FOOT STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
- 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

- COORDINATE FENCE GROUNDING WITH ELECTRICAL SUBCONTRACTOR.
- REFER TO DIVISION 2 - CONCRETE FOR SPECIFICATION OF CONCRETE AND CROUT.

### 1.4 SEQUENCING

- 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

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

## 2.1 FENCE MATERIAL

- ALL FABRIC WIRE, RAILS, POLES, HARDWARE AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
- FABRIC SHALL BE SIX FOOT HIGH (VERIFY W/PROJECT MANAGER) TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.145") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FOR THE TOP AND BOTTOM EDGES, FABRIC SHALL CONFORM TO SPECIFICATIONS OF ASTM A-392 CLASS 1.
- 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     |

- ALL TOP AND BRACE RAILS SHALL BE 1 1/4" DIAMETER SCHEDULE - 40 MECHANICAL SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
- GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 180 DEGREE ATTACHMENT, OR EQUAL.
- THE GUIDE (LATCH ASSEMBLY) SHALL BE MERCHANTS METAL MODEL 2083, OR EQUAL.
- LATCHES, STOPS AND KEEPERS SHALL BE PROVIDED FOR ALL GATES.
- ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.
- DOUBLE GATE SHALL HAVE A HEIGHT PLUNGER BAR WITH DOME CAP.
- 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.
- PLACE A SIX INCH BY 1/2 INCH DIAMETER EYE-BOLT TO HOLD TENSION WIRE AT LINE POSTS.
- STRETCHER BARS SHALL BE 3/16 BY 3/4 INCH OR HAVE EQUIVALENT CROSS SECTION AREA.
- ALL CORNER GATE AND END PANELS SHALL HAVE A 3/8 INCH TRUSS ROD WITH TURNBUCKLES.
- ALL POST EXCEPT GATE POST SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO THE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
- BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
- BARBED WIRE SUPPORT AND SHALL BE CAST IRON WITH SET BOLT AND LOCK WIRE IN THE ARM.
- ALL CAPS SHALL BE CAST IRON.
- 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

- POST FOUNDATIONS SHALL HAVE A MINIMUM SIX-INCH CONCRETE COVER UNDER POST.
- ALL FENCE POSTS SHALL BE VERTICALLY PLUMB WITHIN ONE INCH IN EIGHT FEET.
- AT CORNER POSTS, GATE POSTS AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED STRETCHER AND TENSION BAND-CLIPS AT 15 INCH INTERVALS.
- AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BANDS-CLIPS AT 15 INCH INTERVALS.
- ATTACH FABRIC TO BRACE RAILS, TENSION WIRE TRUSS RODS WITH THE CLIPS AT FOOT INTERVALS.
- A MAXIMUM GAP OF TWO INCHES WILL BE PERMITTED BETWEEN THE CHAIN LINK FABRIC AND THE FINAL GRADE.
- GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
- 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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SITE NAME:  
**SHAWNEE HARRISON**

SITE NUMBER:  
**OKL01984**

SITE ADDRESS:  
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SHAWNEE, OK 74801

ENGINEER



6/30/20  
PE #22774 EXP 11/30/2021

| NO. | DATE     | DESCRIPTION        | BY  |
|-----|----------|--------------------|-----|
| A   | 05/13/20 | PRELIMINARY ISSUE  | BDH |
| B   | 05/16/20 | CONSTRUCTION ISSUE | BDH |
| 1   | 6/30/20  | PRELIM CONST ISSUE | JWM |

SHEET TITLE:  
**GENERAL NOTES**

SHEET NUMBER: PROJECT #:  
**GN2** TBO

BY: JWM  
CRD BY: JWM

REVISION:  
**1**



## 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

- 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.
- ALL NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE WORK UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING SHALL BE PROVIDED BY THIS CONTRACTOR.
- 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

- ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE RIGID STEEL, EMT OR SCH 40 PVC AS INDICATED ON THE DRAWINGS.
- WHERE INSTALLED ON EXTERIORS AND EXPOSED TO DAMAGE, ALL CONDUIT SHALL BE RIGID STEEL. ALUMINUM CONDUIT SHALL NOT BE ALLOWED.
- CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT.
- UNDERGROUND CONDUITS SHALL BE RIGID STEEL OR SCHEDULE 40 PVC AS INDICATED ON THE DRAWINGS.
- 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.
- PROVIDE SUPPORTS FOR ALL CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. ALL CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.
- BURIAL DEPTH OF ALL CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION.
- CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND BUILDING OWNER.

### EQUIPMENT

- ALL DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TAPE.
- 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

- FURNISH AND INSTALL CONDUCTORS CALLED FOR IN THE DRAWINGS. ALL CONDUCTORS SHALL HAVE TYPE THHN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
- 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:
  - MINIMUM WIRE SIZE SHALL BE #12 AWG.
  - ALL CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND SMALLER MAY BE SOLID OR STRANDED.
  - CONNECTION FOR #10 AWG AND SMALLER SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
  - CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP-ON SLEEVES WITH NYLON INSULATOR.
- ALL CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.
- 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

- 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 BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED BY ONE POINT ONLY.
- PROVIDE GROUND CONDUCTOR IN ALL RACEWAYS.
- PROVIDE BONDING AND GROUND TO MEET NFPA 780 - LIGHTNING PROTECTION AS A MINIMUM.
- PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.
- ALL GROUNDING SYSTEM CONDUCTORS AND CONNECTIONS BELOW GRADE SHALL BE THERMAL WELDS AT GROUND RODS AND AT A MIN. OF 30" BLOW GRADE.
- ALL INSTALLATIONS SHALL BE VERIFIED.
- ALL GROUND WIRE SHALL BE #2 AWG BARE SOLID TINNED COPPER UNLESS NOTED OTHERWISE.
- 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.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF GROUND RODS AND GROUND RING WITH FOUNDATION AND UNDER GROUND CONDUIT.
- 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.
- ANTENNA GROUND KITS SHALL BE FURNISHED BY TBD AND INSTALLED BY ELECTRICAL CONTRACTOR.
- KOPR-SHIELD ANTI-OXIDATION COMPOUND SHALL BE USED ON ALL GROUNDING CONNECTIONS.
- ALL EXOTHERMIC CONNECTIONS SHALL BE INSTALLED UTILIZING THE PROPER CONNECTION/MOLD AND MATERIAL FOR THE PARTICULAR APPLICATION.
- 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.
- GROUNDING WIRE SHALL NOT BE INSTALLED OR ROUTED THROUGH HOLES IN ANY METAL OBJECTS OR SUPPORTS TO PRECLUDE ESTABLISHING A "CHOKE" POINT.
- 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.
- STANDARD BUSS BARS (CIGBE AND MIOB) SHALL BE FURNISHED AND INSTALLED. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD.
- 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.
- THE CONTRACTOR SHALL SUPPLY TBD WITH RESULTS FROM PRE-CONSTRUCTION (CO-LOCATION ONLY) AND POST-CONSTRUCTION OHM TESTING (GROUND) RESULTS.
- 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.
- 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)
- CONTRACTOR SHALL REPAIR/REPLACE EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE CONTRACTORS EXPENSE.

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**SHAWNEE HARRISON**

### SITE NUMBER:

**OKL01984**

### SITE ADDRESS:

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SHAWNEE OK 74801

### ENGINEER:



| NO.                      | DATE     | DESCRIPTION        | BY  |
|--------------------------|----------|--------------------|-----|
| A                        | 25/13/20 | PRELIMINARY ISSUE  | SDH |
| D                        | 05/16/20 | CONSTRUCTION ISSUE | SDH |
| T                        | 6/30/20  | PRELIM CONST ISSUE | JWM |
| SHEET TITLE:             |          |                    |     |
| <b>GENERAL NOTES</b>     |          |                    |     |
| SHEET NUMBER: PROJECT #: |          | REVISION:          |     |
| <b>GN3</b>               |          | 180                |     |
| BY: JWM                  |          | CHK BY: JWM        |     |
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14897604 ACT05.201470 3167a79b02726104a1dd119c - Jami McGraw - Sept 08, 2020 - 12:11pm

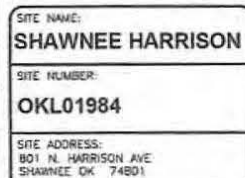
1. ALL REFERENCES TO THE OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED TWO OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR 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 USED 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 DE TOWNS 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 DISCREPANCY 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 ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ASKING 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. 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      | PNLBO - PANEL BOARD                     |
| ATS - AUTOMATIC TRANSFER SWITCH | PVC - SCH 40 RIGID NON-METALLIC CONDUIT |
| AWG - AMERICAN WIRE GAUGE       | RG5 - RIGID GALVANIZED STEEL CONDUIT    |
| BCW - BARE COPPER WIRE          | SW - SWITCH                             |
| BFG - BELOW FINISHED GRADE      | 1GB - TOWER GROUND BAR                  |
| BKR - BREAKER                   | UL - UNDERWRITERS LABORATORIES          |
| C - CONDUIT                     | V - VOLTAGE                             |
| CKT - CIRCUIT                   | W - WATTS                               |
| DISC - DISCONNECT               | XFMR - TRANSFORMER                      |
| EGR - EXTERNAL GROUND RING      | XMITR - TRANSMITTER                     |

### LEGEND

|                                     |                                                                                       |                                             |
|-------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------|
| GEN - GENERATOR                     | -----UCP-----                                                                         | UNDERGROUND ELECTRICAL CONDUIT              |
| GPS - GLOBAL POSITIONING SYSTEM     | -----UGT-----                                                                         | UNDERGROUND TELEPHONE CONDUIT               |
| GRD - GROUND                        |    | KILOWATT - HOUR METER                       |
| IGB - ISOLATED GROUND BAR           | -----                                                                                 | UNDERGROUND BONDING AND GROUNDING CONDUCTOR |
| IGR - INTERIOR GROUND RING (HALO)   |    | GROUND ROD                                  |
| KW - KILOWATTS                      |    | CADWELD                                     |
| NEC - NATIONAL ELECTRIC CODE        |   | GROUND ROD WITH INSPECTION WELL             |
| PCS - PERSONAL COMMUNICATION SYSTEM |  | MECHANICAL CONNECTION                       |
| PH - PHASE                          |                                                                                       |                                             |



| NO. | DATE     | DESCRIPTION        | BY  |
|-----|----------|--------------------|-----|
| A   | 05/13/20 | PRELIMINARY ISSUE  | BGM |
| D   | 06/16/20 | CONSTRUCTION ISSUE | BGM |
| 1   | 6/30/20  | PRELIM CONST ISSUE | JWM |
|     |          |                    |     |
|     |          |                    |     |

SHEET TITLE:

## GENERAL NOTES

| SHEET NUMBER: | PROJECT #:             | REVISION: |
|---------------|------------------------|-----------|
| GN4           | TBO                    | 1         |
|               | BY: JWM    CKD BY: JWM |           |

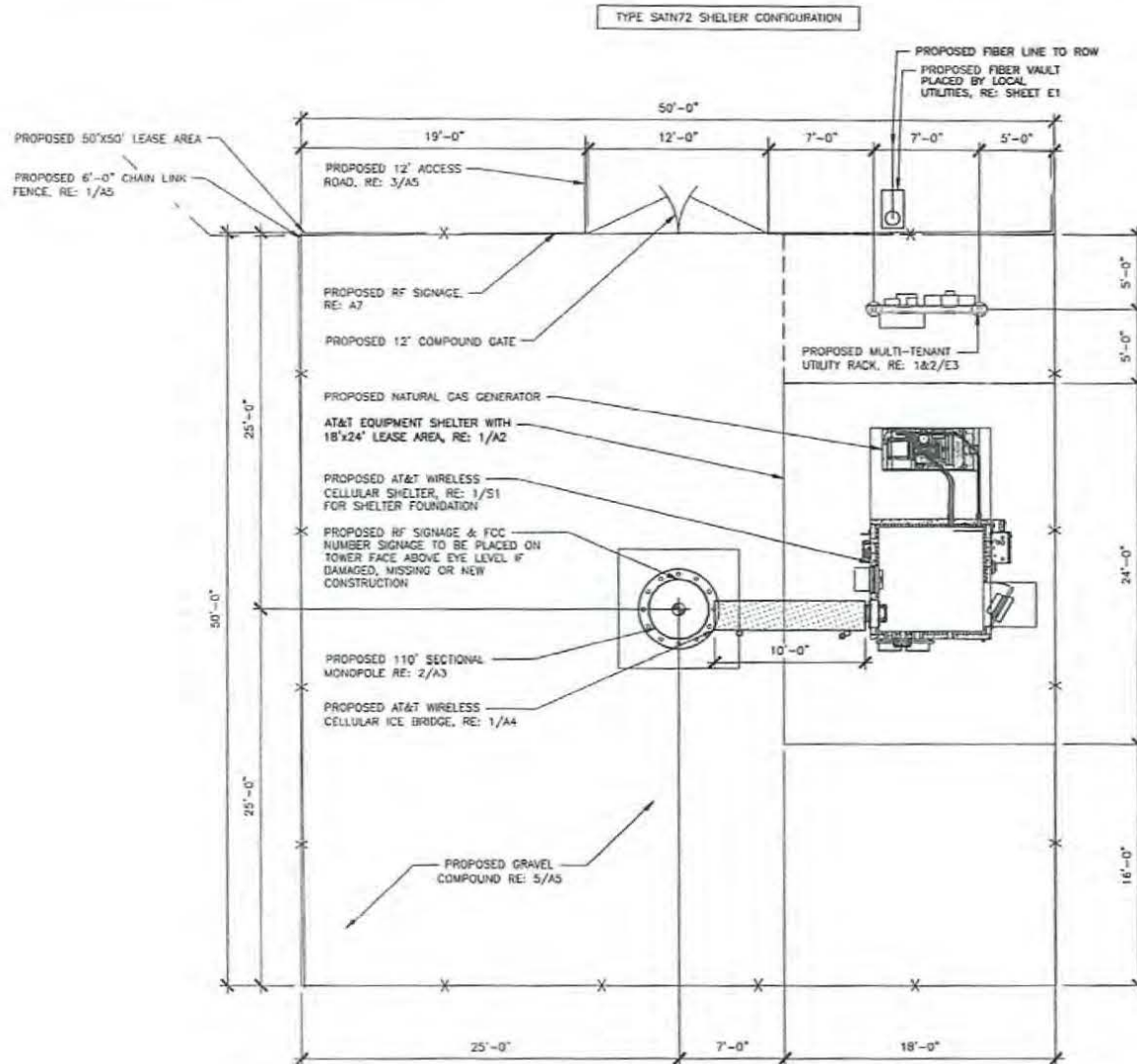








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SEE SHEET A6 FOR CIVIL DETAILS

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801 N. HARRISON AVE  
SHAWNEE, OK 74801

ENGINEER:

PC #22174 EXP 11/30/2021

| NO | DATE     | DESCRIPTION        | BY  |
|----|----------|--------------------|-----|
| A  | 05/15/20 | PRELIMINARY ISSUE  | BDH |
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SHEET TITLE:  
**COMPOUND PLAN**

SHEET NUMBER: PROJECT #: REVISION

**A1** BY: JWM CKD BY: JWM **1**

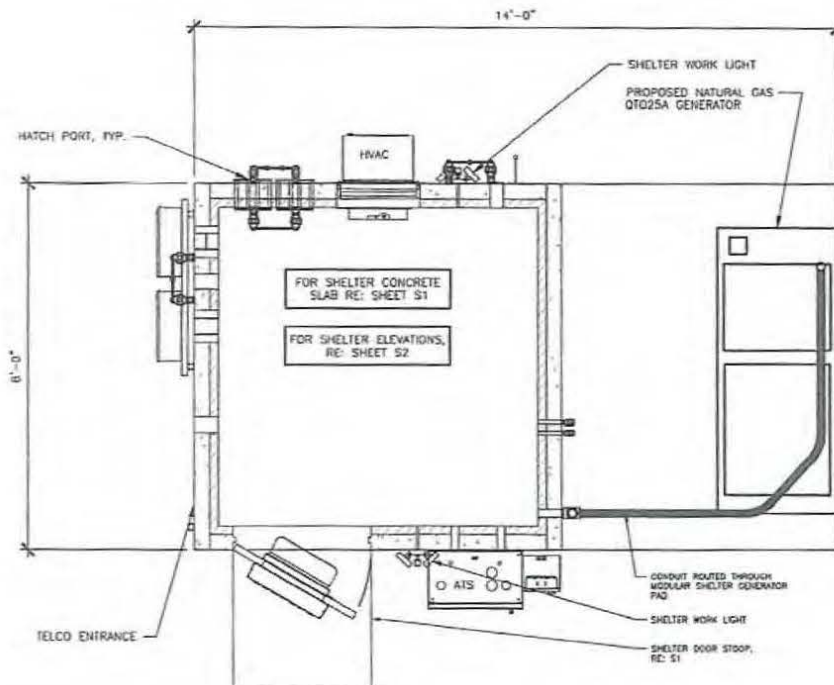
# 1 COMPOUND PLAN

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

TRUE NORTH  
(3° 41' E)  
MAG



# TYPE SATN72 SHELTER



## 1 EQUIPMENT LAYOUT

SCALE: 0' 1' 2' 10'

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**ENGINEER:**



**SAMUEL MOORE**  
THE ENGINEER  
OKLAHOMA  
LICENSE #22174  
EXPIRES 6/30/2021

| NO. | DATE     | DESCRIPTION        | BY  |
|-----|----------|--------------------|-----|
| A   | 05/13/20 | PRELIMINARY ISSUE  | BOH |
| D   | 06/16/20 | CONSTRUCTION ISSUE | BOH |
| 1   | 6/30/20  | PRELIM CONST ISSUE | JMM |

**SHEET TITLE:**  
**EQUIPMENT SHELTER PLAN**

|                                   |                          |                       |
|-----------------------------------|--------------------------|-----------------------|
| <b>SHEET NUMBER:</b><br><b>A2</b> | <b>PROJECT #:</b><br>180 | <b>REVISION:</b><br>1 |
| <b>BY:</b><br>JMM                 | <b>CHKD BY:</b><br>JMM   |                       |

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

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

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

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

GENERAL CONTRACTOR TO OBTAIN LATEST RFDS BEFORE CONSTRUCTION FOR EQUIPMENT VERIFICATION

REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED

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

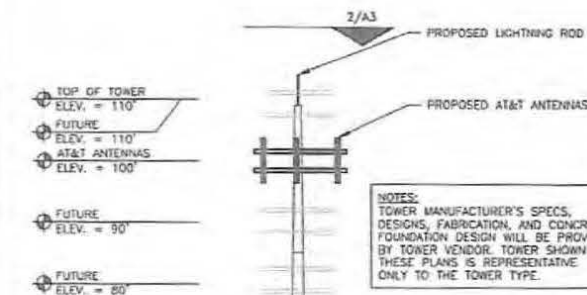
REFER TO RFDS FOR ANTENNA MOUNTING HEIGHTS, MODEL NUMBER, AZIMUTHS, ETC.

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

# ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

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

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



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

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

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

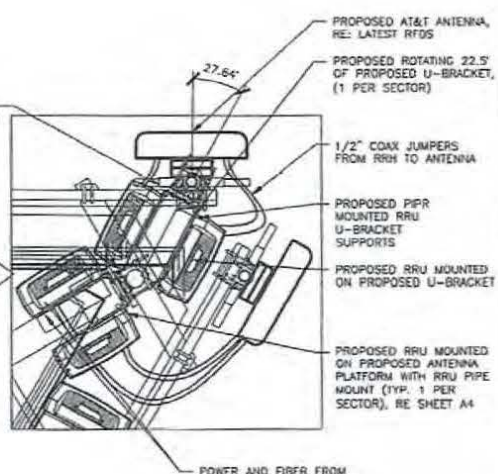
TBD 110' SECTIONAL MONOPOLE, RE: 2/A3

(3) PROPOSED AT&T RAYCAP SURGE SUPPRESSOR DC9-48-60-24-BC-EV 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 CABLING:  
(9) POWER CABLES  
(3) 1/2" FIBER LINES  
(#) RET CABLE



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



VENDOR:

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

COMPANIES LLC

13431 N. BROADWAY, SUITE 120  
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PROFESSIONAL ENGINEERS AND CONSULTANTS  
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(405) 753-7167  
CDA #5499

SITE NAME:  
**SHAWNEE HARRISON**

SITE NUMBER:  
**OKL01984**

SITE ADDRESS:  
801 N. HARRISON AVE  
SHAWNEE OK 74801

ENGINEER

PREPARED BY: OKLAHOMA 4/30/20

| NO | DATE     | DESCRIPTION        | BY  |
|----|----------|--------------------|-----|
| A  | 05/13/20 | PRELIMINARY ISSUE  | BOH |
| D  | 05/16/20 | CONSTRUCTION ISSUE | BOH |
| 1  | 6/30/20  | PRELIM CONST ISSUE | JWM |

SHEET TITLE:  
**TOWER ELEVATION, ORIENTATION & DETAILS**

SHEET NUMBER: PROJECT #: TBD REVISION:

**A3** BY: JWM CKD BY: JWM **1**

**1 TOWER ELEVATION**  
SCALE: N.T.S.

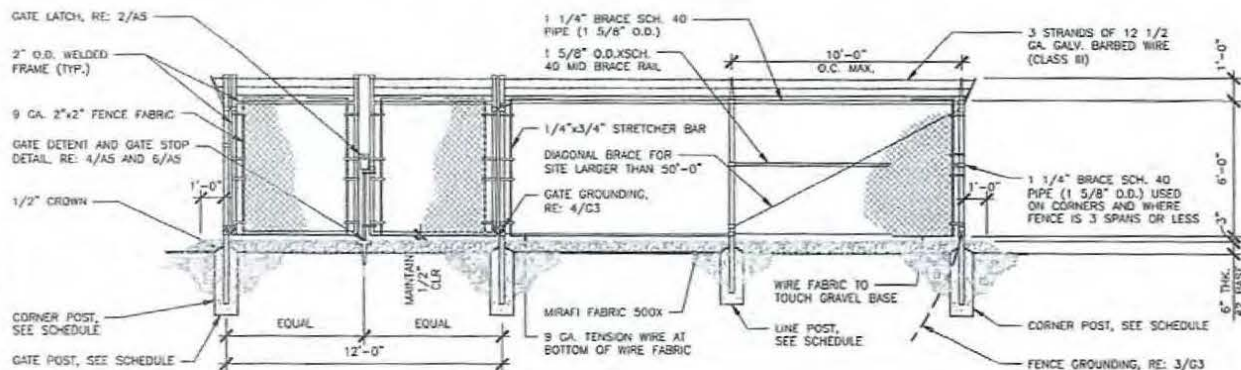
**2 TYPICAL ANTENNA AZIMUTH PLAN (TOP VIEW)**  
SCALE: N.T.S.



|               |            |           |
|---------------|------------|-----------|
| SHEET NUMBER: | PROJECT #: | REVISION: |
| A4            | TBD        |           |
| BY:           | CKD BY:    |           |
| JWM           | JWM        |           |

REFER TO FENCING  
GENERAL NOTES TO G02

CONCRETE WILL BE MIXED PRIOR TO  
INSERTION INTO FENCE POST HOLE

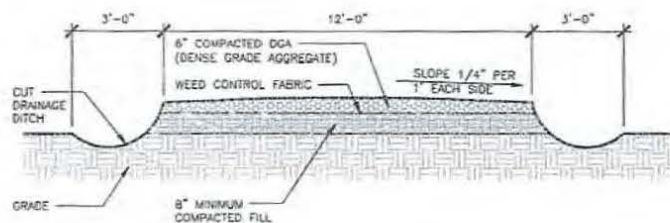


## 1 PROPOSED FENCING DETAIL

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.

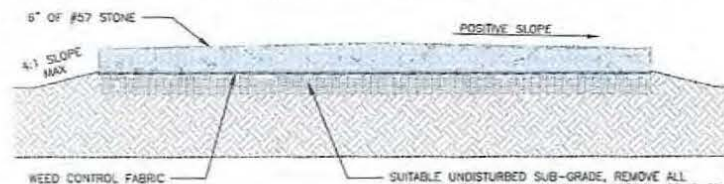


## 3 PROPOSED ROAD DETAIL

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.

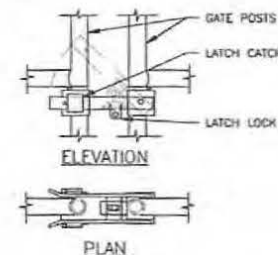


## 5 PROPOSED COMPOUND DETAILS

SCALE: N.T.S.

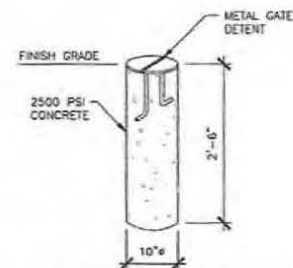
## TYPICAL FENCING SIZES

| 6\"/> |
|-------|
|-------|



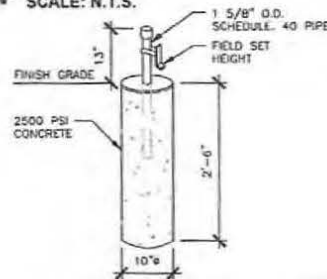
## 2 GATE LATCH DETAIL

SCALE: N.T.S.



## 4 GATE DETENT DETAIL

SCALE: N.T.S.



## 6 GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

### VENDOR:



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



OKLAHOMA CITY  
OKLAHOMA CITY, OK 73114  
(405) 753-7167  
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(405) 753-7167  
COA #5489

### SITE NAME:

SHAWNEE HARRISON

### SITE NUMBER:

OKL01984

### SITE ADDRESS:

801 N. HARRISON AVE  
SHAWNEE, OK 74801

### ENGINEER:



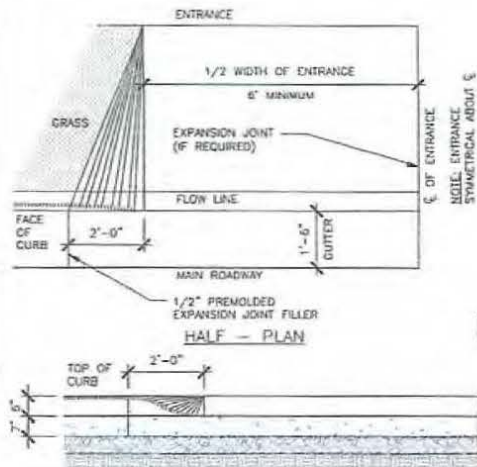
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| A  | 05/13/20 | PRELIMINARY ISSUE  | BOM |
| O  | 06/16/20 | CONSTRUCTION ISSUE | BOM |
| T  | 06/30/20 | PRELIM CONST ISSUE | JWM |

### SHEET TITLE:

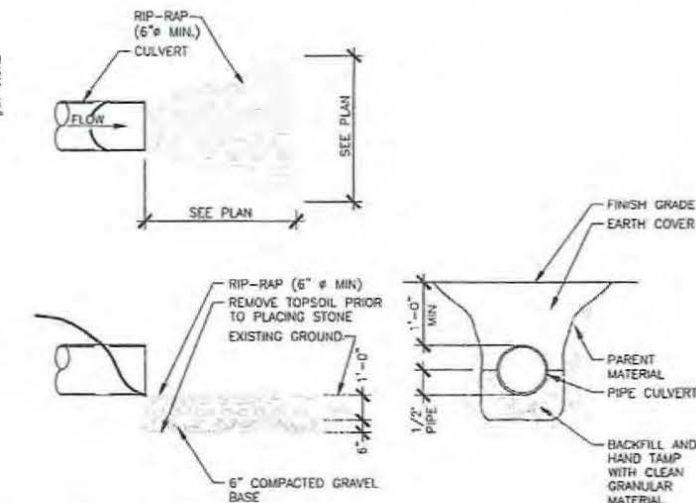
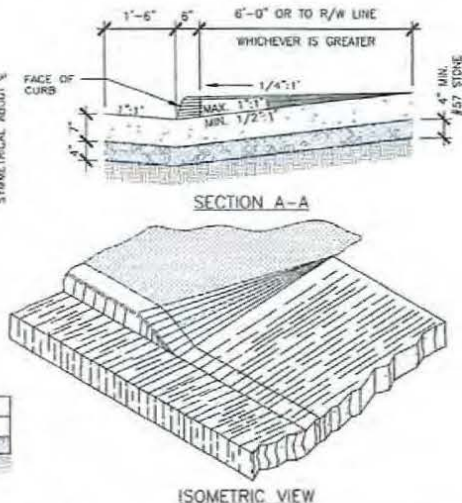
COMPOUND DETAILS

| SHEET NUMBER | PROJECT #    | REVISION |
|--------------|--------------|----------|
| A5           | TBD          | 1        |
| BY: JWM      | CHKD BY: JWM |          |





SECTION ELEVATION AT GUTTER LINE

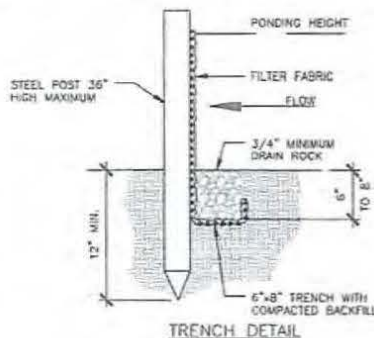


## 1 STANDARD ENTRANCE APRON (AS REQUIRED)

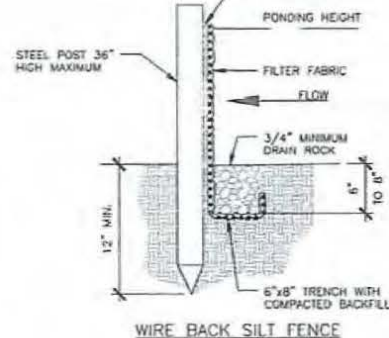
SCALE: N.T.S.

## 2 RIP-RAP DETAIL (IF REQUIRED)

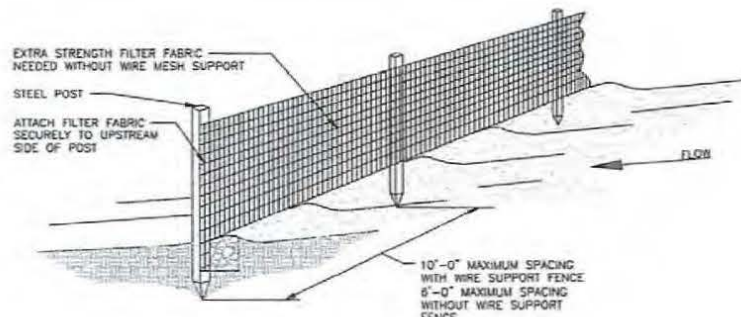
SCALE: N.T.S.



TRENCH DETAIL



WIRE BACK SILT FENCE



## SILT FENCE INSTALLATION:

1. 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.
2. DRIVE THE STEEL POST AT LEAST 18" INTO THE GROUND, SPACING THEM NO FURTHER THAN 6'-0" APART.
3. POST SHOULD BE INSTALLED, WITH 1" TO 2" OF THE POST PROTRUDING ABOVE THE TOP OF 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".
4. 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.
5. EXTRA-STRENGTH FILTER CLOTH (50 POUND/LINEAR 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.
6. 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.

## INSPECTION AND MAINTENANCE:

1. 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 HAS CAUSED TO SAG OR COLLAPSE BY RUNOFF OVER TOPPING THE FENCE.
2. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY OTHER WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF THE FENCE IMMEDIATELY.
3. SEDIMENT MUST BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 OF THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED.
4. 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.
5. SILT FENCE MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.

VENDOR:

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COA #5499

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OKLAHOMA CITY, OK 73114  
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SITE NAME:

**SHAWNEE HARRISON**

SITE NUMBER:

**OKL01984**

SITE ADDRESS:

801 N. HARRISON AVE  
SHAWNEE, OK 74801

ENGINEER:

**SAMUEL THEODORE CURTIS**  
22174  
OKLAHOMA  
PE #22174 EXP 11/30/2021

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SHEET TITLE:

**CIVIL DETAILS**

SHEET NUMBER: PROJECT #:

**A6**

BY: JWM CKD BY: JWM

REVISION: **1**

## 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:  
OKL01984

## INFORMATION

AT&T Mobility operates telecommunications systems in the United States  
and other countries. These systems use radio frequency (RF) energy to  
transmit and receive information.

RF energy is emitted from antennas located on towers, poles, and other structures.  
The amount of RF energy emitted from these antennas is very low and is  
well below the levels that could cause harm to people.

## INFORMACION

En este proyecto se utilizan sistemas de telecomunicaciones en los Estados Unidos  
y otros paises. Estos sistemas utilizan energia de radio frecuencia (RF) para  
transmitir y recibir informacion.

La energia de RF se emite desde antenas ubicadas en torres, postes y otras estructuras.  
La cantidad de energia de RF emitida desde estas antenas es muy baja y es  
bien por debajo de los niveles que podrian causar dano a las personas.

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.

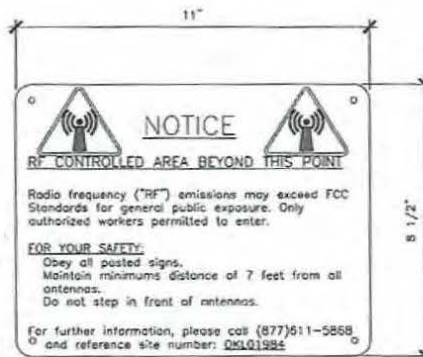
GLASS MAIN ENTRY DOORS MAY BE "BRANDED" WITH AT&T  
MOBILITY LOGO PROVIDING THIS IS NOT A LIGHTED / "MARQUEE"  
SIGN. IN CERTAIN CASES WHERE A SITE IS UNMANNED,  
EXTERIOR DOOR SIGNS MAY BE OMITTED TO PREVENT DRAWING  
UNDUE ATTENTION TO THE SITE. FOR THESE TYPES OF SITES,  
THE MARKET MAY ELECT TO HARDEN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

Property of AT&T  
Authorized  
Personnel Only

800-638-2822  
OKL01984

## NOTES:

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



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



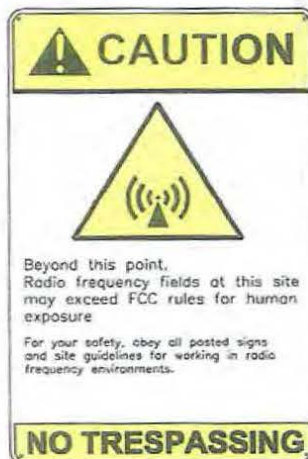
3 SIGNAGE DETAIL  
SCALE: N.T.S.

1 SIGNAGE DETAIL  
SCALE: N.T.S.

2 SIGNAGE DETAIL  
SCALE: N.T.S.



4 SIGNAGE DETAIL  
SCALE: N.T.S.



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

VENDOR:



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**COMPANIES LLC**

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OKLAHOMA CITY, OK 73102  
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SITE NAME:  
**SHAWNEE HARRISON**

SITE NUMBER:  
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SITE ADDRESS:  
801 N. HARRISON AVE  
SHAWNEE OK 74801

ENGINEER:



6/30/2021

| NO | DATE     | DESCRIPTION        | BY  |
|----|----------|--------------------|-----|
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| 1  | 6/30/20  | PRELIM CONST ISSUE | JWM |

SHEET TITLE:  
**SIGNAGE DETAILS**

SHEET NUMBER: PROJECT #: REVISION:  
A7 180 1  
JWM JWM





NOTE:  
GROUND BAR AND CANOPY ARE SHIPPED  
LOOSE WITH SHELTER. (INSTALLED BY G.C.)



## 2 EQUIPMENT SHELTER ELEVATION

### EQUIPMENT SHELTER ELEVATION

### EQUIPMENT SHELTER ELEVATION

|               |            |           |
|---------------|------------|-----------|
| SHEET NUMBER: | PROJECT #: | REVISION: |
| S2            | TBD        | 1         |
|               | BY:        | CKD BY:   |
|               | JWM        | JWM       |



LOVES HVAC AND  
REFRIGERATION  
IS GAS PROVIDER AT SITE

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

TELCO CONDUIT ROUTING AND SIZE FROM ROW TO CHARLES PEDESTAL TO BE DETERMINED AT UTILITY SITE WALK BEFORE CONDUIT ROUTING IS CONSTRUCTED, CC TO CONTACT AT&T CONSTRUCTION MANAGER FOR STUB UP LOCATION OUTSIDE OF COMPOUND.

— PROPOSED FIBER VAULT  
PLACED BY BTS VENDOR

— NATURAL GAS METER AND PIPING  
ROUTE TO BE VERIFIED WITH  
LOCAL PROVIDER, LOVES HVAC  
AND REFRIGERATION

— PROPOSED MULTI-TENANT UTILITY  
RACK, RE: 1/E3

— PROPOSED UTILITY CONDUITS  
MUST BE A MIN. OF 18" (TYP.)  
FROM FENCE LINE, RE: 2/E2 FOR  
TRENCHING DETAIL.

— PROPOSED 3" PVC CONDUIT FOR FIBER/TELCO FROM SOURCE TO AT&T TELCO BOARD IN SHELTER (COORDINATE WITH UTILITY PROVIDER).

— PROPOSED (1) 3" PVC CONDUIT FOR POWER FROM UTILITY RACK TO AT&T ELECTRICAL PANEL IN SHELTER (IN COMMON TRENCH WITH TELCO).

ELECTRICAL CODE BUILD SETBACK

PROPOSED NATURAL GAS GENERATOR

PROPOSED AT&amp;T WIRELESS SHELTER

PROPOSED AT&T WIRELESS  
2500 SQ FT LEASE AREA

PROPOSED 110' SECTIONAL  
MONOPOLE

PROPOSED GPS LOCATION

**VENDOR:**

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

**COMPANIES LLC**  
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 SUITE 1000  
 DALLAS, TEXAS 75243

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AND CONSULTANTS  
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OKLAHOMA CITY, OK 73114  
(405) 753-7167  
COA #5499

|               |                                         |
|---------------|-----------------------------------------|
| SITE NAME:    | SHAWNEE HARRISON                        |
| SITE NUMBER:  | OKL01984                                |
| SITE ADDRESS: | 801 N. HARRISON AVE<br>SHAWNEE OK 74801 |

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| 1  | 6/30/20  | PRELIM CONST ISSUE | JWM |
|    |          |                    |     |

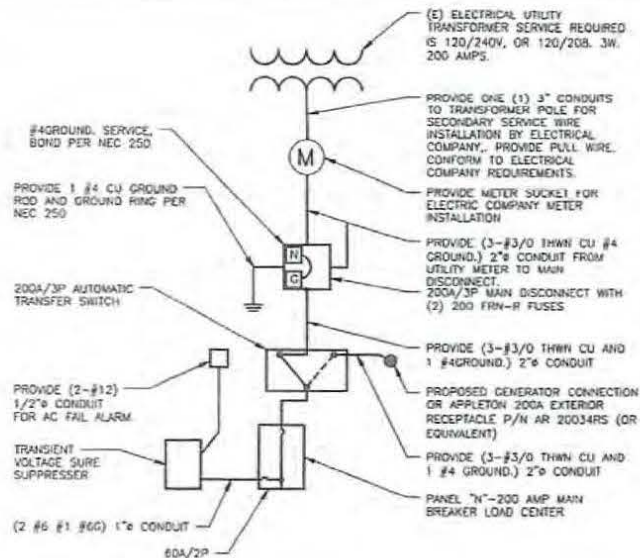
SHEET TITLE:  
UTILITY PLAN AND DETAILS

|               |            |           |
|---------------|------------|-----------|
| SHEET NUMBER: | PROJECT #: | REVISION: |
| E1            | TBD        | 1         |
| BY:           | CKD BY:    |           |
| JMM           | JMM        |           |

#### 4 UTILITY ROUTING PLAN

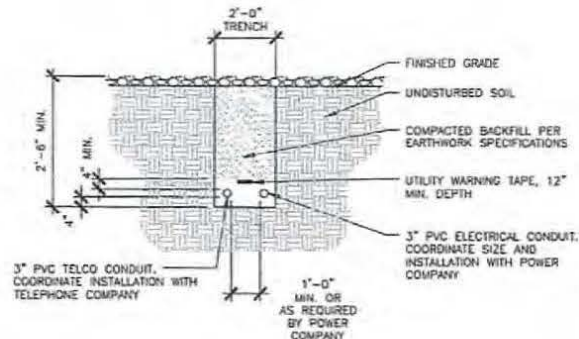
SCALE: 

TRUE NORTH  
(3° 4.13' E)  
MAG

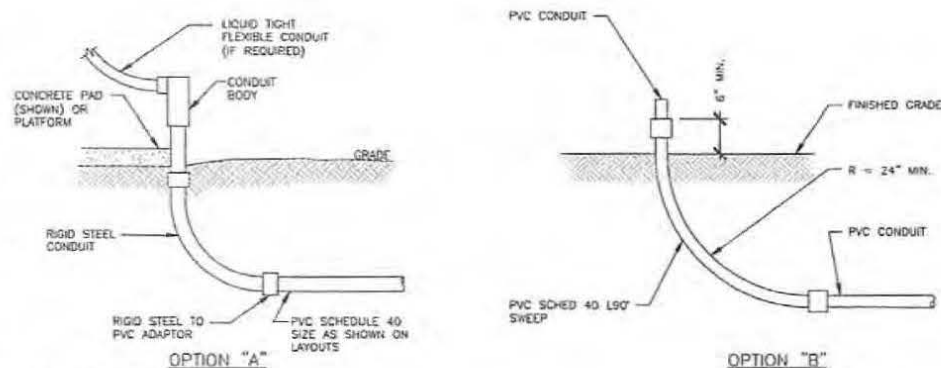


**1 ONE LINE DIAGRAM**  
SCALE: N.T.S.

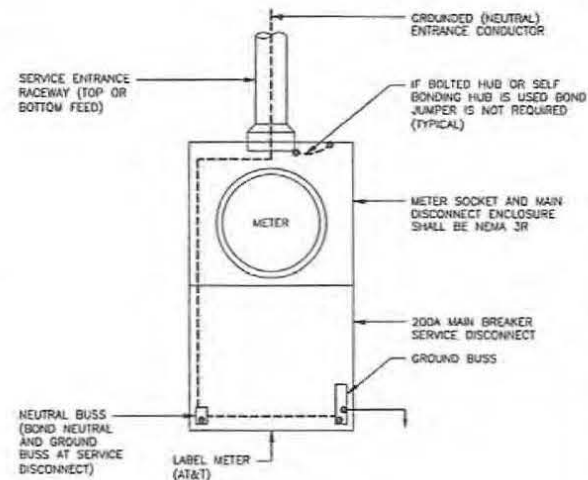
\*DETAIL PROVIDED BY OWNER\*



**2 TRENCH DETAIL**  
SCALE: N.T.S.



**3 CONDUIT DETAILS**  
SCALE: N.T.S.



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

VENDOR:

**at&t**  
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PH: (405) 529-8134

**COMPANIES LLC**

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OKLAHOMA CITY, OK 73114  
(405) 753-7167  
CDA #5499

PRODUCED BY:

**sts**

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PROFESSIONAL ENGINEERS  
AND CONSULTANTS  
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OKLAHOMA CITY, OK 73114  
(405) 753-7167  
CDA #5499

SITE NAME:  
**SHAWNEE HARRISON**

SITE NUMBER:  
**OKL01984**

SITE ADDRESS:  
801 N. HARRISON AVE  
SHAWNEE, OK 74801

ENGINEER:

| NO | DATE     | DESCRIPTION        | BY  |
|----|----------|--------------------|-----|
| A  | 05/13/20 | PRELIMINARY ISSUE  | BOH |
| D  | 06/16/20 | CONSTRUCTION ISSUE | BOH |
| 1  | 6/30/20  | PRELIM CONST ISSUE | JMM |

SHEET TITLE:  
**ELECTRICAL DETAILS**

SHEET NUMBER: PROJECT #:  
**E2** **TBD**

BY: CKD BY: **1**  
JMM JMM

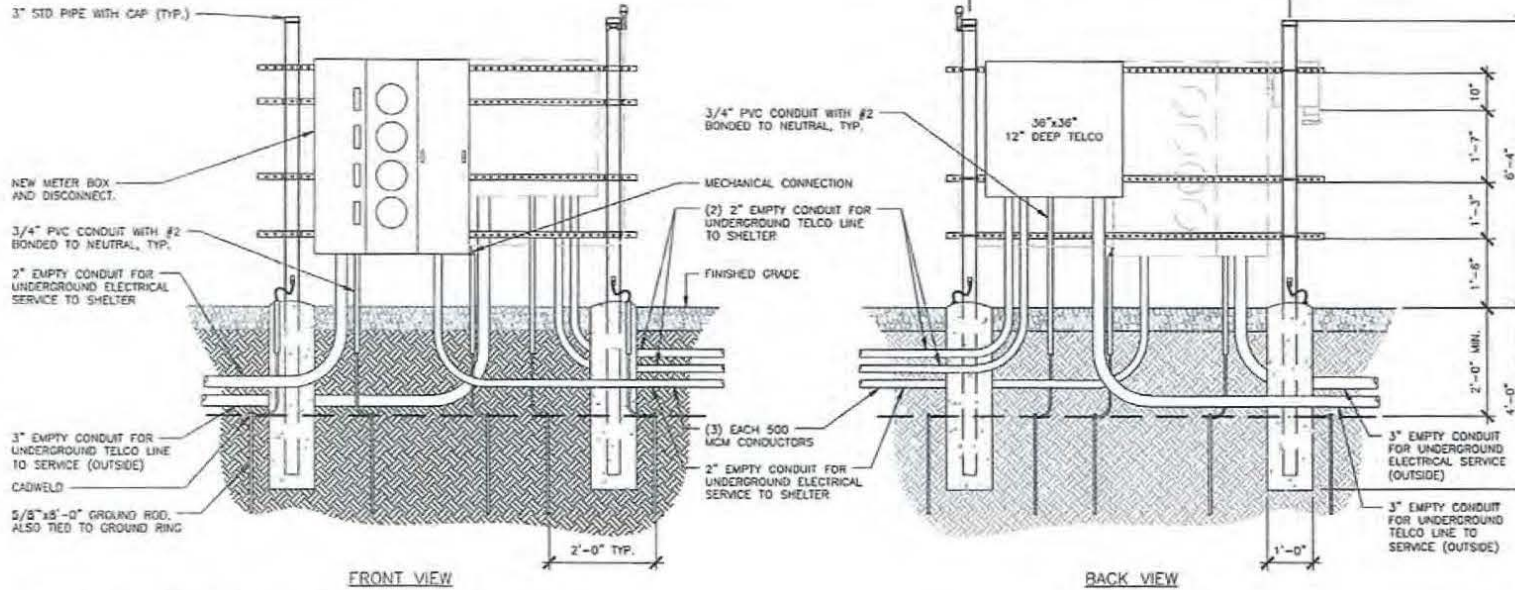


# NOTES:

1. ALL EXPOSED ELECTRICAL CONDUIT MUST BE RIGID.
2. THREADLESS CONNECTORS ARE NOT ALLOWED.
3. USE SQUARE "O" 200A FUSIBLE DISCONNECT.
4. EMT CONDUIT CAN ONLY BE USED INSIDE.
5. USE ONLY COMPRESSION TYPE FITTINGS ON EMT CONDUIT.
6. USE ONLY STRANDED CONDUCTIONS 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 TBO CONSTRUCTION MANAGER TO DETERMINE TOTAL AMOUNT OF WAPS THAT WILL BE PROVIDED TO PROPOSED UTILITY RACK

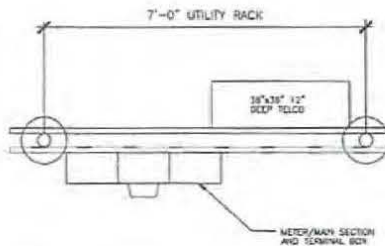


FRONT VIEW

BACK VIEW

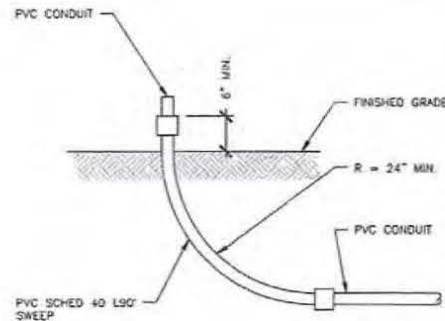
## 1 FOUR GANG UTILITY RACK ELEVATIONS

SCALE: N.T.S.



## 2 UTILITY RACK PLAN

SCALE: N.T.S.



## 3 CONDUIT DETAIL

SCALE: N.T.S.

VENDOR:



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



CREATED USING  
TWO-DIMENSIONAL  
DRAWING SOFTWARE  
(VERIFIED BY)

PRODUCED BY:



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AND CONSULTANTS  
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OKLAHOMA CITY, OK 73114  
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COA #5499

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OKL01984

SITE ADDRESS:

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SHAWNEE OK 74801

ENGINEER:



| NO | DATE     | DESCRIPTION        | BY  |
|----|----------|--------------------|-----|
| A  | 05/13/20 | PRELIMINARY ISSUE  | BOH |
| O  | 06/16/20 | CONSTRUCTION ISSUE | BOH |
| 1  | 6/30/20  | PRELIM CONST ISSUE | JWM |

SHEET TITLE:

UTILITY RACK DETAILS

| SHEET NUMBER: | PROJECT #:  | REVISION |
|---------------|-------------|----------|
| E3            | TBO         | 1        |
| BY: JWM       | CRD BY: JWM |          |

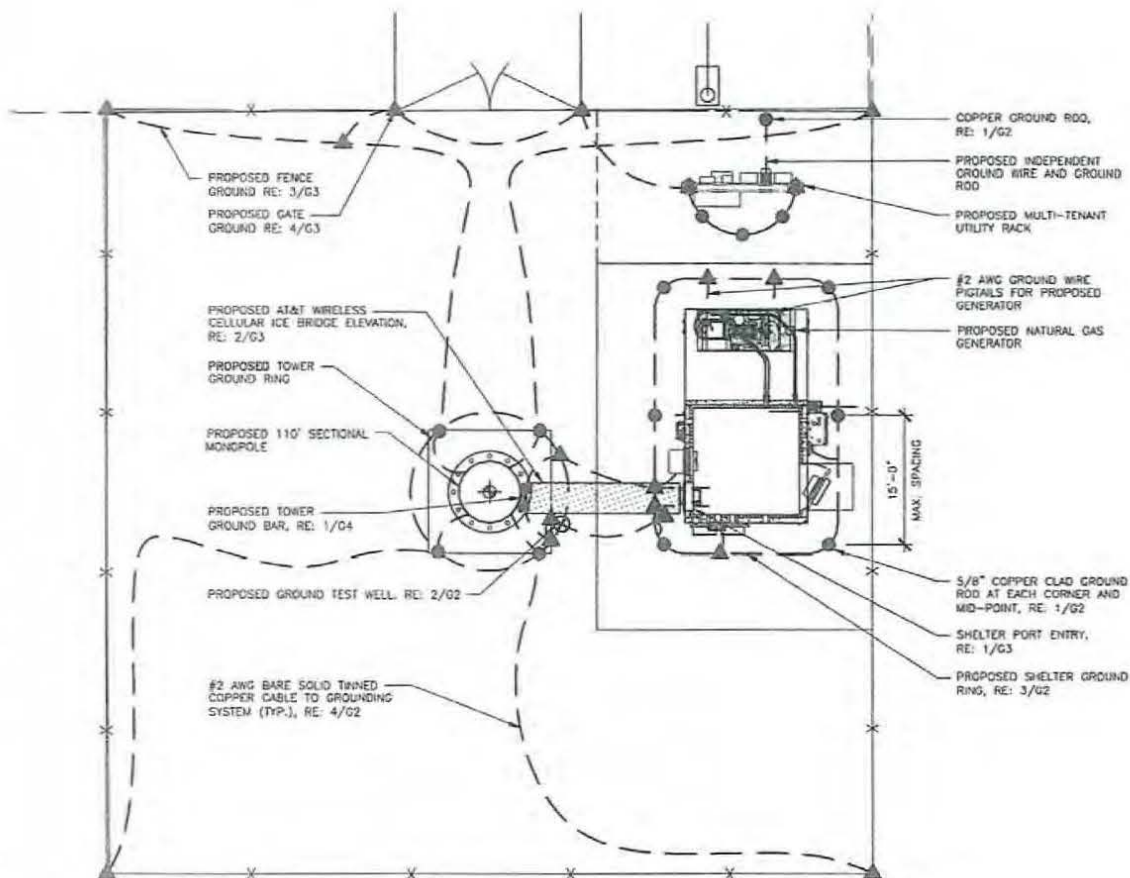
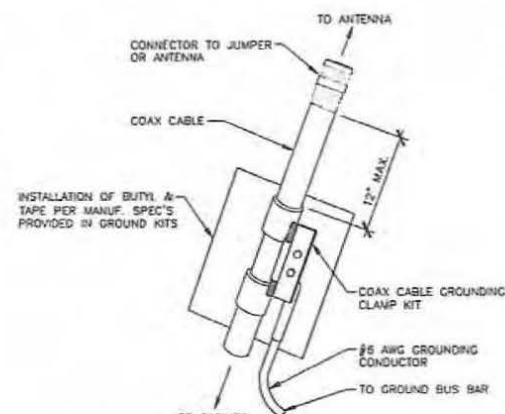
RE: 5/G2 FOR TYPICAL  
CADWELD DETAILS

# GROUNDING LEGEND:

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

## GROUNDING NOTES:

- 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 GROUNDING 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.



## 1 COMPOUND GROUNDING PLAN

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



## 2 CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE

SCALE: N.T.S.

VENDOR:

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SITE NAME:  
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SITE NUMBER:  
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SITE ADDRESS:  
801 N. HARRISON AVE  
SHAWNEE, OK 74801

ENGINEER:

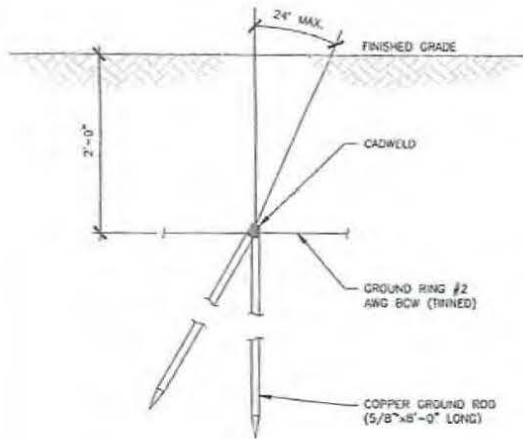
| NO. | DATE     | DESCRIPTION        | BY  |
|-----|----------|--------------------|-----|
| A   | 05/13/20 | PRELIMINARY ISSUE  | BDH |
| O   | 06/16/20 | CONSTRUCTION ISSUE | BDH |
| 1   | 6/30/20  | PRELIM CONST ISSUE | JAM |

SHEET TITLE:  
**COMPOUND GROUNDING PLAN**

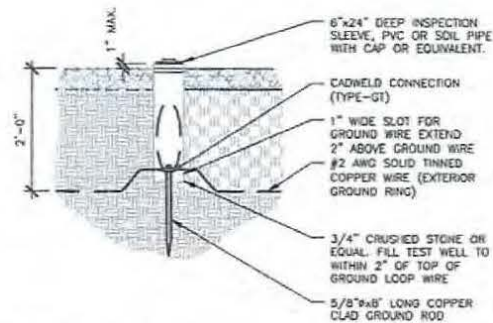
SHEET NUMBER: PROJECT #:  
**G1** 180

REVISION:  
BY: JAM CKD BY: JAM 1

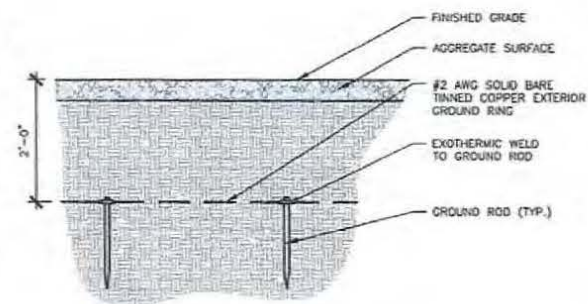




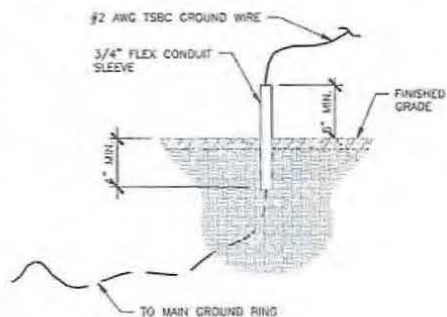
**1 ANTENNA CABLE GROUNDING DETAIL**  
SCALE: N.T.S.



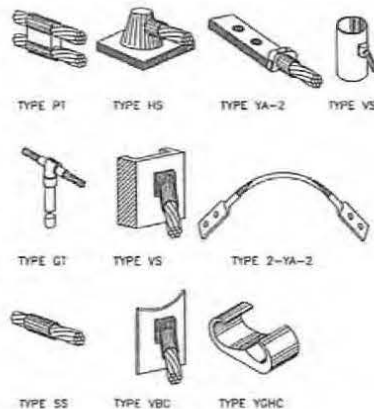
**2 GROUND TEST WELL DETAIL**  
SCALE: N.T.S.



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



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



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

VENDOR:  
  
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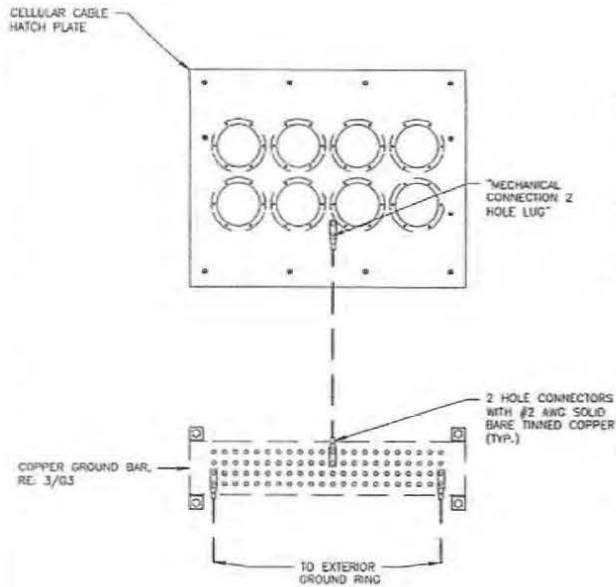
SITE NAME:  
**SHAWNEE HARRISON**  
SITE NUMBER:  
**OKL01984**  
SITE ADDRESS:  
801 N. HARRISON AVE  
SHAWNEE OK 74801

ENGINEER:  
  
6/30/2021

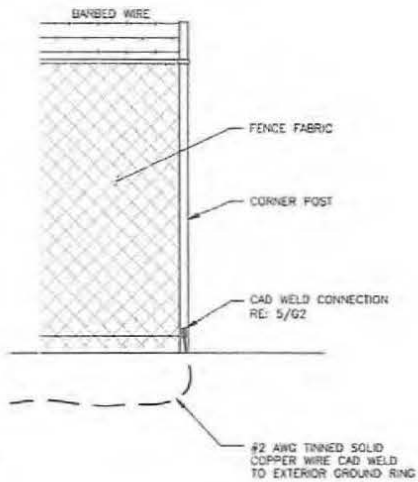
| NO | DATE     | DESCRIPTION        | BY  |
|----|----------|--------------------|-----|
| A  | 05/13/20 | PRELIMINARY ISSUE  | BOH |
| 0  | 06/16/20 | CONSTRUCTION ISSUE | BOH |
| 1  | 6/30/20  | PRELIM CONST ISSUE | JWM |

SHEET TITLE:  
**GROUNDING DETAILS**

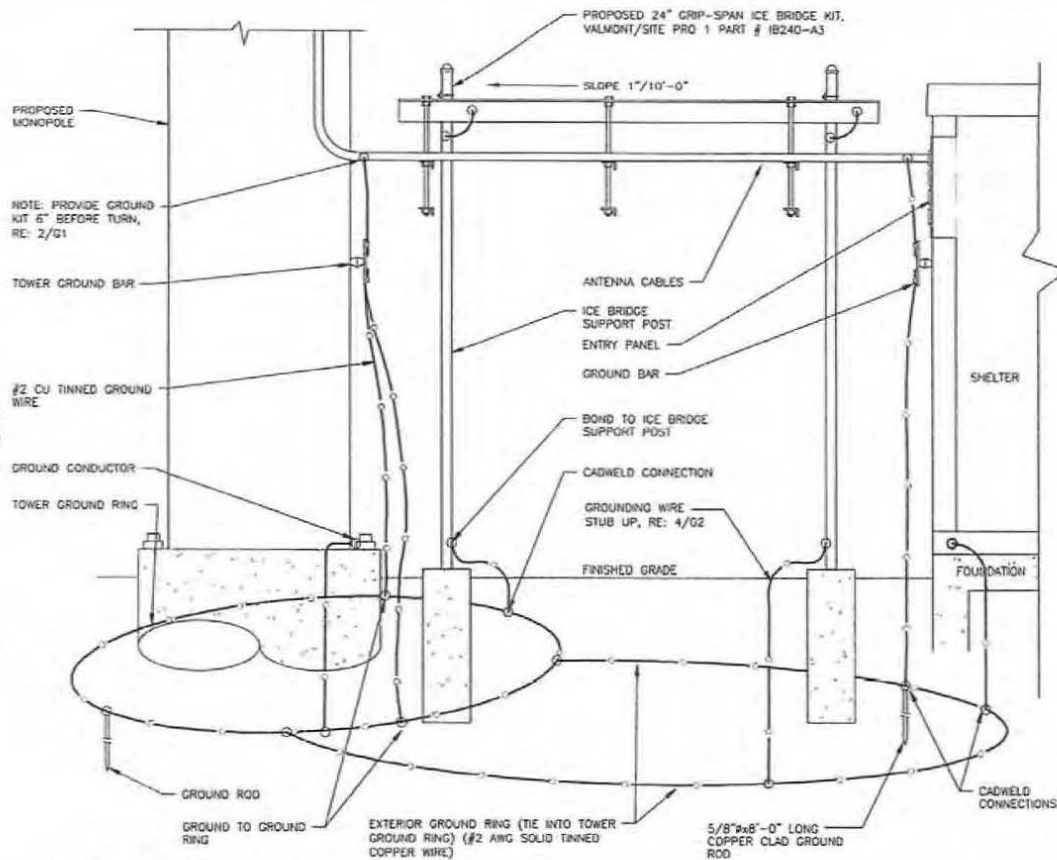
|                          |             |
|--------------------------|-------------|
| SHEET NUMBER: PROJECT #: | REVISION:   |
| <b>G2</b>                | <b>1</b>    |
| BY: JWM                  | CHK BY: JWM |



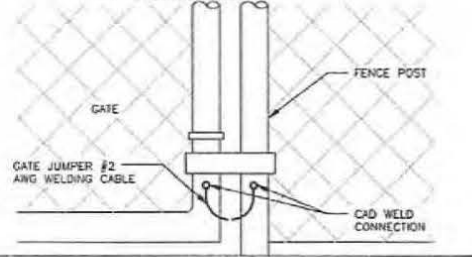
**1 EXTERIOR HATCH PLATE GROUNDING AT BUILDING**  
SCALE: N.T.S.



**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  
PH: (405) 529-8134

COMPANIES LLC

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ENGINEER:

| NO. | DATE     | DESCRIPTION        | BY  |
|-----|----------|--------------------|-----|
| A   | 05/13/20 | PRELIMINARY ISSUE  | BOH |
| O   | 06/16/20 | CONSTRUCTION ISSUE | BOH |
| T   | 6/30/20  | PRELIM CONST ISSUE | JWM |

SHEET TITLE:  
**GROUNDING DETAILS**

SHEET NUMBER: **G3** PROJECT #: **TBD** REVISION: **1**

BY: **JWM** CKD BY: **JWM**



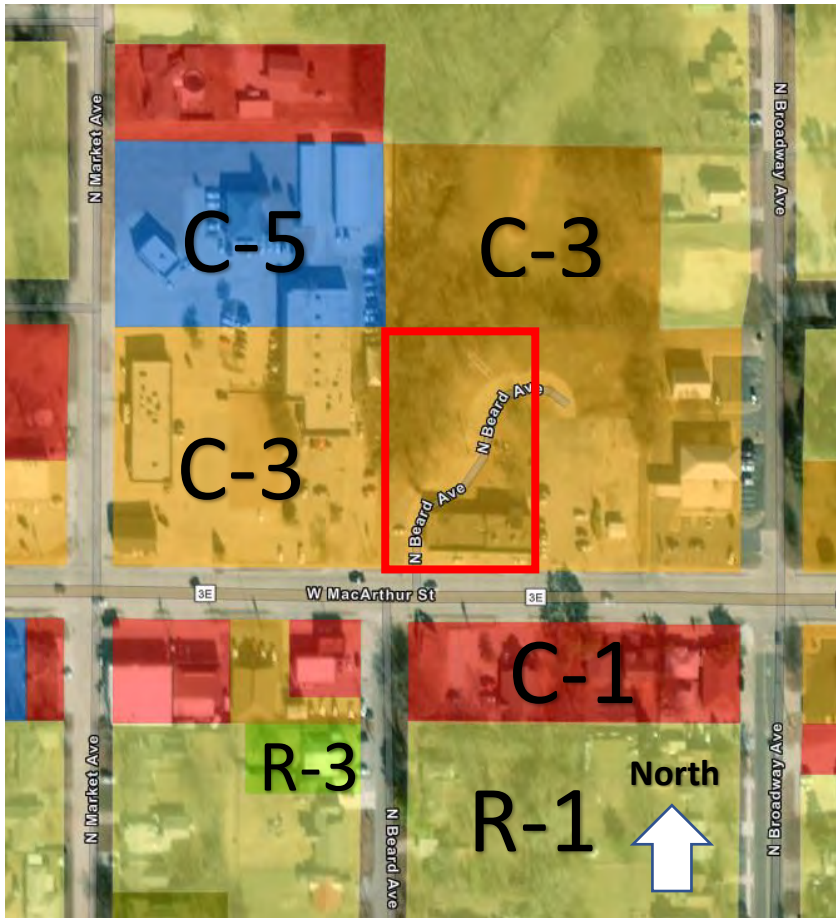




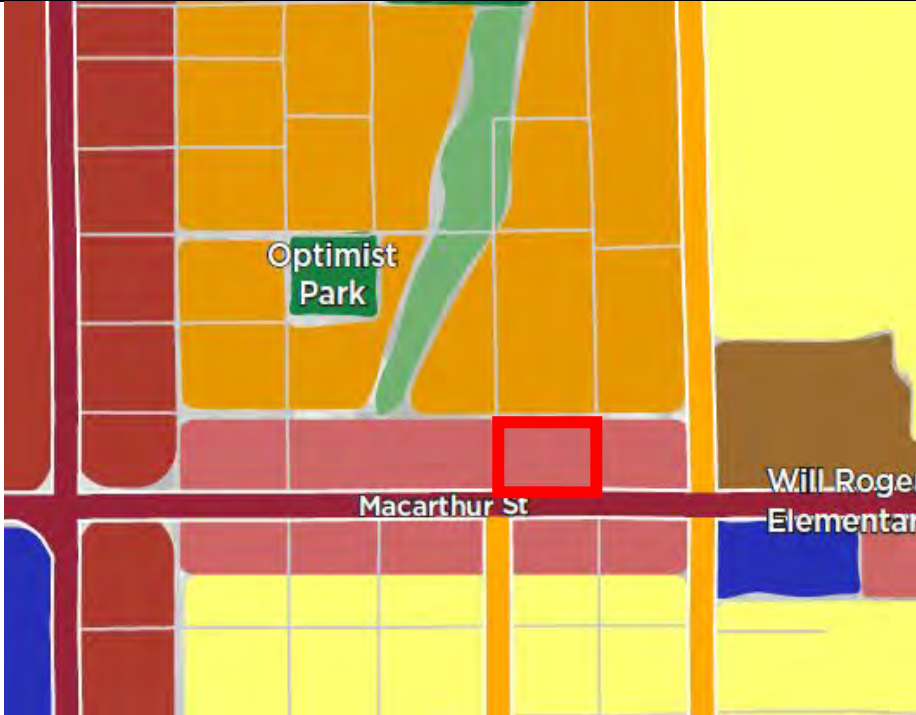
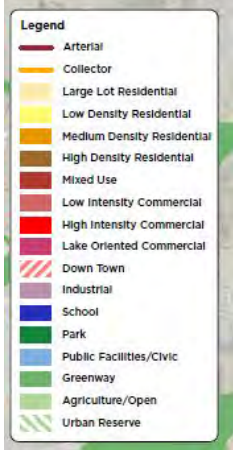






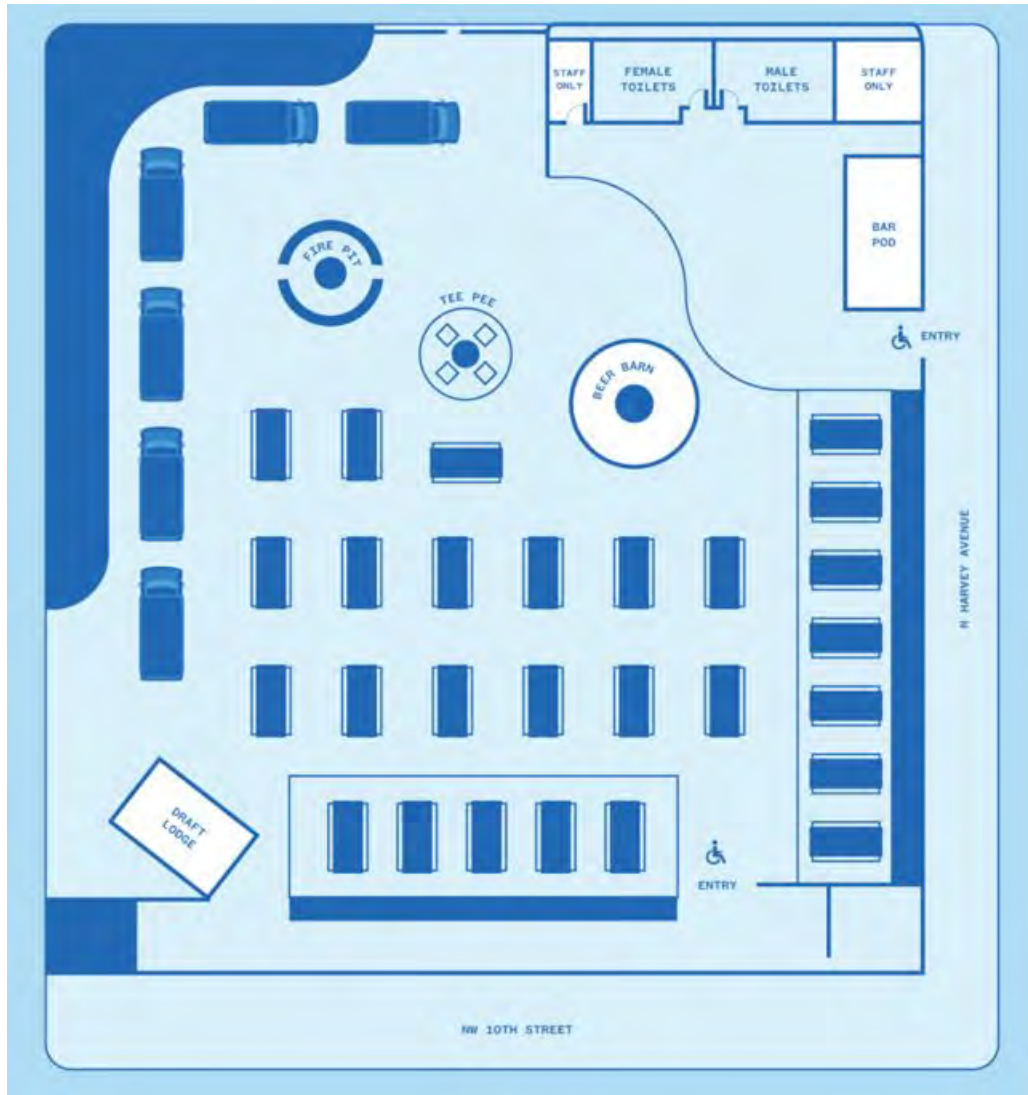
|                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <p>City of Shawnee<br/>Planning Department<br/>222. N. Broadway<br/>Shawnee, OK 74801<br/>(405) 878-1616<br/>Fax: (405) 878-1587<br/>www.ShawneeOK.org</p>                                                                                                                                                                                                |    | <p>CASE # P15-20<br/>PUBLIC HEARING DATE:<br/>September 2<sup>nd</sup>, 2020<br/>CITY COMMISSION DATE:<br/>September 8<sup>th</sup>, 2020</p> |
| <p>APPLICANT:<br/>Charlotte Barnett,<br/>GCR Sunset<br/>Enterprise, LLC</p>                                                                                                                                                                                                                                                                               | <p>6-20 W. MacArthur Street</p>                                                     | <p>Ford98@swbell.net</p>                                                                                                                      |
| <p>PROPERTY ADDRESS/LOCATION:<br/>6-20 W. MacArthur Street</p>                                                                                                                                                                                                                                                                                            |                                                                                     |                                                                                                                                               |
| <p>The applicant, Charlotte Barnett of GCR Sunset Enterprise, LLC, is requesting a rezoning from C-3 to C-3 with CUP (Conditional Use Permit) for an outdoor gathering space serving alcohol for on-site consumption, hosting food trucks and pop-up shops, etc. inspired by Bleu Garten in OKC on a 1.29-acre property located at 6-20 W. MacArthur.</p> |  |                                                                                                                                               |



|                                                                          |                                                                                                                                                                          |                                                                                                                                                                             |                                                         |                                                     |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------|
|                                                                          | <br> |                                                                                                                                                                             |                                                         |                                                     |
| <p><b>EXISTING ZONING:</b><br/> <b>C-3</b><br/> (Highway Commercial)</p> | <p><b>EXISTING LAND USE:</b><br/> <b>Vacant</b></p>                                                                                                                      | <p><b>SURROUNDING ZONING &amp; LAND USE:</b><br/> <b>R-1 (Single Family Residential)</b><br/> <b>C-1 (Neighborhood Commercial)</b><br/> <b>C-3 (Highway Commercial)</b></p> | <p><b>SUBDIVISION:</b><br/> <b>Wyant's Addition</b></p> | <p><b>PROPERTY SIZE:</b><br/> <b>1.29 acres</b></p> |
|                                                                          |                                                                                                                                                                          |                                                                                                                                                                             |                                                         |                                                     |

## STAFF RECOMMENDATION

The 2040 Comprehensive Plan has this area designated for the future use of low intensity commercial. This front of this site is currently being used as retail and includes a health shop, hair salon and an adult boutique. The vacant property behind this retail



BLEU GARTEN SITE PLAN





center is the proposed location for this outdoor gathering place. Historically, it was a mobile home park, which is now vacant with concrete and hookups still intact. The seasonal use of this proposal would not violate the Comprehensive Plan. A written letter of correspondence received has concerns including litter, noise, and portable restrooms. Staff would like to lay out framework for items needed to make this project feasible. Permanent bathrooms versus port-a-potties should be considered for health and sanitation concerns. Port-a-potties are allowed for one day or weekend duration events or shorter timespan events such as 5k runs. Also, the applicant is asking to use shipping containers. This would require an engineered design to state it can withstand the use it is for. This also goes against our façade requirement for commercial districts, but staff would be open to supporting a variance application if public art in the form of murals was used for covering. A buffer or partial enclosure should be considered for ambiance and acoustics to create space and be respectful to neighboring residents. Curfew hours should be set. Staff would like a document drafted for the conditions of this development if approval is considered. Staff would like the opportunity to bring back a potential drafted document back to Planning Commission to review and provide feedback on based on the commentary from this application's first meeting.

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**One letter in opposition to this development has been received at this time.**

**ATTACHMENTS:  
(CIRCLE)**

**SUBMITTED PLANS**

**PUBLIC HEARING  
PETITION/  
APPLICATION  
FORM**

**LEGAL NOTICE**

**LEGAL DESCRIPTION**

**PUBLIC COMMENTS**

**AGENCY COMMENTS**

**RESPONSE TO STANDARDS**

RECEIVED

AUG 03 2025

## PLANNING COMMISSION APPLICATION

PLANNING / CODE



City of  
Shawnee  
OKLAHOMA

City of Shawnee  
Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number:

P15-20

Project Number:

200794

Date Filed:

Planning Commission Secretary

## REQUEST:

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

Have alcohol for sell onsite

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

PROPERTY LOCATION (STREET ADDRESS): 6420 W. MacArthur St

LEGAL DESCRIPTION: Block 3 Wyant's 1st Addition

PROPERTY OWNER (S): GCR Sunset Enterprise LLC

PROPERTY AGENT (APPLICANT): Charlotte Barnett

APPLICANT'S ADDRESS: 11 E MacArthur

CITY: Shawnee

STATE: OK

ZIP: 74804

EMAIL ADDRESS: Ford98@swbell.net

TELEPHONE NUMBER: (405) 388-6864

CONTACT NUMBER: ( )

DIMENSIONS OF PROPERTY: AREA: 2.08 Acres

WIDTH: 285.04

LENGTH: 202.53

FRONTAGE: 275.00

CURRENT ZONING: C3

CURRENT USE: Retail

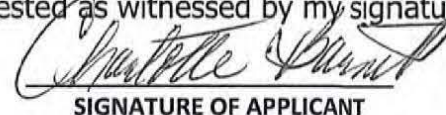
PROPOSED ZONING: C3 w/cap

PROPOSED USE: Retail - Food Trucks

Alcohol sales on premises

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

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



SIGNATURE OF APPLICANT

## FOR STAFF USE ONLY

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

RECEIPT NO. 02446225

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

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

PLANNING COMMISSION ACTION: \_\_\_\_\_

DATE: \_\_\_\_\_

CITY COMMISSION ACTION: \_\_\_\_\_

DATE: \_\_\_\_\_

PLACE ON ZONING MAP: \_\_\_\_\_

ORDINANCE NO.: \_\_\_\_\_



**CONTRACTORS: MUST HAVE CONTRACTORS INFORMATION BEFORE PERMIT IS ISSUED**

BUILDER meek Construction  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
CELL/PAGER \_\_\_\_\_

ELECTRICAL \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
CELL/PAGER \_\_\_\_\_  
CITY LICENSE # \_\_\_\_\_  
STATE LICENSE # \_\_\_\_\_

HEAT & AIR \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
CELL/PAGER \_\_\_\_\_  
CITY LICENSE # \_\_\_\_\_  
STATE LICENSE # \_\_\_\_\_

PLUMBING \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
CELL/PAGER \_\_\_\_\_  
CITY LICENSE # \_\_\_\_\_  
STATE LICENSE # \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY: (OR PROVIDE COPY OF DEED)**

LOT \_\_\_\_\_ BLOCK Block 3 SUBDIVISION Wyant's 1st Addition

**BUILDING CHARACTERISTICS FOR NEW BUILDINGS/REMODEL/ADDITIONS:**

PRINCIPAL TYPE OF FRAME:

☐ WOOD FRAME ☐ BRICK WALL ☐ MASONRY WALL ☐ REINFORCED CONCRETE ☒ STRUCTURAL STEEL

OTHER (SPECIFY): Shipping Container

NUMBER OF BEDROOMS: 1  
NUMBER OF BATHROOMS: 2

NUMBER OF STORIES: 1  
NUMBER OF DWELLING UNITS: 1

**SITE INFORMATION**

CORNER LOT ☐ INTERIOR LOT ☒  
EXISTING NUMBER OF BUILDINGS ON LOT 2 STREET FRONTAGE No  
PROPOSED NUMBER OF BUILDINGS ON LOT 3  
EXISTING USE OF BUILDINGS ON LOT Strip Mall Sno Cone Stand

**Type of Abutting Street (if unknown, refer to map in planning office)**

ARTERIAL ☐ COLLECTOR ☐ LOCAL ☒

**PERCENT OF LOT COVERAGE**

NEW STRUCTURES: 253 SQ.FT.  
EXISTING STRUCTURES: 1 SQ.FT. 7803  
PROPOSED ADDITION: \_\_\_\_\_ SQ.FT.  
TOTAL COVERAGE: \_\_\_\_\_ SQ.FT.

**SETBACK NEW BUILDINGS/ADDITIONS**

FRONT YARD: N S E W FT. 120'  
(L)SIDE YARD: N S E W FT. 130'  
(R)SIDE YARD: N S E W FT. 130'  
REAR YARD: N S E W FT. 56'

# APPROACHES 2 SEALED SURFACE ASPHALT ☒  
CONCRETE ☒

PARKING # OF PARKING SPACES 40  
# OF SPACES PROPOSED 0

NUMBER OF TAPS: WATER 0 SEWER 0

**CONSTRUCTION TYPE CLASSIFICATION PER IBC BUILDING CODE:**

SEWER LOCATION: STREET ☐ ALLEY ☒ WATER LOCATION: STREET ☐ ALLEY ☒  
SEWER SYSTEM: CITY ☒ PRIVATE ☐ WATER SYSTEM: CITY ☒ PRIVATE ☐  
BUILDING SEWER SIZE: 4" ☒ 6" ☐ 8" ☐ WATER METER SIZE: 5/8" ☐ 3/4" ☒ 1" ☐ 1 1/2" ☐

**ALL INFORMATION THAT APPLIES TO THE PROJECT MUST BE PROVIDED FOR THE PERMIT TO BE PROCESSED!!**

# Invoice



**SMITH BROTHERS**  
ABSTRACT

118 N. Broadway Avenue, Shawnee, OK 74801  
Phone: (405)273-9820 Fax: (405)273-9813  
[www.smithbrothersabstract.com](http://www.smithbrothersabstract.com)

---

**Billed To:**

Charlotte Barnett  
20 W MacArthur and 6 W MacArthur  
Shawnee, OK 74804  
Attn:

**Customer File No:****Deliver To:**

Attn:

**Invoice No:** 564874

**Invoice Date:** 07/31/2020

**Buyer:** Charlotte Barnett,

**Address:**

20 W MacArthur and 6 W MacArthur, Shawnee, OK 74804

**Brief Legal:**

The East 112 feet of the West 300 feet of Block Three (3),  
WYANT'S ADDITION  
AND  
Part of the West 188 feet of the West 300 feet of Block  
Three (3), WYANT'S ADDITION

---

**DESCRIPTION****AMOUNT**

300' Radius Report

\$400.00

Total amount due:

\$400.00

---

*Please remit payment to: 4500 West Houston, Broken Arrow, OK 74012*

---

paid 7/31/20  
check # 1070  
Melanie B. B. B.

**THANK YOU FOR YOUR BUSINESS**

**Smith Brothers Abstract**  
118 N. Broadway  
Shawnee, OK 74801





# SMITH BROTHERS

## ABSTRACT

118 N. Broadway Avenue

Shawnee, OK 74801

Phone: (405)273-9820 Fax: (405)273-9813

State of Oklahoma  
County of Pottawatomie

} SS

## SPECIAL CERTIFICATE

IN RE: The East 112 feet of the West 300 feet of Block Three (3), WYANT'S ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

AND

The West 188 feet of the West 300 feet of Block Three (3), WYANT'S ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof. LESS AND EXCEPT a tract of land described as beginning at the Southwest Corner of said Block 3; thence Northerly along the West Lot line of said Block 3 a distance of 7.0 feet to Point of Beginning; thence continuing Northerly along the said West Lot line a distance of 15.0 feet; thence Southeasterly on a 45° angle a distance of 21.21 feet to a point; thence westerly, parallel to the South line of said Block 3, a distance of 15.0 feet to the Point of Beginning.

The undersigned a duly bonded and qualified abstract company within and for Pottawatomie County, Oklahoma, hereby certifies that the current year's tax rolls in the office of the Pottawatomie County Treasurer shows the names and addresses of the owners of the property abutting and within 300 feet in any direction of the before described real estate as follows, to-wit:

### NAME AND ADDRESS

### LEGAL DESCRIPTION

Bison Federal Credit Union  
2 W. MacArthur  
Shawnee, OK 74801

WYANT'S FIRST E124' BLK 3

Jeffrey Sutton and Angela Sutton  
45802 River Rd.  
Shawnee, OK 74801

WYANT'S FIRST BEG SW/C BLK 4 N102' E100' S102'  
W100' POB

The Primax Group, Inc.  
120 W. MacArthur, Suite 121  
Shawnee, OK 74804

MACARTHUR PARK ADDITION BLK 1 LOT 1  
and  
MACARTHUR PARK ADDITION BLK 1 LOT 2

Mark W. Acock and Malinda S. Acock  
2026 N. Beard Ave  
Shawnee, OK 74804

MACARTHUR PARK ADDITION BLK 1 LOT 3

David E. Bade  
2821 N. Market  
Shawnee, OK 74804

WYANT'S 2ND N100' BLK 3

Kevin Kalies  
13204 Coker Rd.  
Shawnee, OK 74801

Kalies Properties, LLC  
13204 Coker Rd  
Shawnee, OK 74804

Deborah Haffey and Todd & Shawna Rigney  
2804 N. Broadway  
Shawnee, OK 74804

Jimmy R VanAntwerp and Kimi R VanAntwerp  
1206 Cambridge Dr  
Shawnee, OK 74804

Karen S Meshew  
2803 N. Broadway  
Shawnee, OK 74804

Richard A Palomares and Joy K Palomares  
2804 N. Broadway  
Shawnee, OK 74804

Jerry Donal Newsom and Virginia Diane Newsom  
2824 N Bell  
Shawnee, OK 74804

Joyce Mae Wood  
2808 N. Bell Ave  
Shawnee, OK 74804

Susan McGowan  
800 E. Dimond Boulevard, #193-501  
Anchorage, AK 99515

Lighthouse Commercial I, LLC  
1710 W. Wilow, Suite 200  
Enid, OK 73703

Valentine Real Estate, LLC  
6 E. MacArthur  
Shawnee, OK 74804

Sharon Sue & Charlotte Louise Boone and Andrew &  
Linda Belford  
16 Cedar Creek Dr  
Shawnee, OK 74804

WYANT'S 2ND ALL BLK 4 & THE N/2 OF VACATED  
32ND STREET & ALL 33RD STREET BETWEEN  
BROADWAY STREET & BEARD STREET & THAT  
PART OF THE E/2 OF BEARD STREET LYING WEST  
OF & ADJACENT TO BLOCK 11 LESS N225' OF E142'  
& LESS THE EAST 208' OF THE SOUTH 75' OF  
BLOCK 4 & THE NORTH 30' OF THE EAST 208' OF  
VACATED N/2 OF 32SN STREET  
and  
WYANT'S 2ND BEG NE/C BLK 4 S75' W142' N75' E142'  
POB

WYANT'S 2ND BEG 75'S NE/C BLK 4 E & W 142' X N &  
S 50'

WYANT'S 2ND BEG 125'S NE/C BLK 4 W142' S100'  
E142' N100' POB

WYANT'S 2ND THE EAST 208' OF THE SOUTH 75' OF  
BLOCK 4 & THE NORTH 30' OF THE EAST 208' OF  
VACATED N/2 OF 32SN STREET

WYANT'S 2ND PART OF THE W1/2 BLK 5 BEG SW/C  
BLK 5 N147.86' E217' S147.73' W217' PON

WYANT'S 2ND PART OF BLK 5 BEG NW/C BLK 5  
E180' S151.48' E37' S61.27' W217' N212.73' POB

WYANT'S 2ND BEG NE/C BLK 5 S121' W180' N121'  
E180' POB & S30' VAC 33RD ST ADJ PROP ON  
NORTH

WYANT'S 2ND BEG 121'S NE/C OF VAC BLK 5 S85'  
W143' N85' E143' POB

WYANT'S 2ND BEG 206'S NE/C VAC BLK 5 S124' TO  
CENTER OF VAC 32ND ST W ALG CENTER LINE OF  
STREET 143' N124' E143' POB

XPRESS ADDITION LOT 1  
and  
XPRESS ADDITION LOT 2

WYANT'S FIRST W1/2 S1/2 BLK 2 LESS S7' OF W75'  
TO CITY & LESS S7' OF E100' TO CITY

WYANT'S FIRST W1/2 OF N1/2 BLK 2



Thompson Legacy, LLC  
3 E. MacArthur  
Shawnee, OK 74804

CT Commercial Properties, LLC  
2621 N. Broadway  
Shawnee, OK 74804

Michael B Lawson and Cheryl Ann Lawson  
2618 N. Broadway  
Shawnee, OK 74804

DBZ Properteis, Inc.  
25 W. MacArthur St.  
Shawnee, OK 74804

Pottawatomie County Investment Properties, LLC  
25 W. MacArthur  
Shawnee, OK 74804

Hinson Property Investments  
PO Box 960  
Ada, OK 74821

Oklahoma Land Co., LLC  
5101 S. Shields Boulevard  
Oklahoma City, OK 73129

Rudy I. Harvey  
2615 N. Beard  
Shawnee, OK 74804

Brandy Martin  
802 S. Broadway Ave  
Shawnee, OK 74801

Virginia L. Floyd  
2606 N. Broadway  
Shawnee, OK 74804

Lloyd Dean Yell and Rhonda Gail Yell  
7301 N Leo  
Shawnee, OK 74804

MacArthur 66, Inc.  
101 W. MacArthur  
Shawnee, OK 74804

Rick D Thompson and Becky G Thompson  
PO Box 1486  
Shawnee, OK 74802

ROSE GARDEN BLK 2 LOTS 6 THRU 14

ROSE GARDEN BLK 2 LOTS 15 THRU 18

ROSE GARDEN BLK 3 LOTS 1 & 2 & VAC ALLEY  
and  
GARDEN BLK 3 LOTS 1 & 2 & VAC ALLEY  
and  
ROSE GARDEN BLK 3 LOTS 36 & 37  
and  
ROSE GARDEN BLK 3 LOTS 38 & 39

ROSE GARDEN BLK 3 LOTS 5 & 6

ROSE GARDEN BLK 3 LOT 7  
and  
ROSE GARDEN BLK 3 LOT 8

ROSE GARDEN BLK 3 LOTS 9 THRU 15

ROSE GARDEN BLK 3 LOTS 16 & 17

ROSE GARDEN BLK 3 LOT 18 THRU 22

ROSE GARDEN BLK 3 LOTS 23 THRU 25

ROSE GARDEN BLK 3 N1/2 LOT 33 & ALL LOTS 34 &  
35

ROSE GARDEN BLK 4 LOTS 1 THRU 4 LESS N107'  
LOT 5 & LESS N107' OF E9' & ALL LOT 6 & E19' LOT 7

ROSE GARDEN BLK 4 N107' LOTS 1 THRU 4 & N107'  
OF E9' OF LOT 5

ROSE GARDEN BLK 4 LOT 7 W6' & ALL LOTS 8-10

Jeffrey S Dunn and Heather R Dunn  
349600 E 970 Rd  
Sparks, OK 74869

June E Snodgrass  
2619 N Market  
Shawnee, OK 74804

Dorcie A Bryce, Jr and Nancy K Bryce  
2626 N. Beard  
Shawnee, OK 74804

William A Warren and Jane C Warren  
401 E. Georgia  
Shawnee, OK 74804

ROSE GARDEN BLK 4 LOTS 11 THRU 13

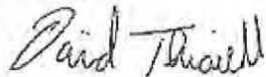
ROSE GARDEN BLK 4 LOTS 14 & 15

ROSE GARDEN BLK 4 LOTS 29 THRU 33

ROSE GARDEN BLK 4 LOTS 34 & 35

IN WITNESS WHEREOF, We have hereunto set our hand and seal at office in the City of Shawnee, Oklahoma,  
this 30th day of July, 2020 at 07:00 AM.

ATTEST:



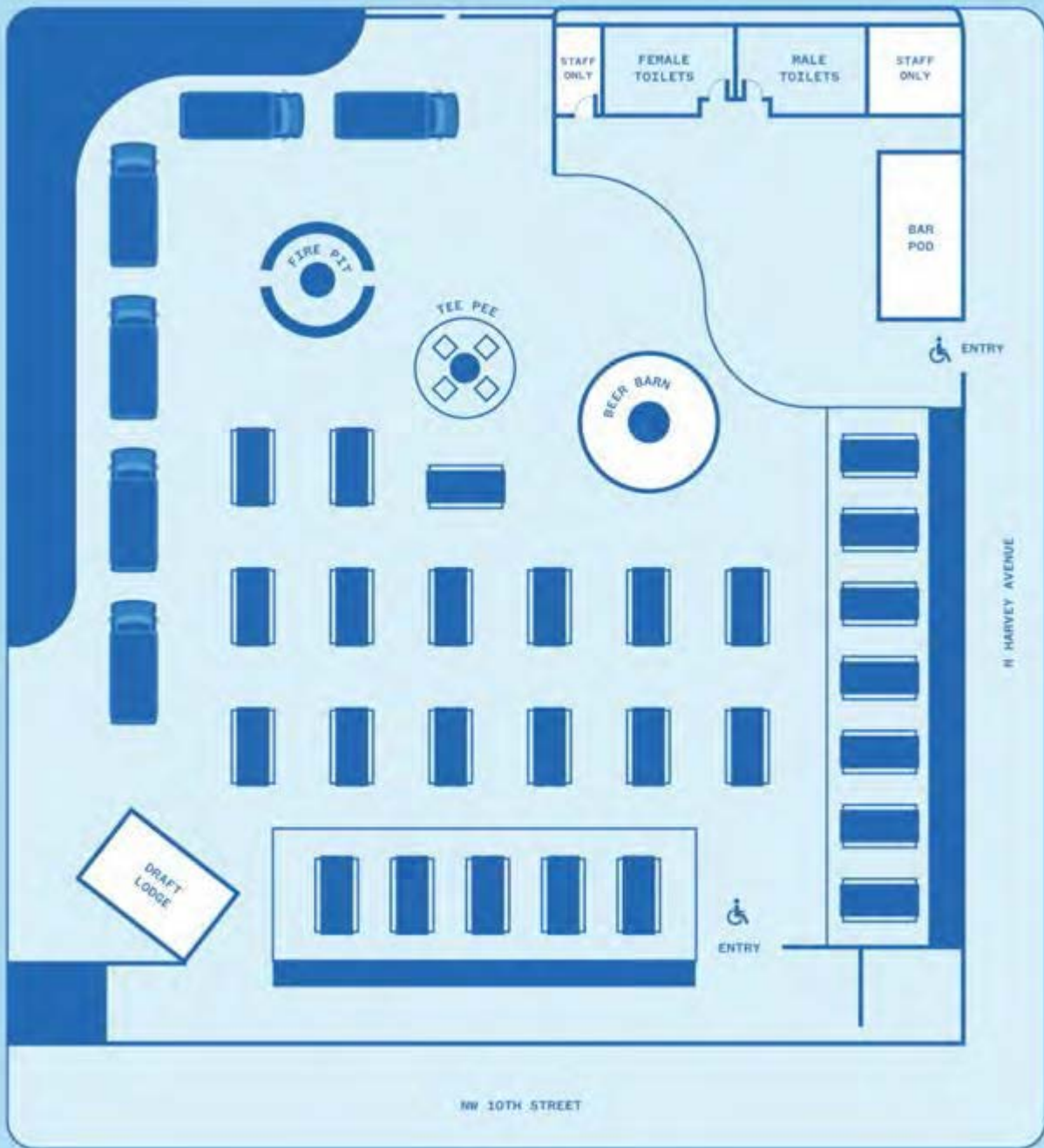
David Thrailkill,  
Abstractor License No.: 3211

Smith Brothers Abstract & Title Co., LLC



President  
Abstractor License No.: 1725





NW 10TH STREET





Michael B. and Cheryl A. Lawson  
2618 N. Broadway  
Shawnee, OK 74804  
August 24, 2020

Rebecca Blaine, AICP  
Planning Director  
222 N. Broadway Ave.  
Shawnee, OK 74801

RE: Rezone Request within 300 Feet of Our Property

Dear Ms. Blaine:

We have received your letter dated August 10, 2020, regarding the request of **GCR Sunset Enterprise, LLC** to rezone from **C-3 to C-3 with a CUP** located at approximately **6-20 W. MacArthur Street**.

For the last forty-six years, we have owned and operated our women's retail clothing store, Mayme's Miss & Mrs., on MacArthur Street. Since 1984, our business has been located at 1 W. MacArthur which is at the southwest corner of Broadway Street and MacArthur Street.

Through these years, MacArthur Street has developed into what it is today: a fine area with retail shops, a credit union, a bank, restaurants, insurance offices, a dental office, chiropractic offices, an eye institute, and an emergency medicine office to name but a few. As business people, we are proud of the positive progress MacArthur Street has experienced the last forty-six years.

The rezone request for **the purpose of creating an outdoor gathering space containing food trucks, on-premise sale and consumption of alcohol, pop-up shops and restrooms** does not, in our opinion, fit the image that has been created on MacArthur Street to date. Occasionally, a passerby will throw trash on our property which we are left to pick up. We can only image the wrappers, bottles, and cups, when combined with the Oklahoma wind, that will litter our property from the proposed site. Portable restrooms are unthinkable!

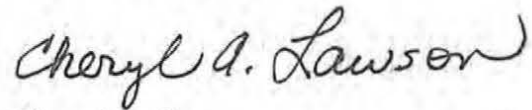
Not only do we own 1 and 3 W. MacArthur, our home is located directly behind these parcels. The noise created, both day and night, will have a disturbing impact on us and the rest of the neighborhood.

We cannot imagine how this rezone request should be approved, and we respectfully ask that it be denied.

Sincerely yours,

A handwritten signature in black ink that reads "Michael B. Lawson". The script is cursive and fluid.

Michael B. Lawson

A handwritten signature in black ink that reads "Cheryl A. Lawson". The script is cursive and fluid.

Cheryl A. Lawson









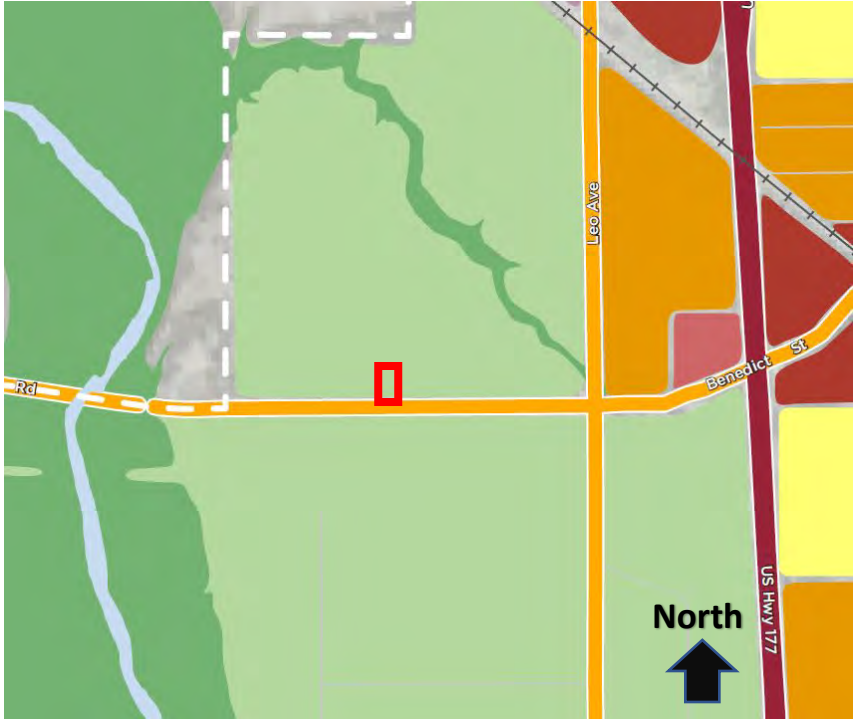


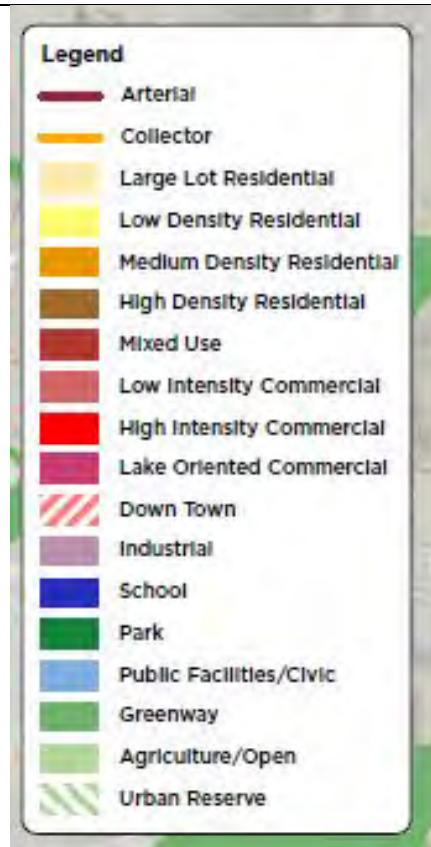








|                                                                                                                                                                                                                                                                             |                                                                                                                                                                          |                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <p>City of Shawnee<br/>Planning Department<br/>222. N. Broadway<br/>Shawnee, OK 74801<br/>(405) 878-1616<br/>Fax: (405) 878-1587<br/>www.ShawneeOK.org</p>                                                                                                                  |                                                                                         | <p>CASE # P16-20<br/>PUBLIC HEARING DATE:<br/>September 2<sup>nd</sup>, 2020<br/>CITY COMMISSION DATE:<br/>September 8<sup>th</sup>, 2020</p> |
| <p>APPLICANT:<br/>Kevin Hanna of<br/>Executive Home<br/>Rentals, LLC</p>                                                                                                                                                                                                    | <p>P.O. Box 3861<br/>Shawnee, OK 74801<br/><a href="mailto:Welcomehomerentals555@gmail.com">Welcomehomerentals555@gmail.com</a></p>                                      |                                                                                                                                               |
| <p>PROPERTY ADDRESS/LOCATION:<br/><b>2124 W. Benedict Street</b></p>                                                                                                                                                                                                        |                                                                                                                                                                          |                                                                                                                                               |
| <p>The applicant, Kevin Hanna of Executive Home Rentals, LLC, is requesting a rezoning from A-1 (Rural Agricultural) to C-3 (Highway Commercial) for the purpose of indoor cultivation of medical marijuana on a 1.00-acre property located at 2124 W. Benedict Street.</p> |   |                                                                                                                                               |



This property is an illegal, nonconforming lot comprised of one acre within city limits. A-1 (Rural Agricultural District) property requires a minimum of five acres or more to hold this zoning designation. The City has no record of the split of this acre off the larger 7.23-acre property. In the scenario that a lot split application had been submitted, a rezoning would have been required to go through the approval process before it would have been approved. Also, a minimum street frontage and width of 330' are required for all A-1 lots. This lot is estimated to have only 130' of frontage and width. Under current ordinance, medical marijuana can be grown indoors within C-3 and higher intensity commercial districts as well as all industrial districts. Per the Comp Plan which reserves this area as greenway, agriculture/open space, the rezone of this property would be a poor deviation without justification from the Comprehensive Plan. As our zoning districts are today, there are ample existing properties already designated within these districts appropriate for medical marijuana businesses. A letter of written opposition was received and is included in your packet noting concerns about odor, increased traffic, theft and trespassing.



|                                                                              |                                                                            |                                                                                                                                                                                            |                     |                             |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|
| EXISTING ZONING:<br>A-1 (Rural<br>Agricultural)                              | EXISTING LAND<br>USE:<br>Burned down<br>home with<br>accessory<br>building | SURROUNDING ZONING<br>& LAND USE:<br>Majority A-1 with<br>one R-1 parcel and<br>two spot zonings:<br>one C-1<br>(Neighborhood<br>Commercial) and one<br>C-3 (Highway<br>Commercial) parcel | SUBDIVISION:<br>N/A | PROPERTY SIZE:<br>1.00 acre |
| <b>STAFF RECOMMENDATION</b>                                                  |                                                                            |                                                                                                                                                                                            |                     |                             |
|                                                                              |                                                                            |                                                                                                                                                                                            |                     |                             |
| APPROVE                                                                      | APPROVE WITH<br>CONDITIONS                                                 | DENY                                                                                                                                                                                       |                     |                             |
| One letter in opposition to this development has been received at this time. |                                                                            |                                                                                                                                                                                            |                     |                             |
| ATTACHMENTS:<br>(CIRCLE)                                                     | SUBMITTED<br>PLANS                                                         | PUBLIC<br>HEARING<br>PETITION/<br>APPLICATION<br>FORM                                                                                                                                      | LEGAL NOTICE        | LEGAL DESCRIPTION           |
| PUBLIC COMMENTS                                                              | AGENCY COMMENTS                                                            | RESPONSE TO STANDARDS                                                                                                                                                                      |                     |                             |
|                                                                              |                                                                            |                                                                                                                                                                                            |                     |                             |

RECEIVED

AUG 04 2020

PLANNING / CODE



City of  
Shawnee  
OKLAHOMA

## PLANNING COMMISSION APPLICATION

## Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

RECEIVED

AUG 07 2020

PLANNING / CODE

For Office Use Only

Case Number:

P16-20

Project Number:

200813

Date Filed:

Planning Commission Secretary

## REQUEST:

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

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

PROPERTY LOCATION (STREET ADDRESS): 2124 W. Benedict St.LEGAL DESCRIPTION: See attachedPROPERTY OWNER (S): Executive Home Rentals, L.L.C.PROPERTY AGENT (APPLICANT): Kevin HannaAPPLICANT'S ADDRESS: P.O. Box 3861CITY: Shawnee STATE: OK ZIP: 74802EMAIL ADDRESS: welcomehome rentals 555@gmail.comTELEPHONE NUMBER: (405) 878-6404 CONTACT NUMBER: (405) 878-6404

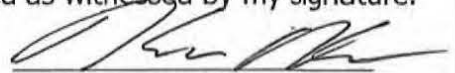
DIMENSIONS OF PROPERTY: AREA: \_\_\_\_\_ WIDTH: \_\_\_\_\_

LENGTH: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_

CURRENT ZONING: A-1 CURRENT USE: residential/commercialPROPOSED ZONING: C-3 PROPOSED USE: indoor cultivation

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

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



SIGNATURE OF APPLICANT

## FOR STAFF USE ONLY

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

RECEIPT NO. \_\_\_\_\_

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

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

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

PLACE ON ZONING MAP: \_\_\_\_\_ ORDINANCE NO.: \_\_\_\_\_



BEGINNING FOUR HUNDRED AND TWENTY NINE FEET (429) WEST of the SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, THENCE NORTH 330 FEET; WEST 132 FEET; SOUTH 330 FEET; EAST 132 FEET TO THE POINT OF BEGINNING to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

A.K.A 2124 WEST BENEDICT, Shawnee, Oklahoma

**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:

BEG 429' W OF SE/C SW4 SE4 14-10N-1E, N330' W132' S330' E132' TO POB.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), 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: July 27, 2020 at 7:30 AM

**First American Title Insurance Company**

By: 

Julie Jordan  
Abstractor License No. 4071  
OAB Certificate of Authority # 017  
File No. 2536873-SH99



# OWNERSHIP LIST

ORDER NO. 2536873-SH99

DATE PREPARED: August 6, 2020

EFFECTIVE DATE: July 27, 2020 at 7:30 am

| OWNER                                                                             | LOT  | BLK | ADDITION                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------|------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXECUTIVE HOME RENTALS LLC<br>P O BOX 3861<br>SHAWNEE, OK 74802                   |      |     | BEG 429'W SE/C SW SE N330' W132'<br>S330' E132' POB (14-10N-3E)                                                                                                                                                                                                                                                                                                        |
| VARNER ROGER & ANNA<br>1004 RIVIERA DUNES WAY<br>PALMETTO, FL 34221               |      |     | BEG SW/C SE N1320' E660' S1320'<br>W530' N200' W100' S200' W50' POB<br>(14-10N-3E)                                                                                                                                                                                                                                                                                     |
| CARTER ROBERT & LISA<br>2128 W BENEDICT<br>SHAWNEE, OK 74801                      |      |     | E 7 AC OF W 27 AC OF S/2 SE LESS<br>BEG 429'W SE/C SW SE N330'<br>W132'S330'E132' (14-10N-3E)                                                                                                                                                                                                                                                                          |
| MARCHANT KENNETH RW &<br>SAMATHA<br>2120 W BENEDICT ST<br>SHAWNEE, OK 74801       |      |     | BEG SW/C SE SE N1320' W429'<br>S1320' E429' POB (14-10N-3E)                                                                                                                                                                                                                                                                                                            |
| COLE LECIL & ELIZABETH<br>2127 W BENEDICT<br>SHAWNEE, OK 74801                    | 1    | 11  | COCHRAN BEG NE/C BLK 11 W214'<br>S407' SE ALG N R/W OF OCA & A RR<br>A DIST 214' N414' POB                                                                                                                                                                                                                                                                             |
| MCCOLLAUM SAMUEL<br>2125 W BENEDICT<br>SHAWNEE, OK 74801                          | Pt 1 | 1   | A TR BEG NW/C LOT 1 COCHRANE<br>ADDN TH S ALG W LN LOT 1 414' TH<br>EAST- ERLY ALG RW LN 104.77' TH<br>N418.39' TO N LINE LOT 1 TH W<br>104.67' TO POB                                                                                                                                                                                                                 |
| MCDONALD JAMES RUSSELL &<br>ELIZABETH ANN<br>2121 W BENEDICT<br>SHAWNEE, OK 74801 | Pt 1 | 1   | COCHRAN BLK 1 BEG NW/C LOT 1<br>S414' E484.5' N403' E159' N33' W TO<br>POB LESS 1 AC DES AS BEG NW/C<br>LOT 1 TH S414' ON N RW RR TH<br>EASTERLY ALG RW 104.77' TH N<br>418.39' TO N LINE OF LOT 1 TH W<br>104.67' POB & COCHRAN 1.5A IN<br>BEG 33'S NE/C LOT 1 W159' S403'<br>TO RR R/W SE ALG R/W TO E LINE<br>LOT 1 N421' PB TOD TO CHARLES<br>ALAN HALL 2009-15844 |

8-25-2020

Ref. Rezone Request from A1 Rural ag  
to C3 Hwy Commercial @  
2124 W Benedict St.

To Planning Commission

We oppose this request to re-zone.

We live at 2121 W Benedict St.

for 20 1/2 years. We chose here  
because of the rural ag zone.

This is a family oriented neighborhood,  
with small children.

We are in fear of higher traffic,  
theft, trespassing, smell, unsavory  
individuals. Again, we do not  
want this rezoned.

Elizabeth Ann McDonald      Thank you  
James R. McDonald

8-25-20

8-25-20

RECEIVED

AUG 26 2020

PLANNING / CODE  
5B





WINDOWS