



CITY OF NORMAN, OK
FLOODPLAIN PERMIT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Monday, April 07, 2025 at 3:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

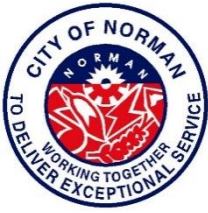
1. Approval of minutes from the March 17, 2025 meeting.

ACTION ITEMS

2. **Floodplain Permit Application No. 707** - This floodplain permit application is for the proposed installation of an oil well in the lot on the northwest corner of the intersection of 60th Avenue NW and West Franklin Road in the Ten-Mile Flat Creek Floodplain.
3. **Floodplain Permit Application No. 711** - This floodplain permit application is for the proposed installation of a cellular tower in the Canadian River floodplain south of Jefferson Road and east of I-35.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK

FLOODPLAIN PERMIT COMMITTEE MEETING

Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069

Monday March 17, 2025 at 3:30 PM

MINUTES

The Floodplain Permit Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on the 17th day of March, 2025, at 3:30 p.m., and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

The meeting was called to order by Mr. Sturtz at 3:30 p.m. Roll was taken. Committee members in attendance included Scott Sturtz, Floodplain Administrator; Bill Scanlon, Resident Member; Jane Hudson, Director of Planning; Tim Miles, City Engineer; and Ken Danner, Subdivision Development Manager. Committee members absent included Lora Hoggatt, Public Services Manager; Sherri Stansel, Resident Member. Also in attendance were Jason Murphy, Stormwater Program Manager; Amy Shepard, Staff; Hollis Allen, Cornerstone Engineering; and Sam Bolton, Grubbs Engineering.

MINUTES

1. Approval of minutes from the March 3rd meeting

Mr. Sturtz asked for any comments on the minutes from the meeting of March 3rd, 2025. There were no edits needed or requested. The motion for approval was made by Mr. Danner and seconded by Mr. Scanlon. The minutes were approved with a vote of 5-0.

ACTION ITEMS

2. Floodplain Permit No. 708

Mr. Sturtz said the Application for Permit 708 is for the proposed installation of a private storm sewer outlet and two flumes at 2281 36th Ave NW in the Brookhaven Creek floodplain. Mr. Sturtz said the applicant is Fred Thomas and the Engineer is Grubbs Consulting, LLC.

Mr. Murphy provided updates and information that has been provided by the engineer, as requested by the committee during the March 3, 2025 meeting. Mr. Murphy stated that with the updated information and the condition below, that the permit be approved.

- All spoils from excavation to install drainage structures be removed from the floodplain.

Mr. Sturtz asked the committee if they had any questions.

Mr. Sturtz asked for any comments from the public.

Mr. Danner motioned to approve the permit. Mr. Scanlon seconded the motion. **The permit application passed with a vote of 5-0.**

3. Floodplain Permit No. 713

Mr. Sturtz stated the Application for Permit No. 713 is for the proposed construction of a single family residence and drive way near the intersection of 72nd Avenue NW and West Robinson in the Canadian River Floodplain. Mr. Sturtz said the applicant is Parker Lowe and the Engineer is Hollis Allen Jr., P.E.

Mr. Murphy presented the staff report and stated that staff recommended Floodplain Permit Application No. 713 be approved with the following conditions:

- As-Built of drive and compensatory storage provided before final acceptance.
- Permit would not become active until proof of eLOMA acceptance provided.

Mr. Sturtz provided clarity to the committee of what eLOMA is and what it is requiring. Mr. Murphy stated that the staff does have the concern of the access road being flooded out in the event of a 100 year flood. Mr. Murphy stated that waiver may be used in a situation like this for the property owner to sign, acknowledging the liability and risk.

Mr. Sturtz asked the committee if they have any questions.

- Mr. Danner stated he would like them to sign a written statement or waiver.
- Ms. Hudson asked about Robinson and the location in relation to the lot for access.
- Mr. Allen stated that the access road is not above the floodplain level, however, he does not believe the home owner will have any issue signing a waiver.

The committee discussed the permit and determined they will require a signed waiver in addition to the two conditions identified by staff.

Mr. Sturtz asked for any comments from the public.

Mr. Scanlon motioned to approve the permit with the 3 conditions. Mr. Danner seconded the motion. The permit application passed with a vote of 5-0.

MISCELLANEOUS COMMENTS

Mr. Murphy stated that there is currently one application being prepared to discuss during our next Floodplain meeting on April 7th, 2025.

ADJOURNMENT

Mr. Danner motioned to adjourn. Mr. Scanlon seconded the motion. Mr. Sturtz adjourned the meeting at 3:50 p.m.

Passed and approved this _____ day of _____, 2025

City of Norman Floodplain Administrator, Scott Sturtz

STAFF REPORT

4/7/2025

PERMIT #707

ITEM: Floodplain permit application is for the proposed installation of an oil well in the lot on the northwest corner of the intersection of 60th Avenue NW and West Franklin Road.

BACKGROUND:

APPLICANT: Encore Operating, Inc.

ENGINEER: SMC Consulting Engineers, P.C.

Encore Operating is proposing the construction of the Huckabee Oil Well Project in the Ten-Mile Flat Floodplain. Access to this location would be from 60th Avenue NW approximately 1/3 of mile north of the intersection with West Franklin Road. There is an existing private drive that extends westward from 60th. A new private drive will be built off of the existing drive that will head south to the well location. The submitted plans indicated that the well location will be 300' x 300' and consist of a 40' x 20' pumping unit pad, a 90' x 30' tank battery and a circle drive for truck access. The pumping unit pad and tank battery will be built up to an elevation of 1140.0' according to the plans. Plans also indicate that the compensatory storage area will wrap around the well location from the north around to the east and ending on the south side.

Site located in Little River Basin or Tributaries? Yes No ☒ ☐

STAFF ANALYSIS: According to the DFIRM, the project site is located in in the floodplain of Ten-Mile Flat Creek (Zone AE). The BFE at this location is 1140.0'

Applicable Ordinance Sections:

Subject Area:

36-533	(e)2(a).....	Fill restrictions
	(e)2(e).....	Compensatory storage
	(e)4(c).....	Special requirements for drilling oil and gas
	(f)3(a)(8).....	No rise considerations

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

The applicant's engineer has indicated that the total fill volume necessary to build the private drives and the pads is 3718.35 cubic yards and that 4542.42 cubic yards of cut will be provided in the compensatory storage area for a net gain of approximately 824 cubic yards of floodplain storage.

(e)3(c) Special Requirements for Drilling Oil and Gas Wells in Special Flood Hazard Area – Any buildings and other structures (including fuel storage tanks) in the floodplain will either have to be elevated to or above the BFE or floodproofed (made watertight) to that elevation. Any electrical and mechanical equipment must be elevated or floodproofed to the BFE. Any storage tanks and any equipment at the site that could be damaged by floodwaters shall be elevated above the BFE or made watertight and anchored to resist floatation, collapse and lateral movement.

The plans indicate that areas for the tank battery and drilling pad will be elevated to 1140.0' which is the same elevation as the BFE. This location is not within 50 feet of a creek limiting any additional requirements under this section.

(f)3(a)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The applicant's engineer has provided a no-rise certificate indicating that no rise in the BFE or adverse impacts on any adjacent property is expected due to the location and compensatory storage being provided.

RECOMMENDATION: Staff recommends permit application #707 be approved with the following conditions:

1. As-builts be provided of the new private drive, well area pads and compensatory storage to ensure adequate elevations and compensatory volume is achieved.
2. Calculations for any additional volume of fill be provided for bringing drive approach off of 60th Avenue NW up to code. If that volume exceeds the expected 824 cubic yards of excess compensatory storage being created, then the compensatory storage volume should increase to accommodate that additional quantity of fill.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. 707

Building Permit No. _____

Date ~~09/19/2024~~ 4/7/2025

FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no work is commenced within 2 years of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and must be included with this floodplain permit application.
7. Applicant hereby gives consent to the City of Norman or his/her representative to access the property to make reasonable inspections required to verify compliance.
8. The following floodplain modifications require approval by the City Council:
 - (a) A modification of the floodplain that results in a change of ten percent (10%) or more in the width of the floodplain.
 - (b) The construction of a pond with a water surface area of 5 acres or more.
 - (c) Any modifications of the stream banks or flow line within the area that would be regulatory floodway whether or not that channel has a regulatory floodplain, unless the work is being done by the City of Norman staff as part of a routine maintenance activity.
9. All supporting documentation required by this application is required along with the permit fee by the submittal deadline. Late or incomplete applications will not be accepted.
10. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT.)

APPLICANT: Encore Operating, Inc. ADDRESS: 3500 S. Boulevard, Suite 10B, Edmond, OK

TELEPHONE: (405) 527-7989 SIGNATURE: *Ken Kemble Agent*

BUILDER: _____ ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

ENGINEER: SMC Consulting Engineers, P.C. ADDRESS: 815 W. Main, OKC, OK 73106

TELEPHONE: (405) 232-7715 SIGNATURE: *P. C.*

PROJECT LOCATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, subdivision addition, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well known landmark. A sketch attached to this application showing the project location would be helpful.

Northwest Corner of 60th Avenue NW & W Franklin Road

Approximate Center of Site: 35°16'48"N/ 97°32'03"W

DESCRIPTION OF WORK (Check all applicable boxes):**A. STRUCTURAL DEVELOPMENT****ACTIVITY****STRUCTURE TYPE**

- | | |
|---|--|
| <input checked="" type="checkbox"/> New Structure | <input type="checkbox"/> Residential (1-4 Family) |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Residential (More than 4 Family) |
| <input type="checkbox"/> Alteration | <input checked="" type="checkbox"/> Non-Residential (Flood proofing? <input type="checkbox"/> Yes) |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Combined Use (Residential & Commercial) |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Manufactured (Mobile) Home |
| <input type="checkbox"/> Replacement | <input type="checkbox"/> In Manufactured Home Park? <input type="checkbox"/> Yes |

ESTIMATED COST OF PROJECT \$ TBD Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

B. OTHER DEVELOPMENT ACTIVITIES:

- ☐ Fill ☐ Mining ☒ Drilling ☐ Grading
- ☐ Excavation (Beyond the minimum for Structural Development)
- ☐ Watercourse Alteration (Including Dredging and Channel Modifications)
- ☐ Drainage Improvements (Including Culvert Work) ☐ Road, Street or Bridge Construction
- ☐ Subdivision (New or Expansion) ☐ Individual Water or Sewer System

In addition to items A. and B. provide a complete and detailed description of proposed work (failure to provide this item will be cause for the application to be rejected by staff). Attach additional sheets if necessary.

Drilling a New Oil Well

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

The applicant must submit the documents listed below before the application can be processed. If the requested document is not relevant to the project scope, please check the Not Applicable box and provide explanation.

- A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel, floodway, and the regulatory flood-protection elevation.

- B. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information.

☒ Not Applicable:

- C. Subdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 acres, whichever is the lesser, the applicant **must** provide 100-year flood elevations if they are not otherwise available).

☐ Not Applicable:

FEMA Effective BFE = 1140.00

- D. Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information.

☒ Not Applicable:

- E. A profile showing the slope of the bottom of the channel or flow line of the stream.

☒ Not Applicable:

- F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures.

☒ Not Applicable:

- G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

☒ Not Applicable:

- H. For proposed development within any flood hazard area (except for those areas designated as regulatory floodways), certification that a rise of no more than five hundredths of a foot (0.05') will occur on any adjacent property in the base flood elevation as a result of the proposed work. For proposed development within a designated regulatory floodway, certification of no increase in flood levels within the community during the occurrence of the base flood discharge as a result of the proposed work. All certifications shall be signed and sealed by a Registered Professional Engineer licensed to practice in the State of Oklahoma.
- I. A certified list of names and addresses of all record property owners within a three hundred fifty (350) foot radius of the exterior boundary of the subject property not to exceed 100 feet laterally from the Special Flood Hazard Area. The radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached.
- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

After completing SECTION 2, APPLICANT should submit form to Permit Staff for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Permit Staff.)

The proposed development is located on FIRM Panel No.: 40027C0170J, Dated: 01/15/2021

The Proposed Development:

☐ Is NOT located in a Special Flood Hazard Area

(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).

☒ Is located in a Special Flood Hazard Area.

☐ The proposed development is located in a floodway.

☒ 100-Year flood elevation at the site is 1140.00 Ft. NGVD (MSL) ☐ Unavailable

See Section 4 for additional instructions.

SIGNED:  DATE: 3/31/2025

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Permit Staff.)

The applicant must also submit the documents checked below before the application can be processed.

- ☐ Flood proofing protection level (non-residential only) _____ Ft. NGVD (MSL). For flood proofed structures applicant must attach certification from registered engineer.
- ☐ Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- ☒ Certification from a registered engineer that the proposed activity in a regulatory flood plain will result in an increase of no more than 0.05 feet in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- ☐ All other applicable federal, state, and local permits have been obtained.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Chairman.)

The proposed activity: (A) ☐ **Is**; (B) ☐ **Is Not** in conformance with provisions of Norman's City Code Chapter 22, Section 429.1. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED: _____ DATE: _____

If **BOX A** is checked, the Floodplain committee chairman may issue a Floodplain Permit.

If **BOX B** is checked, the Floodplain committee chairman will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain committee or may request a hearing from the Board of Adjustment.

APPEALS: Appealed to Board of Adjustment: ☐ Yes ☐ No
Hearing date: _____

Board of Adjustment Decision - Approved: ☐ Yes ☐ No

Conditions:

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)

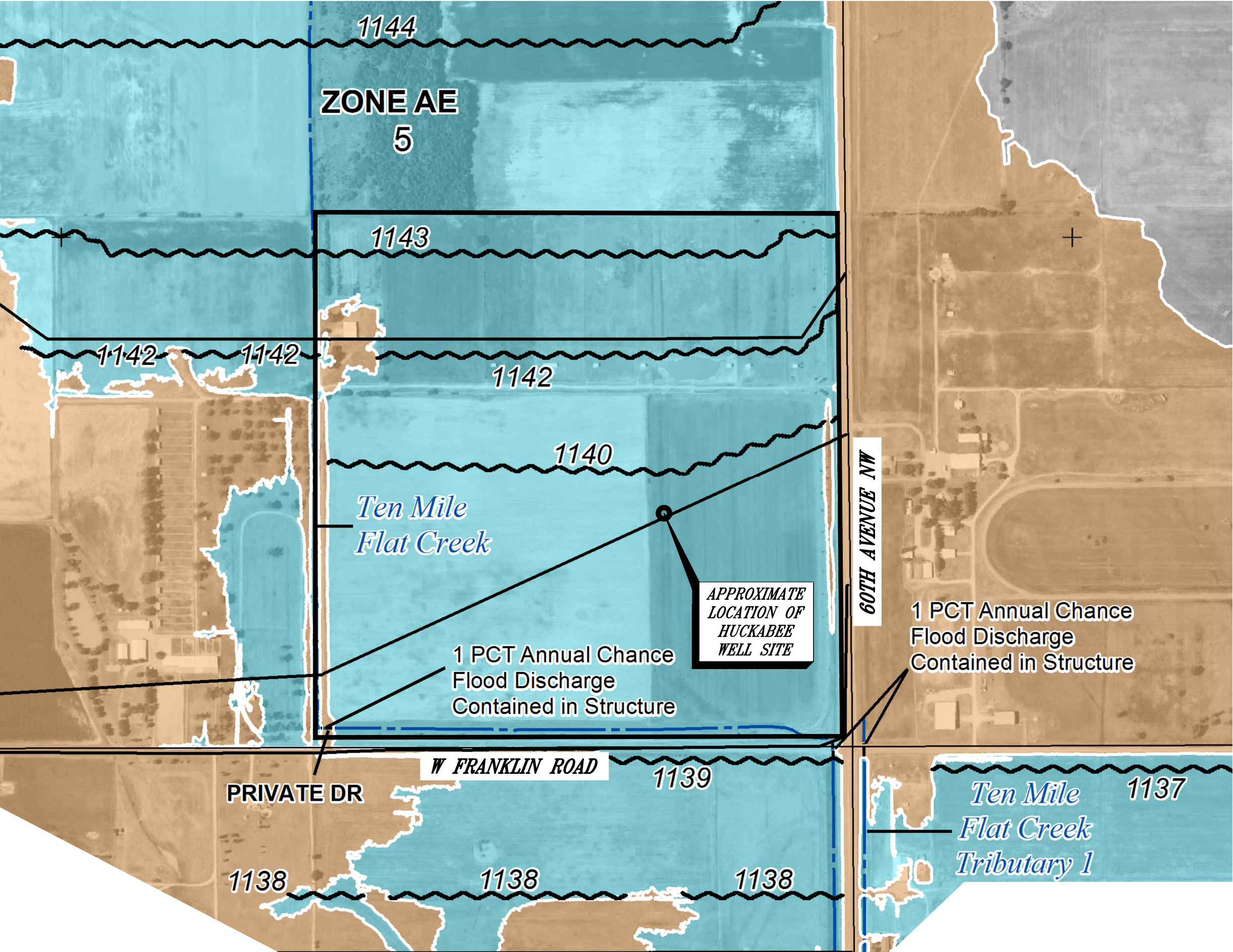
1. FEMA Elevation Certificate
and/or
2. FEMA Floodproofing Certificate

NOTE: The completed certificate will be reviewed by staff for completeness and accuracy. If any deficiencies are found it will be returned to the applicant for revision. A Certificate of Occupancy for the structure will not be issued until an Elevation and /or Floodproofing Certificate has been accepted by the City.

National Flood Hazard Layer FIRMette



Item 2.



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

OTHER AREAS

NO SCREEN Area of Minimal Flood Hazard Zone X

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

OTHER FEATURES

20.2
17.5
8
513
Cross Sections with 1% Annual Chance Water Surface Elevation

MAP PANELS

Digital Data Available

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/12/2024 at 12:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Consulting Engineers, P.C.
815 West Main
Oklahoma City, OK 73106
405-232-7715
FAX 405-232-7859
www.smcokc.com

*Civil Engineering
Land Development
Storm Water Management*

Terence L. Haynes
Christopher D. Anderson
Muhammad A. Khan

February 5, 2025

Mr. Scott Sturtz, P.E., CFM
Floodplain Administrator
City of Norman

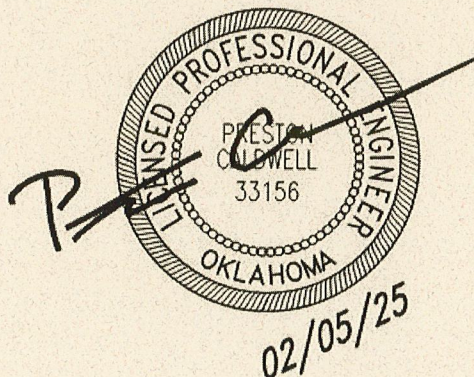
RE: No Rise Certification for
Huckabee Oil Well Project
Norman, Oklahoma
SMC #6598.00

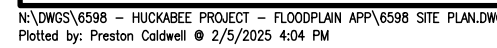
Dear Mr. Sturtz,

The proposed construction of the Huckabee Oil Well Project will be conducted in a way to where any select fill or crushed rock roadway material placed within the FEMA Effective Floodplain will be "mitigated" or "offset" by disposing and hauling off the excess material in accordance with local, state, and federal regulations. It is estimated that the project will require 550 cubic yards of crushed rock material; in turn, it is estimated that 824 cubic yards will be exported from the project site to provide adequate compensatory storage. For additional information, please refer to the attached Exhibit 1: Site Plan and Exhibit 2: Grading Plan & Earthwork Analysis. Furthermore, there will be no rise in the base flood elevation (BFE) or adverse impact will occur on the property or any adjacent properties, upstream or downstream.

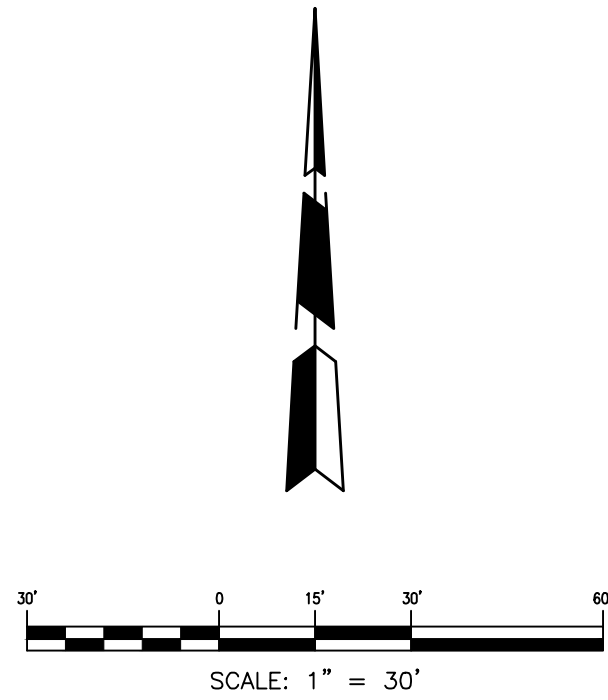
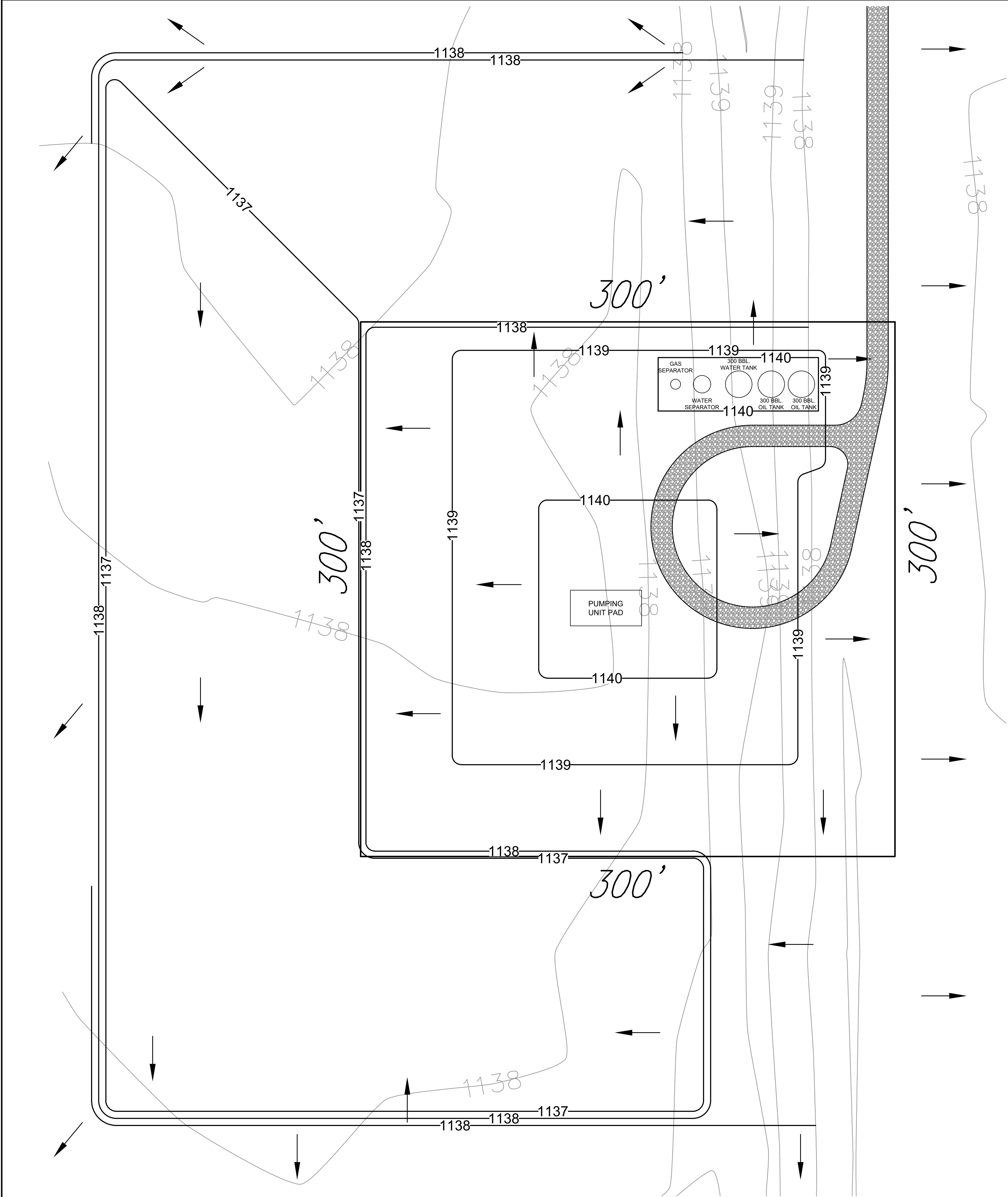
Sincerely,
SMC Consulting Engineers, P.C.

Preston Caldwell, P.E.



[illegible]

SHEET NO.
EXHIBIT 1



EARTHWORK ANALYSIS REPORT

Volumes by Triangulation (Prisms) Mon Jan 27 14:49:06 2025
Existing Surface: N:\DWGS\6598 - Huckabee Project - Floodplain App\EXISTING GRADE
Final Surface: N:\DWGS\6598 - Huckabee Project - Floodplain App\PROPOSED GRADE

Cut volume: 4,542.42 C.Y.
Fill volume: 3,718.35 C.Y.
Bank Fill Volume: 3,233.34 C.Y.

Area in Cut : 140,706.1 S.F.
Area in Fill: 73,691.9 S.F.
Area exactly in daylight: 12,937.3 S.F.
Total inclusion area: 227,335.2 S.F.

Average Cut Depth: 0.87 feet
Average Fill Depth: 1.18 feet
Cut to Fill ratio: 1.22
Export Volume: 824.1 C.Y.
Elevation Change To Reach Balance: 0.098
Volume Change Per .1 ft: 842.0 C.Y.

Cut Swell Factor : 1.000
Fill Shrink Factor: 1.150
Cut (C.Y.) / Area (acres): 870.38
Fill (C.Y.) / Area (acres): 712.48

Max Cut: 1.000 at 2117935.444,708256.587
Max Fill: 2.000 at 2117948.189,708437.800

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HUCKABEE PROJECT

FRANKLIN ROAD & 60TH AVE. NW
NORMAN, OKLAHOMA

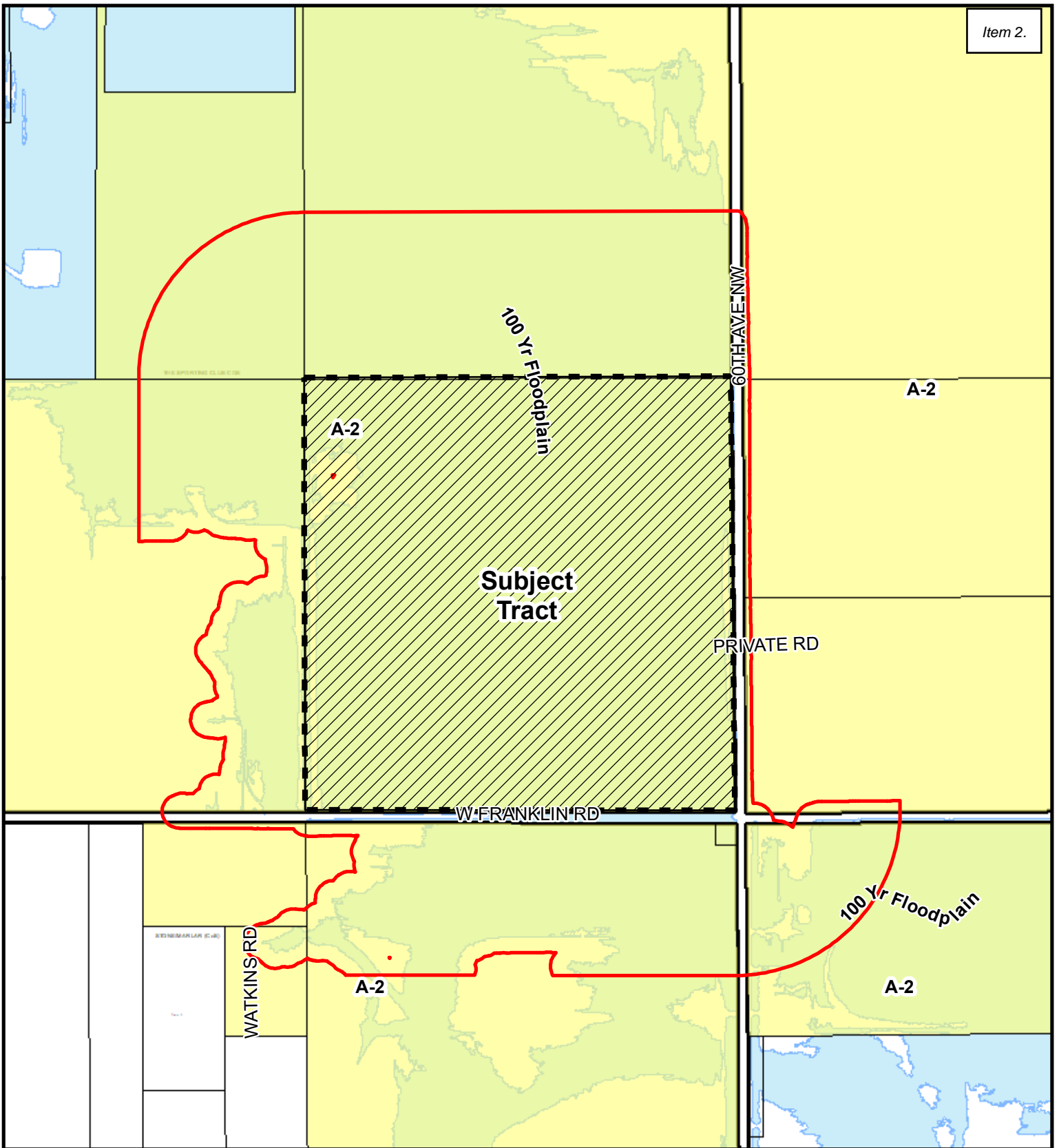
SMC
SMC Consulting Engineers, P.C.
615 North Lincoln Street, Suite 200
Norman, Oklahoma 73069
PH: 405-252-7718 Fax: 405-232-7689
Website: www.smcken.com

OKMMA CERTIFICATE OF AUTHORIZATION NO. 464 EPR 06/20/2025

PROJECT NO.: 6598.00
DATE: 01/27/25
SCALE: 1"=30'
DRAWN BY: PMC
ENGINEER: PRESTON CALDWELL, P.E.
P.E. NUMBER: 33156

GRADING PLAN &
EARTHWORK ANALYSIS

SHEET NO.
EXHIBIT 2



Floodplain Permit Notification Map

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

1000ft. Radius
September 19, 2024



0 450 900 Ft

- Subject Tract
- Radius
- Zoning
- Parcels
- Notification Area

HUCKABEE, G O & ANNA J-LIV TRT
CO-TRTEES
1616 SW 113TH PL
OKLAHOMA CITY OK 73170

D & D PROPERTIES, LLC
2601 Pioneer LN
Moore OK 73160-4117

ROSTAM VALLEY FARM, LLC
PO Box 3025
Oklahoma City OK 73101-3025

ROSTAM VALLEY FARM, LLC
PO Box 3025
Oklahoma City OK 73101-3025

CITY OF NORMAN
PO Box 370
Norman OK 73070-0370

CITY OF NORMAN
330 W Gray ST
Norman OK 73069-7129

RAVEN INVESTMENTS, LLC
PO Box 7187
Moore OK 73153-1187

RAVEN INVESTMENTS, LLC
PO Box 7187
Moore OK 73153-1187

RAVEN INVESTMENTS, LLC
PO Box 7187
Moore OK 73153-1187

FARLEY FAM-REV-TRT
1814 Saddleback BLVD
Norman OK 73072-2842

JORDAN, BRENT R & TERI R
6600 W Franklin RD
Norman OK 73072-1202

6804 W INDIAN HILLS RD, LLC
5501 W TECUMSEH
NORMAN OK 73072

HUCKABEE, GLENN D & NORMA JO-LIV
TRT
1616 SW 113th PL
Oklahoma City OK 73170-4474

HUCKABEE, G O & ANNA J-LIV TRT
CO-TRTEES
1616 SW 113TH PL
OKLAHOMA CITY OK 73170

WESTERMIER, GREGORY
20501 E Waterloo RD
Luther OK 73054-8160



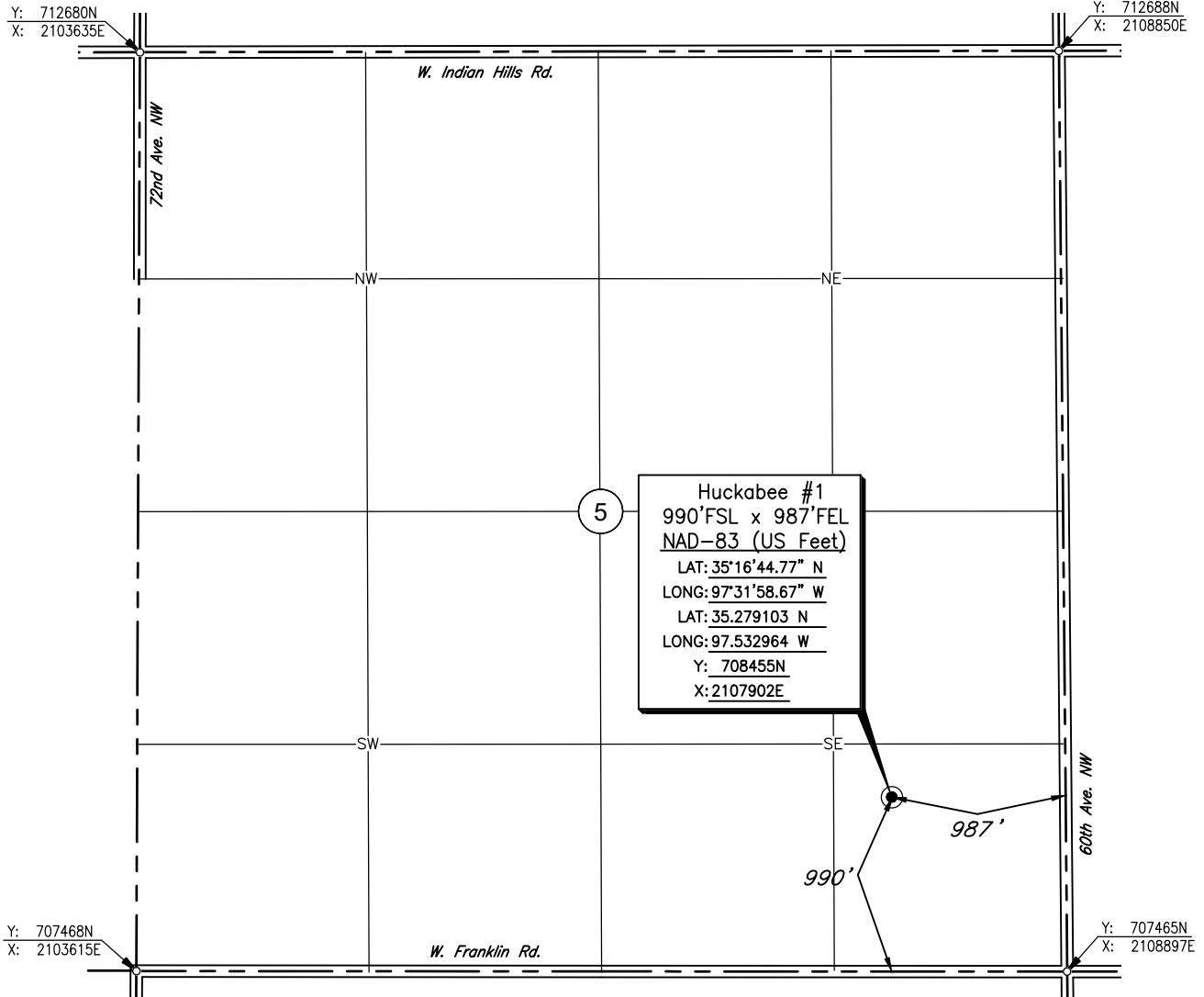
CIMARRON[®]
SURVEYING & MAPPING CO.
C.A. No. 1780 Expires June 30, 2026

1530 SW 89th STREET, Bldg. C3
OKLAHOMA City, OK
(405) 692-7348
cimsurvey.com

CLEVELAND

County, Oklahoma

990'FSL – 987'FEL Section 5 Township 9N Range 3W I.M.



Scale: 1"= 1000' Date Staked: September 24, 2024

GPS Observation: Latitude 35°16'44.77" N
Longitude 97°31'58.67" W
Latitude 35.279103 N
Longitude 97.532964 W

State Plane NAD83 Y: 708455N
Oklahoma South Zone: X:2107902E

Operator: Encore Operating Elevation: 1138'

Lease Name: Huckabee Well No.: #1

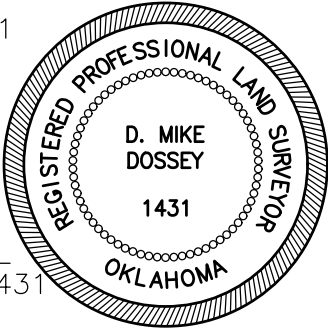
Topography & Vegetation: Pasture

Alternate Location Stakes Set: No Good Drill Site? Yes


Best Accessibility to Location: From the East Line

Distance & Direction
from Hwy Jct or Town: From the Intersection of I-35 and W Tecumseh Rd.; Thence
West approx. 2.5 miles; Thence North approx. 1 mile to the SE corner of Section 5.

SURVEYOR'S CERTIFICATE:
I, D. MIKE DOSSEY, Registered Professional Land Surveyor, No. 1431
do hereby certify that the above described well location was
carefully staked on the ground as shown and that all ties and
distances shown are from existing lines of occupation.



JOB NO.: 2414200				
DATE: 10/02/24				
DRAWN BY: B.M.J.	NO.	REVISION	DATE	BY


D. MIKE DOSSEY R.P.L.S. # 1431
Date Signed: 10/02/2024



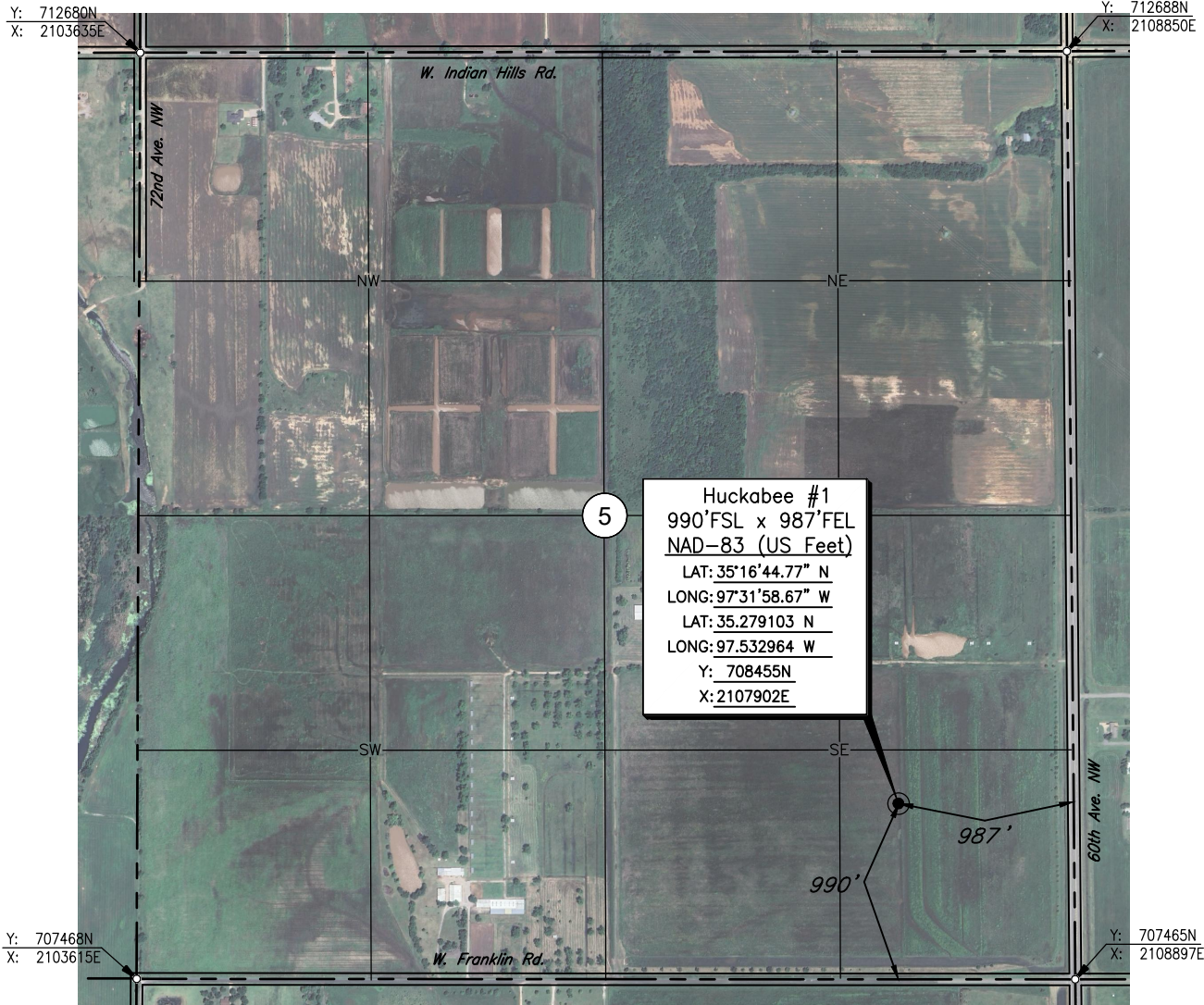
CIMARRON[®]
SURVEYING & MAPPING CO.
C.A. No. 1780 Expires June 30, 2026

1530 SW 89th STREET, Bldg. C3
OKLAHOMA City, OK
(405) 692-7348
cimsurvey.com

CLEVELAND

County, Oklahoma

990'FSL – 987'FEL Section 5 Township 9N Range 3W I.M.



Scale: 1"= 1000' Date Staked: September 24, 2024

GPS Observation: Latitude 35°16'44.77" N Longitude 97°31'58.67" W State Plane NAD83 Y: 708455N
Latitude 35.279103 N Oklahoma South Zone: X:2107902E
Longitude 97.532964 W

Operator: Encore Operating Elevation: 1138'

Lease Name: Huckabee Well No.: #1

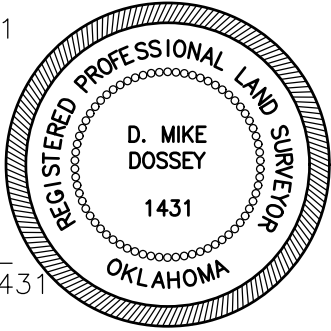
Topography & Vegetation: Pasture

Alternate Location Stakes Set: No Good Drill Site? Yes

Best Accessibility to Location: From the East Line

Distance & Direction
from Hwy Jct or Town: From the Intersection of I-35 and W Tecumseh Rd.; Thence
West approx. 2.5 miles; Thence North approx. 1 mile to the SE corner of Section 5.

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DATE: 10/02/24				
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D. MIKE DOSSEY R.P.L.S. # 1431
Date Signed: 10/02/2024

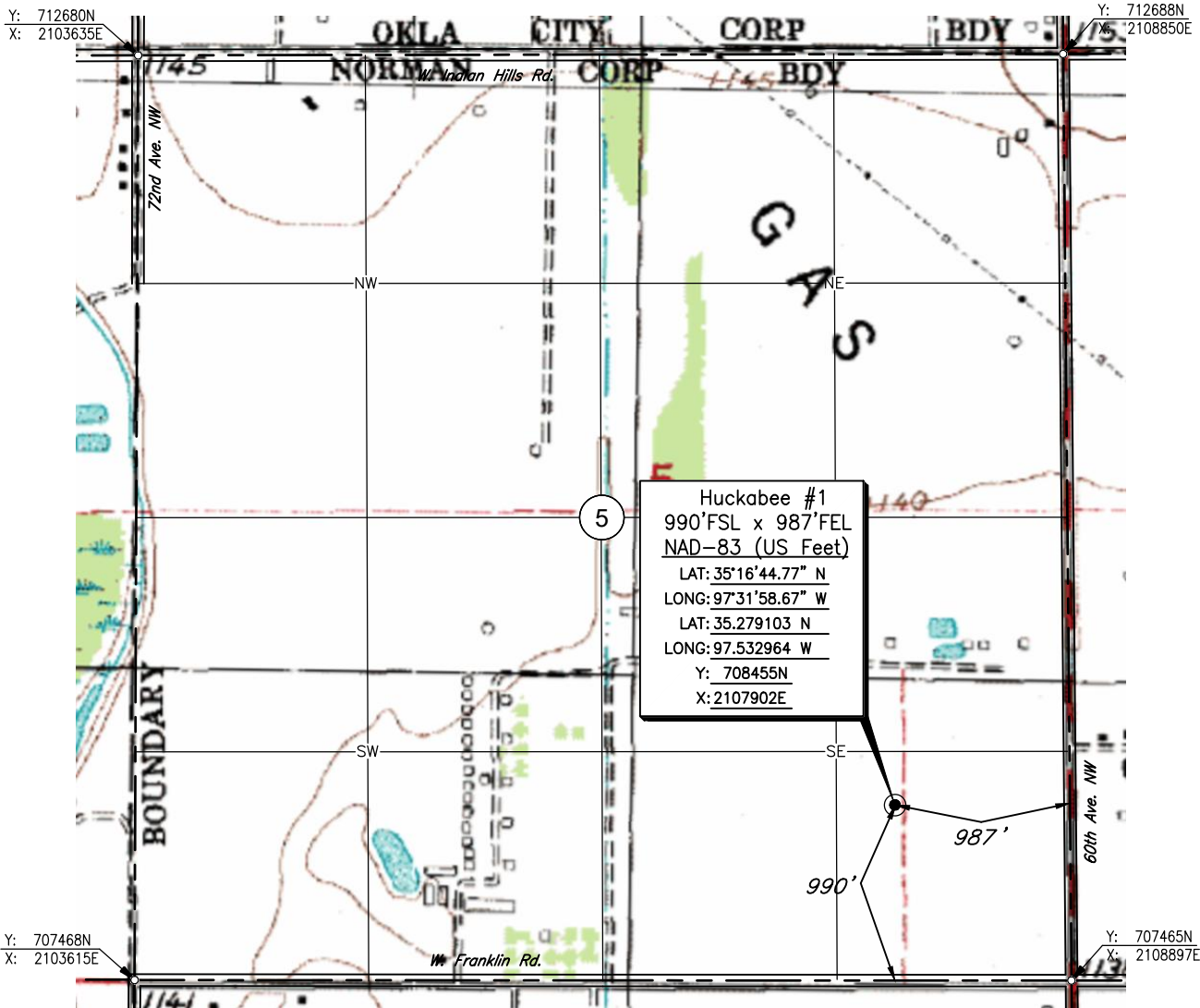


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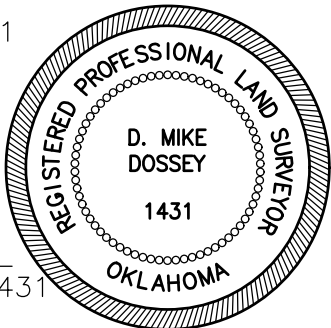
Topography & Vegetation: Pasture

Alternate Location Stakes Set: No Good Drill Site? Yes

Best Accessibility to Location: From the East Line

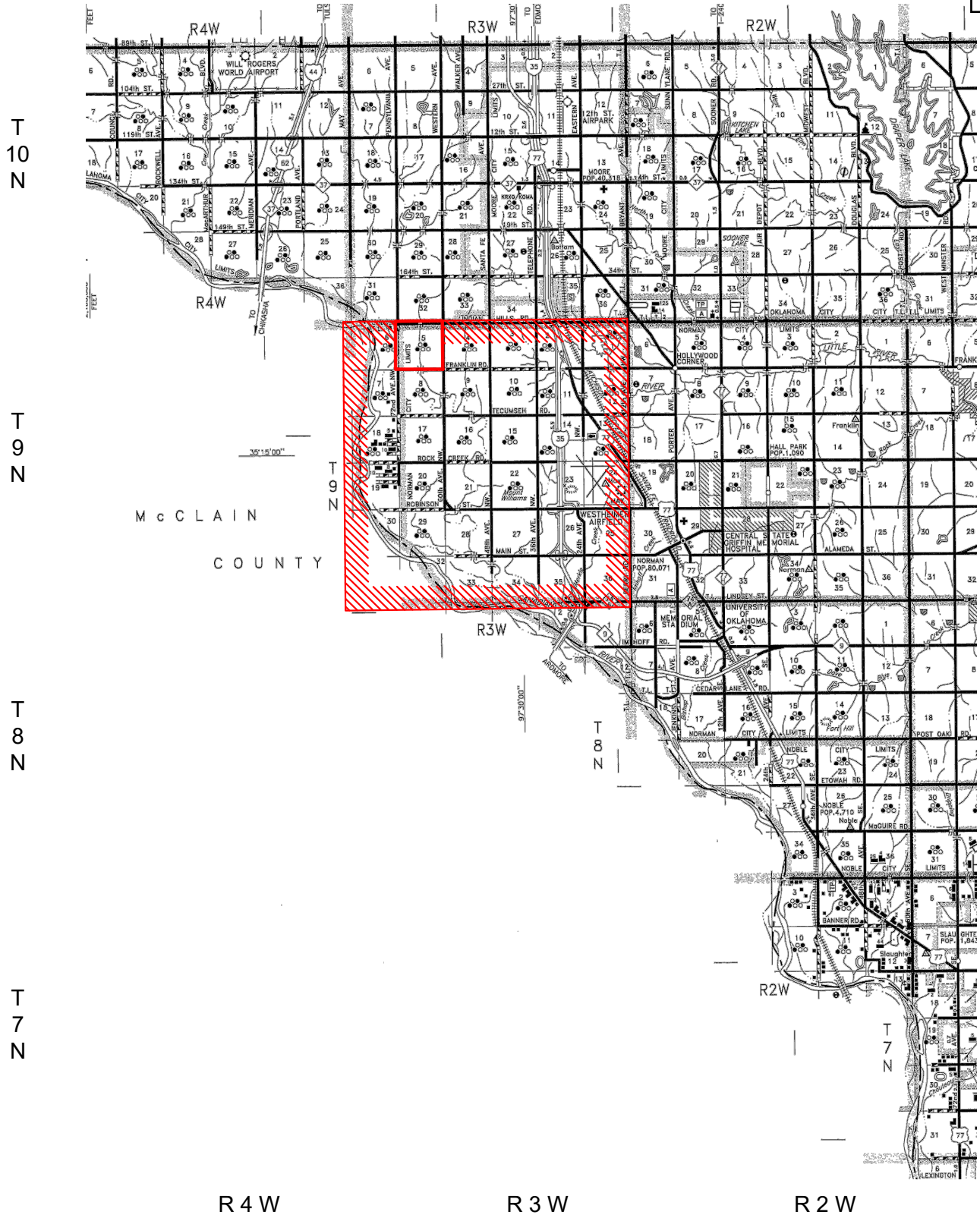
Distance & Direction
from Hwy Jct or Town: From the Intersection of I-35 and W Tecumseh Rd.; Thence
West approx. 2.5 miles; Thence North approx. 1 mile to the SE corner of Section 5.

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distances shown are from existing lines of occupation.



JOB NO.: 2414200				
DATE: 10/02/24				
DRAWN BY: B.M.J.	NO.	REVISION	DATE	BY

D. MIKE DOSSEY R.P.L.S. # 1431
Date Signed: 10/02/2024



VICINITY MAP FOR
SECTION 5, T9N - R3W
CLEVELAND COUNTY, OKLAHOMA

NO.	REVISION	DATE	BY
SURVEYED BY:		D.D.	
DRAWN BY:		B.M.J.	
APPROVED BY:		D.M.D.	

VICINITY MAP



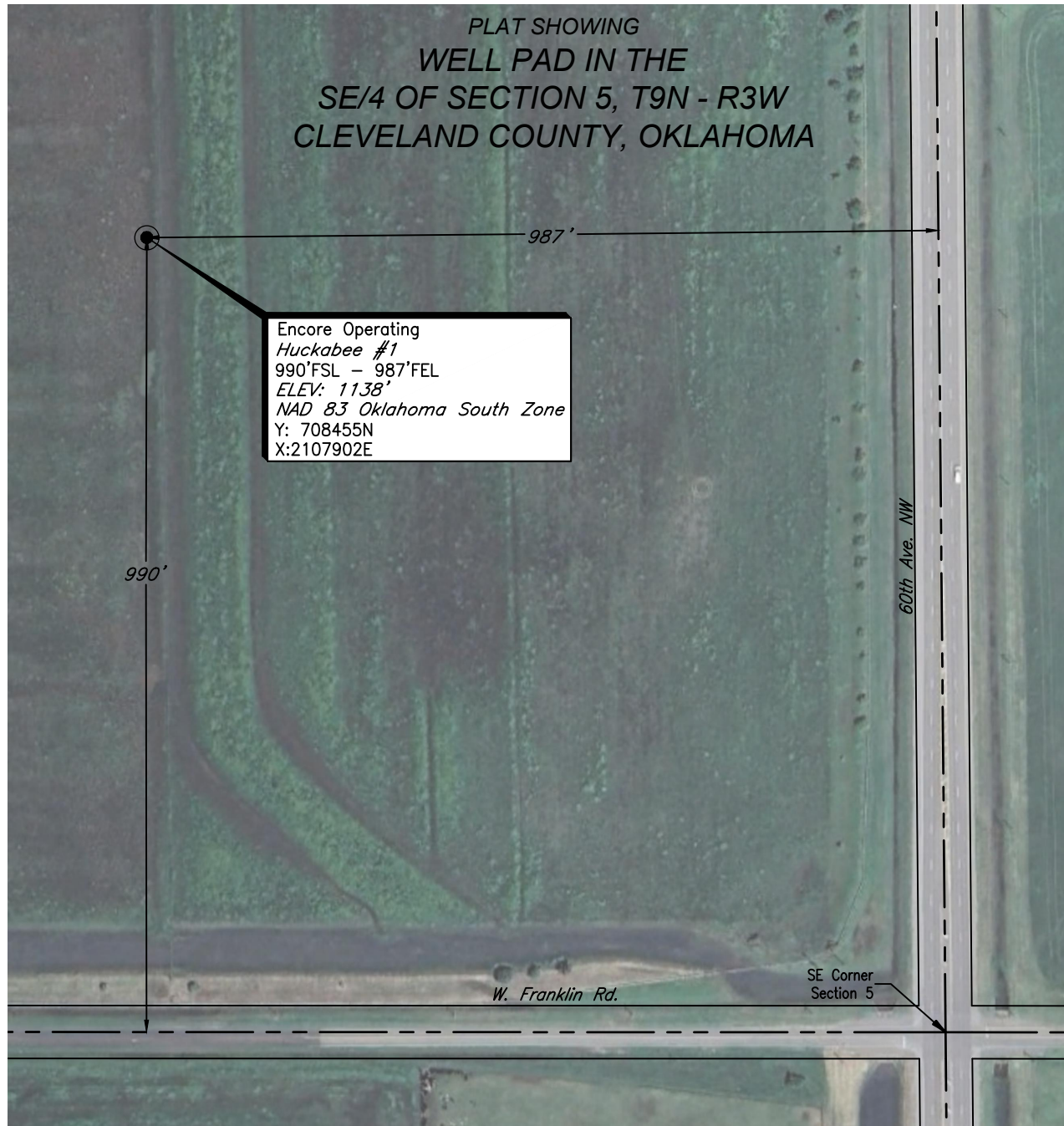
CIMARRON.
SURVEYING & MAPPING CO.
CA No. 1780 Expires June 30, 2026

1530 SW 89th STREET, Bldg. C3
Oklahoma City, OK
(405) 692-7348
WWW.CIMSURVEY.COM

SCALE:	1" = 3 Miles
DATE:	10/02/24
JOB NO.:	2414200
DWG. NO.:	2414.200_VMAP
A/E. NO:	
SHEET	1 OF 1


T 9 N - R 3 W

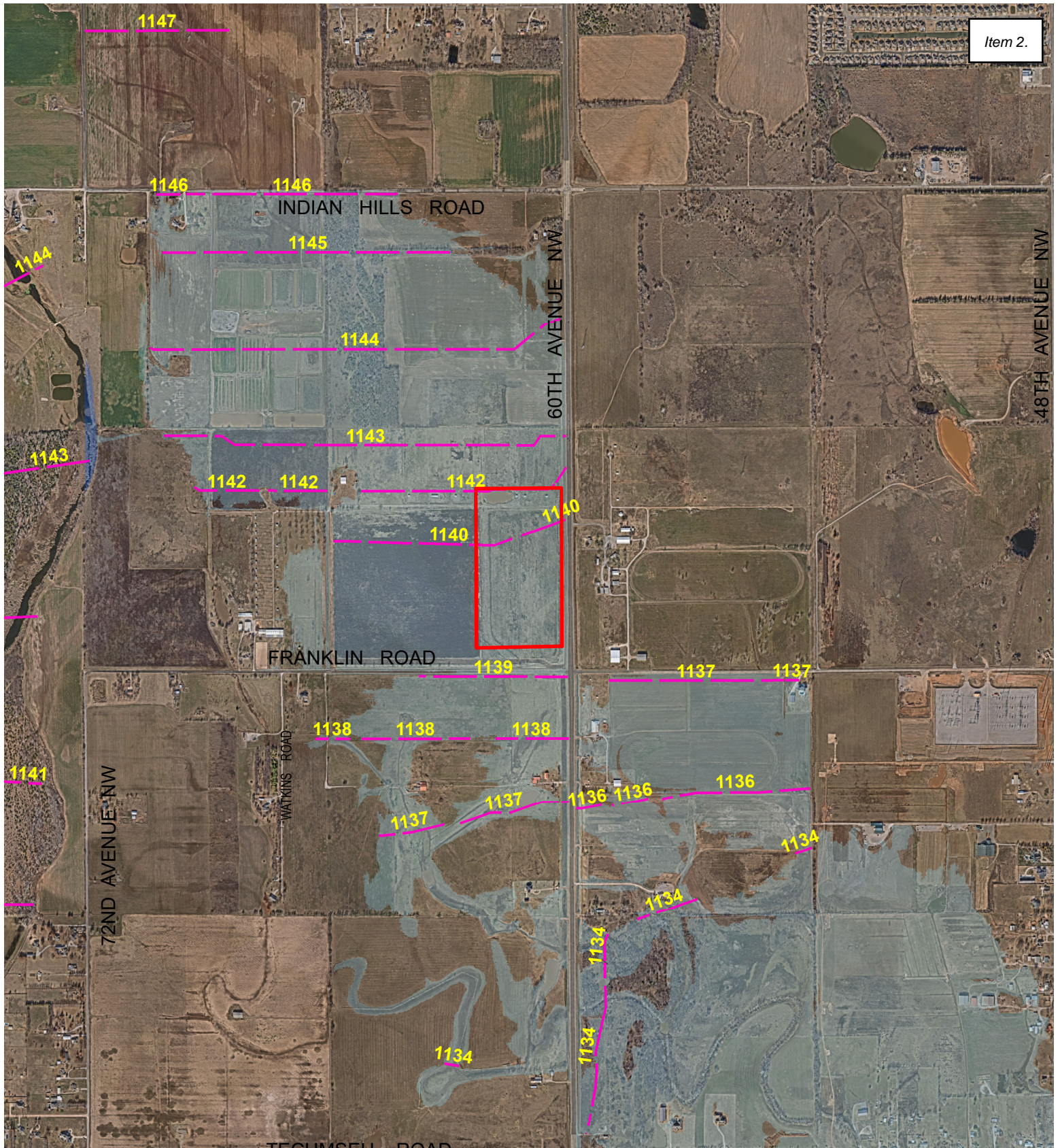
PLAT SHOWING
WELL PAD IN THE
SE/4 OF SECTION 5, T9N - R3W
CLEVELAND COUNTY, OKLAHOMA



NOTES:

- This drawing is for the purpose of depicting a pad area and does not represent a boundary survey.

				ENCORE OPERATING	SCALE:	1"=200'		
					DATE:	10/02/24		
NO.	REVISION	DATE	BY		JOB NO.:	2414200		
SURVEYED BY: D.D.					DWG. NO.:	2414.200_PAD		
DRAWN BY: B.M.J.					AFE. NO:			
APPROVED BY: D.M.D.				 <div>CIMARRON. SURVEYING & MAPPING CO. <small>CA No. 1780 Expires June 30, 2026</small></div> <div>1530 SW 89th STREET, Bldg. C3 OKLAHOMA CITY, OK (405) 692-7348 www.civisurvey.com</div>		SHEET 1 OF 1		



60th Avenue NW and W. Franklin Road

Legend

- BFE 2021
- 1% Chance Floodplain
- Floodway

STAFF REPORT

04/07/2025

PERMIT NO. 711

ITEM: This Floodplain Permit Application is for the installation of a cellular communication tower south of Jefferson Street and east of I-35 in the Canadian River floodplain.

BACKGROUND:

APPLICANT: American Towers, LLC.

BUILDER: TBD

ENGINEER: Patrick Barry P.E.

The applicant is requesting a floodplain permit to construct a cellular communications tower in the Canadian River Floodplain directly south of Jefferson Street and east of I-35. Plans for this location include constructing a gravel drive and concrete road from the end of Jefferson Street towards the southwest. The concrete section will be the low point in the road (approximately 1100.5") to function as a low-water crossing during flood events and not impede flow. The primary compound for the telecommunications equipment will be built up to an elevation of 1108' per the plans and is shown to be 52' x 62' in size. This will include an 17' x 18' turnaround area. Concrete bin blocks will be stacked approximately 8' high to create the wall of the compound. Existing grade is between 1100' and 1101'. A chain link fence and gate will be installed around the compound with a 1" gap at the bottom. Plans indicate that all electrical equipment will be installed with a minimum of 2' of freeboard above the BFE. Plans also indicated that 6" perforated pipe will be installed that will daylight at grade to allow positive drainage away from the compound. In addition, two areas adjacent to the access road and north east of the compound are proposed for cell on wheels (COW) trailer areas. The compensatory storage area is located immediately adjacent to the north of the compound and access road.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? yes___ no✓

According to the latest FIRM, the site of the proposed work is located in the Canadian River floodplain (Zone AE). At the proposed site, the BFE is 1107.0 ft.

Applicable Ordinance Sections:	Subject Area:
36-533	(e)2(a)..... Fill restrictions
	(e)2(e)..... Compensatory storage
	(e)3(c)..... Nonresidential freeboard
	(e)3(j)..... Fencing requirements
	(f)3(a)(8)..... No rise considerations

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

The applicant has indicated that 1188.45 cubic yards of fill will be brought in to complete the access road, compound and bin blocks for the wall. The proposed compensatory storage area is 2084.77 square yards sloped at 5:1 to a total depth of 2' creating 1193.77 cubic yards of storage creating a net gain of approximately 5 cubic yards in the floodplain.

(e)3(c) Nonresidential freeboard requirements - Nonresidential construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structures shall be constructed on fill as in subsection (e)(3)a of this section, including any attendant utility and

sanitary facilities, shall be designed so that the lowest floor including basement, ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners etc. is elevated at least two feet above base flood elevation and the fill shall be at a level no lower than one foot above the base flood elevation for the particular area and shall extend at such elevation at least 15 feet beyond the limits of any structure or building erected thereon. A registered professional engineer shall submit a certification to the Director of Public Works that the standards of this chapter, as proposed in subsection (e)(1) and (2) of this section, are satisfied.

The applicant's plans show the elevation of the compound to be at 1108' which is one foot above the BFE. They have additionally indicated that all electrical components will be installed at least 2 feet above the BFE.

(e)3(j) Fencing requirements – All new fences or replacement of existing fences in the SFGA require a Floodplain permit. Approved fences shall be designed and installed to be breakaway or in some other manner so that flows will not be impeded.

The applicant's plans indicate a chain link fence with a 1" gap along the bottom that meet this ordinance requirement.

(f)3(a)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has submitted a No Rise statement indicating that this project will not cause a rise in the BFE of more than 0.05' on any adjacent property due to the compensatory storage being created. In addition, the low-water crossing section should help facilitate natural flow patterns in this area.

RECOMMENDATION: Staff recommends Floodplain Permit Application #680 be approved with the following condition:

1. As-builts be provided verifying the appropriate compensatory storage has been provided and elevations of constructed structures, including the compound and access road were built to the approximate specifications provided in the application. As-builts should also include the elevation of installed electrical equipment to verify freeboard requirements.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. 711

Building Permit No. _____

Date 4/7/2025

FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no work is commenced within 2 years of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and must be included with this floodplain permit application.
7. Applicant hereby gives consent to the City of Norman or his/her representative to access the property to make reasonable inspections required to verify compliance.
8. The following floodplain modifications require approval by the City Council:
 - (a) A modification of the floodplain that results in a change of ten percent (10%) or more in the width of the floodplain.
 - (b) The construction of a pond with a water surface area of 5 acres or more.
 - (c) Any modifications of the stream banks or flow line within the area that would be regulatory floodway whether or not that channel has a regulatory floodplain, unless the work is being done by the City of Norman staff as part of a routine maintenance activity.
9. All supporting documentation required by this application is required along with the permit fee by the submittal deadline. Late or incomplete applications will not be accepted.
10. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT.)

APPLICANT: American Towers LLC, ADDRESS: 10 Presidential Way Woburn, MA 01801

TELEPHONE: 507-327-2361 SIGNATURE: Andy Bobrytzke

BUILDER: TBD ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

ENGINEER: Patrick Barry ADDRESS: 1 FENTON MAIN STREET SUITE 300 CARY, NC 27511

TELEPHONE: (919) 468-0112 SIGNATURE: Andy Bobrytzke obo Patrick Barry

Andy Bobrytzke

PROJECT LOCATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, subdivision addition, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well known landmark. A sketch attached to this application showing the project location would be helpful.

PARCEL NUMBER: 169719

DESCRIPTION OF WORK (Check all applicable boxes):**A. STRUCTURAL DEVELOPMENT****ACTIVITY****STRUCTURE TYPE**

- | | |
|---|---|
| <input checked="" type="checkbox"/> New Structure | <input type="checkbox"/> Residential (1-4 Family) |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Residential (More than 4 Family) |
| <input type="checkbox"/> Alteration | <input checked="" type="checkbox"/> Non-Residential (Flood proofing? <input checked="" type="checkbox"/> Yes) |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Combined Use (Residential & Commercial) |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Manufactured (Mobile) Home |
| <input type="checkbox"/> Replacement | <input type="checkbox"/> In Manufactured Home Park? <input type="checkbox"/> Yes |

ESTIMATED COST OF PROJECT \$ 350,000.00 Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

B. OTHER DEVELOPMENT ACTIVITIES:

- ☒ Fill ☐ Mining ☐ Drilling ☒ Grading
- ☒ Excavation (Beyond the minimum for Structural Development)
- ☐ Watercourse Alteration (Including Dredging and Channel Modifications)
- ☐ Drainage Improvements (Including Culvert Work) ☒ Road, Street or Bridge Construction
- ☐ Subdivision (New or Expansion) ☐ Individual Water or Sewer System

In addition to items A. and B. provide a complete and detailed description of proposed work (failure to provide this item will be cause for the application to be rejected by staff). Attach additional sheets if necessary.

Construction of a new Cell Tower with access road

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

The applicant must submit the documents listed below before the application can be processed. If the requested document is not relevant to the project scope, please check the Not Applicable box and provide explanation.

- A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel, floodway, and the regulatory flood-protection elevation.

- B. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information.

☐ Not Applicable:

- C. Subdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 acres, whichever is the lesser, the applicant **must** provide 100-year flood elevations if they are not otherwise available).

☐ Not Applicable:

- D. Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information.

☐ Not Applicable:

- E. A profile showing the slope of the bottom of the channel or flow line of the stream.

☐ Not Applicable:

- F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures.

☐ Not Applicable:

- G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

☐ Not Applicable:

- H. For proposed development within any flood hazard area (except for those areas designated as regulatory floodways), certification that a rise of no more than five hundredths of a foot (0.05') will occur on any adjacent property in the base flood elevation as a result of the proposed work. For proposed development within a designated regulatory floodway, certification of no increase in flood levels within the community during the occurrence of the base flood discharge as a result of the proposed work. All certifications shall be signed and sealed by a Registered Professional Engineer licensed to practice in the State of Oklahoma.
- I. A certified list of names and addresses of all record property owners within a three hundred fifty (350) foot radius of the exterior boundary of the subject property not to exceed 100 feet laterally from the Special Flood Hazard Area. The radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached.
- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

After completing SECTION 2, APPLICANT should submit form to Permit Staff for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Permit Staff.)

The proposed development is located on FIRM Panel No.: 02801, Dated: 1/15/2021

The Proposed Development:

☐ Is NOT located in a Special Flood Hazard Area

(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).

☒ Is located in a Special Flood Hazard Area.

☐ The proposed development is located in a floodway.

☒ 100-Year flood elevation at the site is 1107.0' Ft. NGVD (MSL) ☐ Unavailable

See Section 4 for additional instructions.

SIGNED: 

DATE: 3/31/2025

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Permit Staff.)

The applicant must also submit the documents checked below before the application can be processed.

- ☐ Flood proofing protection level (non-residential only) _____ Ft. NGVD (MSL). For flood proofed structures applicant must attach certification from registered engineer.
- ☐ Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- ☐ Certification from a registered engineer that the proposed activity in a regulatory flood plain will result in an increase of no more than 0.05 feet in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- ☐ All other applicable federal, state, and local permits have been obtained.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Chairman.)

The proposed activity: (A) ☐ **Is**; (B) ☐ **Is Not** in conformance with provisions of Norman's City Code Chapter 22, Section 429.1. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED: _____ DATE: _____

If **BOX A** is checked, the Floodplain committee chairman may issue a Floodplain Permit.

If **BOX B** is checked, the Floodplain committee chairman will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain committee or may request a hearing from the Board of Adjustment.

APPEALS: Appealed to Board of Adjustment: ☐ Yes ☐ No
 Hearing date: _____

Board of Adjustment Decision - Approved: ☐ Yes ☐ No

Conditions:

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)

1. FEMA Elevation Certificate
and/or
2. FEMA Floodproofing Certificate

NOTE: The completed certificate will be reviewed by staff for completeness and accuracy. If any deficiencies are found it will be returned to the applicant for revision. A Certificate of Occupancy for the structure will not be issued until an Elevation and /or Floodproofing Certificate has been accepted by the City.

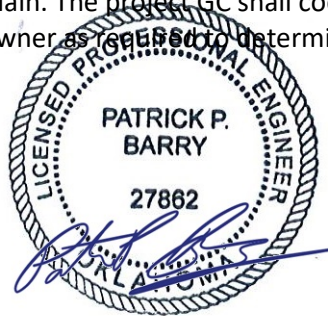


March 11, 2025

Subject: No Rise Letter

Re: **ATC Site Name:** STRELO SOONER OK
ATC Site Number: 211141
ATC Site Address: Jefferson ST
 Norman, Cleveland County, OK 73072
 N35° 11' 41.21", W97° 28' 59.66"

To whom it may concern, American Tower is proposing the construction of a telecommunications compound by importing fill to the site and building up the compound to an elevation of 1108'. The proposed site is within a floodplain with Base Flood Elevations (BFE) of 1107' and 1106'. As part of this project American Tower is proposing importing 880.41 Cubic Yards of Fill at or below the floodplain elevation of 1107' and an additional 211.55 Cubic Yards of Fill via Concrete Bin Blocks at or below the floodplain elevation of 1107'. In total American Tower is proposing 1091.96 Cubic Yards of Fill within the floodplain. In order to comply with the jurisdictional requirement that the construction project does not cause a rise of more than .05' on any adjacent property or cause any negative impacts by altering flow patterns American Tower is proposing compensatory storage, where 1193.77 Cubic Yards of soil is removed within the floodplain from an area bordering the proposed site. This soil is to be removed and disposed of outside of the limits of the floodplain. The project GC shall coordinate with the American Tower Construction Manager, and property owner as requested to determine an appropriate location for the removal of soil.



Reference Documents	
Construction Drawings	Strategic Relocation Construction Drawings by ATC Tower Services, LLC dated 01/24/25.

Please contact the Engineer of Record at AE@AmericanTower.com with any questions regarding this matter.

Thank you,
American Tower Corporation



VICINITY MAP




AMERICAN TOWER®

SITE NAME: STRELO SOONER OK
SITE NUMBER: 211141
SITE ADDRESS: JEFFERSON ST
NORMAN CLEVELAND
COUNTY, OK 73072



LOCATION MAP

STRATEGIC RELOCATION
CONSTRUCTION DRAWINGS

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX					
<p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <p>1. 2018 INTERNATIONAL BUILDING CODE (IBC)</p> <p>2. 2020 NATIONAL ELECTRIC CODE (NEC)</p> <p>3. 2018 INTERNATIONAL MECHANICAL CODE (IMC)</p> <p>4. 2018 INTERNATIONAL FIRE CODE (IFC)</p> <p>5. LOCAL BUILDING CODE</p> <p>6. CITY/COUNTY ORDINANCES</p>	<p><u>SITE ADDRESS:</u></p> <p>JEFFERSON ST NORMAN CLEVELAND COUNTY, OK 73072 COUNTY: CLEVELAND</p> <p><u>GEOGRAPHIC COORDINATES:</u></p> <p>LATITUDE: N35° 11' 41.21" LONGITUDE: W97° 28' 59.66" GROUND ELEVATION: 1108.29' AMSL</p> <p><u>ZONING INFORMATION:</u></p> <p>PARCEL NUMBER: 169719 ZONING:A-2 & R-1</p>	THIS PROJECT ENTAILS A NEW 195' TOWER TO BE CONSTRUCTED WITHIN A PROPOSED 50' x 50' COMPOUND WITH ASSOCIATED FACILITIES. THE PROJECT SCOPE OF WORK ALSO INCLUDES VERIZON AND T-MOBILE LINE AND ANTENNA INSTALLATION ONTO THE NEW TOWER AND THE INSTALLATION OF THEIR ASSOCIATED GROUND EQUIPMENT WITHIN THE COMPOUND.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:	
		G-001	TITLE SHEET	1	01/24/25	JD		
		G-002	GENERAL NOTES	1	01/24/25	JD		
		PROJECT NOTES		V-101	SURVEY			
		<p>1. THE FACILITY IS UNMANNED.</p> <p>2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.</p> <p>3. FACILITY WILL MEET OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.</p> <p>4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.</p> <p>5. HANDICAP ACCESS IS NOT REQUIRED.</p> <p>6. THE FACILITY WILL NOT GENERATE NOISE IN EXCESS OF 50db AT THE PROPERTY LINES.</p>	V-102	SURVEY				
			V-103	SURVEY				
			C-101	OVERALL SITE PLAN	1	01/24/25	JD	
			C-201	GRADING PLAN & PROFILE	1	01/24/25	JD	
			C-401	COMPOUND PLAN	1	01/24/25	JD	
			C-402	TOWER ELEVATION	1	01/24/25	JD	
			C-501	CONSTRUCTION DETAILS	1	01/24/25	JD	
			C-502	CONSTRUCTION DETAILS	1	01/24/25	JD	
			C-503	CONSTRUCTION DETAILS	1	01/24/25	JD	
			C-504	SIGNAGE	1	01/24/25	JD	
			E-401	GROUNDING LAYOUT	1	01/24/25	JD	
			E-501	ELECTRICAL DETAILS	1	01/24/25	JD	
			E-601	ELECTRICAL ONE LINE DIAGRAM	1	01/24/25	JD	
PROJECT LOCATION DIRECTIONS		R-601	SPECIAL INSPECTIONS WORKSHEET	1	01/24/25	JD		
<p>FROM NORMAN:</p> <p>HEAD NORTHEAST ON E MAIN ST TOWARD N PORTER AVE, THEN TURN LEFT AT THE 1ST CROSS ST ONTO N PORTER AVE. TURN LEFT ONTO E GRAY ST, AND IN 0.7 MILES TURN ONTO N LAHOMA AVE. IN 300 FT TURN RIGHT ONTO W MAIN ST AND THEN IN 1.4 MILES TURN LEFT ONTO 24TH AVE SW. IN 1.6 MILES TURN RIGHT ONTO VAN BUREN ST, AND THEN IN 0.2 MILES TURN RIGHT ONTO JEFFERSON ST. ACCESS ROAD TO SITE WILL BEA T THE END OF JEFFERSON ST.</p>								
SURVEY INFORMATION		PROJECT TEAM		<p><u>TOWER OWNER:</u></p> <p>AMERICAN TOWER CORPORATION 10 PRESIDENTIAL WAY WOBURN, MA 01801</p> <p><u>PROPERTY OWNER:</u></p> <p>LANDMARK DEVELOPMENT GROUP 4410 BERRY FARM RD NORMAN, OK 73072</p> <p><u>ENGINEER:</u></p> <p>ATC TOWER SERVICES 1 FENTON MAIN STREET SUITE 300 CARY, NC 27511</p>				
1. TOPOGRAPHY & BOUNDARY INFORMATION WAS OBTAINED FROM SURVEY PLAN DATED 01/22/24 BY POINT TO POINT LAND SURVEYORS								
UTILITY COMPANIES								
<p>POWER COMPANY: UNKNOWN PHONE: N/A</p> <p>TELEPHONE COMPANY: UNKNOWN PHONE: N/A</p>								
 <p>Know what's below. Call before you dig.</p>								



Item 3.

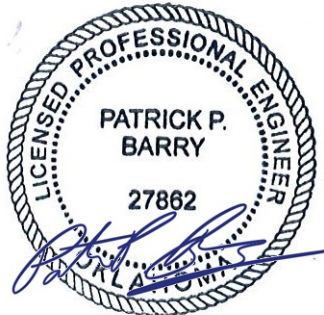
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	JD	06/12/24
1	REDEISGN SITE	JD	01/24/25

ATC SITE NUMBER:
211141
ATC SITE NAME:
STRELO SOONER OK

SITE ADDRESS:
JEFFERSON ST
NORMAN CLEVELAND COUNTY, OK 73072

SEAL:



Patrick Barry
Digitally signed by Patrick Barry
Date: 2025.01.26 12:42:40 -05'00'

DATE DRAWN:	06/12/24
ATC JOB NO:	14764550_D6
OPS JOB NO:	13732402
ATC LEGACY #:	419483

TITLE SHEET

SHEET NUMBER: G-001	REVISION: 33
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GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.
- CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
- ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
- DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
- CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
- EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
- ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
- WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
- CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
- CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
- CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
- CONTRACTOR SHALL FURNISH ATC WITH THREE AS-BUILT SETS OF DRAWINGS UPON COMPLETION OF WORK.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
- PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.

EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED FACILITY. THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACKHOES, BULLDOZERS, LOADERS, TRUCKS, CRANES, COMPACTORS, AND GRADERS. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ABUTTING LANDS:

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
- THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.).
- A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE DURING CONSTRUCTION UNTIL THE SITE IS STABILIZED. (AS APPLICABLE)
- PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. (CONSULT ATC CM AS REQUIRED)
- STONE CHECK DAMS WILL BE INSTALLED IN THE DRAINAGE DITCHES TO PREVENT EROSION PRIOR TO THE STABILIZATION OF THE CHANNELS. EROSION CONTROL BLANKETS WILL ALSO BE INSTALLED IN ALL DITCHES TO BE REVEGETATED.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY UNDISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON COMPLETION OF ROUGH GRADING. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
- ANY EXPOSED SLOPES GREATER THAN 2:1 AND NEWLY CONSTRUCTED DRAINAGE DITCHES WILL

- BE STABILIZED WITH EROSION CONTROL BLANKET TO PREVENT EROSION DURING CONSTRUCTION AND TO FACILITATE REVEGETATION AFTER LOAMING AND SEEDING.
- TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL CULVERT INLETS AND OUTLETS AS SHOWN ON THE ATTACHED DRAWINGS.
 - IN AREAS OF CONSTRUCTION DEWATERING, ISOLATED SETTLEMENT TRAPS WILL BE CONSTRUCTED ADJACENT TO THE ACTIVITY. WATER WILL BE PUMPED FROM THE EXCAVATIONS TO THESE DEPRESSION AREAS FOR SEDIMENT REMOVAL. ADDITIONAL SEDIMENTATION PROTECTION WILL BE PROVIDED BY THE INSTALLATION OF HAYBALE BARRIERS BETWEEN THE BASINS AND THE RECEIVING DRAINAGE COARSE.
 - NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES.
 - FINAL SEEDING WILL BE APPLIED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION.
 - SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.
 - FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
 - THE CONTRACTOR WILL REGULARLY INSPECT THE PROJECT'S EROSION AND SEDIMENTATION CONTROLS DURING THE ENTIRE ACTIVE CONSTRUCTION STAGES. THE INSPECTIONS WILL BE PERFORMED WEEKLY AND AFTER ALL RUNOFF EVENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. SEDIMENT THAT HAS BEEN TRAPPED BY THE SILT BARRIER WILL BE REMOVED AS REQUIRED, AND IN ALL CASES, BEFORE THE ACCUMULATION HAS REACHED HALF THE HEIGHT OF THE FENCE. THE SILT BARRIER WILL BE RE-ANCHORED, REPAIRED, OR REPLACED AS NECESSARY. ALL OTHER CONTROLS WILL BE INSPECTED ON THE SAME SCHEDULE. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATION OF THOSE INSTALLED WILL BE REQUIRED.
 - ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
 - ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
 - FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
 - SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION AND/OR THE CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER.
 - SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

CONSTRUCTION SEQUENCE:

- REMOVE EXISTING FENCE AS SHOWN ON SITE PLAN.
- INSTALL GRAVEL.
- INSTALL PROPOSED CHAIN-LINK FENCE AS SHOWN ON PLANS.
- CONSTRUCT PROPOSED TOWER PER TOWER MANUFACTURER'S SPECIFICATIONS.
- INSTALL ANY REQUIRED ICE BRIDGES PER ATC SPECIFICATIONS.
- DECONSTRUCT EXISTING TOWER ONLY ONCE THE PROPOSED TOWER IS ERECTED AND IN FULL WORKING CONDITION.
- IF CONSTRUCTION IS TERMINATED OR SUSPENDED PRIOR TO CONSTRUCTION COMPLETION, ALL EXPOSED SOIL AREAS SHALL BE SEEDED WITH TEMPORARY SEEDING AND MULCHED IMMEDIATELY.

CONCRETE AND REINFORCING STEEL NOTES:

- DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND SUBMITTED TO ENGINEER PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL BE NORMAL WEIGHT, 6 % AIR ENTRAINED (+/- 1.5%) WITH A MAXIMUM 4" SLUMP AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI UNLESS OTHERWISE NOTED.
- THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:ASTM C-150, TYPE 1 OR 2

REINFORCEMENT:ASTM A-185, PLAIN STEEL WELDED WIRE FABRIC

REINFORCEMENT BARS:ASTM A615, GRADE 60, DEFORMED

NORMAL WEIGHT AGGREGATE:ASTM C-33

WATER:DRINKABLE

ADMIXTURES:NON-CHLORIDE CONTAINING
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):

A. CONCRETE CAST AGAINST EARTH: 3"

B. ALL OTHER CONCRETE: 2"
- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
- ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
- DO NOT WELD OR TACK WELD REINFORCING STEEL.
- ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
- REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
- DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
- FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
- CONCRETE SHALL BE RUBBED TO A ROUGH GROUT FINISH. PADS SHALL BE SEALED BY STEEL TROWEL.
- UNLESS OTHERWISE NOTED:

A. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.

B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
- REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPLICED LENGTHS SHOWN IN THE DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.
- DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
- ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
- LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS
- SPLICES OF WWF, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 8".
- BAR SUPPORTS SHALL BE ALL-GALVINIZED METAL WITH PLASTIC TIPS.
- ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE 16 GAUGE CONFORMING TO ASTM A82
- SLAB ON GROUND

A. COMPACT STRUCTURAL FILL TO 95% DENSITY AND THEN PLACE 6" GRAVEL BENEATH SLAB.

B. PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.






GENERAL FOUNDATION NOTES:

(APPLICABLE FOR EQUIPMENT SHELTER ONLY)

- THOROUGHLY COMPACT BOTTOM OF EXCAVATIONS PRIOR TO PLACING RIGID INSULATION BARRIER. BACKFILL AND COMPACTION PROCEDURES SHALL BE DONE PER INDUSTRY STANDARDS.
- ALL REINFORCING STEEL SHALL BE ASTM A615 - GRADE 60. SECURE REINFORCING IN PLACE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
- VERIFY DETAILS AND DIMENSIONS WITH SHELTER DRAWINGS. NOTIFY ATC CM OF ANY DISCREPANCIES.
- INSULATION BARRIER PROVIDED IS FOR FROST PROTECTION IN LIEU OF STANDARD FOUNDATIONS WITH BEARING AT CODE REQUIRED FROST DEPTH.
- SHELTER MUST BE ANCHORED TO ITS FOUNDATION. ANCHOR IN ACCORDANCE WITH SHELTER MANUFACTURER SPECIFICATIONS.



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
	FOR CONSTRUCTION	JD	06/12/24
	REDEISGN SITE	JD	01/24/25
			
			
			

ATC SITE NUMBER:

211141

ATC SITE NAME:

STRELO SOONER OK

SITE ADDRESS:

JEFFERSON ST

NORMAN CLEVELAND COUNTY, OK 73072

SEAL:



Digitally Signed: 2025-01-26

DATE DRAWN:	06/12/24
ATC JOB NO:	14764550_D6
OPS JOB NO:	13732402
ATC LEGACY #:	419483

GENERAL NOTES

SHEET NUMBER:

G-002

REVISION:

34

Item 3.

PROJECT SUMMARY

FIELD SURVEY DATE: 12/04/2023
SITE ADDRESS: JEFFERSON ST, NORMAN, OK 73072
PARCEL INFORMATION
OWNER: SOONER RIVER LLC, AS TO TOWER PARCEL AND LANDMARK DEVELOPMENT GROUP F/K/A SOUTH CANADIAN DEVELOPMENT, LLC, AS TO ACCESS PARCEL
ADDRESS: PO BOX 720321, NORMAN, OK 73070
APN: 169719
TOTAL AREAS:
PARENT PARCEL: 15.75 ACRES ±
ATC AREA: 0.1291 ACRES ±
GEOGRAPHIC COORDINATES OF PROPOSED TOWER:
LATITUDE: 35°11'41.24" N (35.194789)
LONGITUDE: 97°28'59.76" W (-97.483267)
VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83
GROUND ELEVATION: 1100.4'
*BEARINGS ARE BASED ON GRID NORTH (OK SOUTH ZONE)
FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE AE (WITH BFE). COMMUNITY PANEL NO. : 40027C0280J DATED: 01/15/2021
*THIS SPECIFIC PURPOSE ALTA SURVEY IS FOR THE ATC AREA AND EASEMENTS ONLY AND WAS PREPARED FOR THE EXCLUSIVE USE OF AMERICAN TOWER CORPORATION AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE ATC AREA AND THE RIGHTS OF EASEMENT SHOWN HEREON. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. THIS BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED. THIS SURVEY IS NOT INTENDED TO BE USED OR RELIED UPON BY ANY PARTY OTHER THAN AMERICAN TOWER CORPORATION AND CANNOT BE USED BY ANY PARTY FOR ANY OTHER PURPOSE, INCLUDING RECORDING.
ENCROACHMENT STATEMENT
AT THE TIME OF SURVEY THERE WERE NO ENCROACHMENTS.

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE PARENT PARCEL VIA JEFFERSON STREET, A PUBLIC RIGHT OF WAY.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE PARENT PARCEL BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.
8. EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND/OR LEICA TS12. SEE GPS NOTES FOR GPS EQUIPMENT.
9. NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

ZONING INFORMATION

ZONE: A-2 (RURAL AGRICULTURAL)
& R-1 (SINGLE FAMILY DWELLING)
*ALL SITE RESTRICTIONS SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

LEGAL DESCRIPTION

ATC AREA — AS SURVEYED:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING A PORTION OF THE LANDS OF SOONER RIVER, LLC., AS RECORDED IN DOCUMENT 2023-34454, CLEVELAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT HAVING AN OKLAHOMA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 677815.1711 E: 2122956.3761, FROM WHENCE A FENCE POST BEARS, SOUTH 57°18'14" EAST, 1161.62 FEET; THENCE, SOUTH 70°12'27" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 19°47'33" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 70°12'27" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 19°47'33" EAST, 75.00 FEET TO A POINT AND THE POINT OF BEGINNING.
BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD 83, SOUTH ZONE.
SAID TRACT CONTAINS 0.1291 ACRES (5,625 SQUARE FEET), MORE OR LESS.

30' ACCESS & UTILITY EASEMENT #1 — AS SURVEYED:
TOGETHER WITH A 30-FOOT WIDE EASEMENT, MEASURING 15 FEET EACH SIDE OF CENTERLINE, THE SIDE LINES OF WHICH ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT THE ATC AREA, LYING AND BEING IN SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING A PORTION OF THE LANDS OF SOONER RIVER, LLC., AS RECORDED IN DOCUMENT 2023-34454, CLEVELAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:
TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE SOUTHEAST CORNER OF THE ATC AREA, HAVING AN OKLAHOMA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 677815.1711 E: 2122956.3761, FROM WHENCE A FENCE POST BEARS, SOUTH 57°18'14" EAST, 1161.62 FEET THENCE RUNNING ALONG SAID ATC AREA, SOUTH 70°12'27" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 19°47'33" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 70°12'27" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 19°47'33" EAST, 44.13 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID ATC AREA AND RUNNING, NORTH 70°12'27" EAST, 342.17 FEET TO THE ENDING AT A POINT ON THE NORTHEAST PROPERTY LINE OF SAID LANDS.
BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD 83, SOUTH ZONE.

30' ACCESS & UTILITY EASEMENT #2 — AS SURVEYED:
TOGETHER WITH A 30-FOOT WIDE EASEMENT, MEASURING 15 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING A PORTION OF CLEVELAND COUNTY ACCOUNT NO. 169721, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:
TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE SOUTHEAST CORNER OF THE ATC AREA, HAVING AN OKLAHOMA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 677815.1711 E: 2122956.3761, FROM WHENCE A FENCE POST BEARS, SOUTH 57°18'14" EAST, 1161.62 FEET THENCE RUNNING ALONG SAID ATC AREA, SOUTH 70°12'27" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 19°47'33" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 70°12'27" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 19°47'33" EAST, 44.13 FEET TO A POINT; THENCE LEAVING SAID ATC AREA AND RUNNING, NORTH 70°12'27" EAST, 342.17 FEET TO A POINT ON THE SOUTHWEST PROPERTY LINE OF SAID LANDS AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 33°22'44" EAST, 70.28 FEET TO THE ENDING AT A POINT ON THE NORTHEAST PROPERTY LINE OF SAID LANDS, BEING THE TERMINUS OF JEFFERSON STREET (HAVING A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY).
BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD 83, SOUTH ZONE.

COW AREA #1 — AS SURVEYED:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING A PORTION OF THE LANDS OF SOONER RIVER, LLC., AS RECORDED IN DOCUMENT 2023-34454, CLEVELAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE SOUTHEAST CORNER OF THE ATC AREA, HAVING AN OKLAHOMA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 677815.1711 E: 2122956.3761, FROM WHENCE A FENCE POST BEARS, SOUTH 57°18'14" EAST, 1161.62 FEET THENCE RUNNING ALONG SAID ATC AREA, SOUTH 70°12'27" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 19°47'33" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 70°12'27" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 19°47'33" EAST, 44.13 FEET TO A POINT; THENCE LEAVING SAID ATC AREA AND RUNNING ALONG A TIE LINE, SOUTH 19°47'33" EAST, 44.29 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 19°47'33" WEST, 30.00 FEET TO A POINT; THENCE, NORTH 70°12'27" EAST, 30.00 FEET TO A POINT; THENCE, SOUTH 19°47'33" EAST, 30.00 FEET TO A POINT; THENCE, SOUTH 70°12'27" WEST, 30.00 FEET TO A POINT AND THE POINT OF BEGINNING.
BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD 83, SOUTH ZONE.
SAID TRACT CONTAINS 0.0207 ACRES (900 SQUARE FEET), MORE OR LESS.

COW AREA #2 — AS SURVEYED:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING A PORTION OF THE LANDS OF SOONER RIVER, LLC., AS RECORDED IN DOCUMENT 2023-34454, CLEVELAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT AT THE SOUTHEAST CORNER OF THE ATC AREA, HAVING AN OKLAHOMA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 677815.1711 E: 2122956.3761, FROM WHENCE A FENCE POST BEARS, SOUTH 57°18'14" EAST, 1161.62 FEET THENCE RUNNING ALONG SAID ATC AREA, SOUTH 70°12'27" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 19°47'33" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 70°12'27" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 19°47'33" EAST, 44.13 FEET TO A POINT; THENCE LEAVING SAID ATC AREA AND RUNNING ALONG A TIE LINE, SOUTH 19°47'33" EAST, 44.29 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 19°47'33" WEST, 30.00 FEET TO A POINT; THENCE, NORTH 70°12'27" EAST, 30.00 FEET TO A POINT; THENCE, SOUTH 19°47'33" EAST, 30.00 FEET TO A POINT; THENCE, SOUTH 70°12'27" WEST, 30.00 FEET TO A POINT AND THE POINT OF BEGINNING.
BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD 83, SOUTH ZONE.
SAID TRACT CONTAINS 0.0207 ACRES (900 SQUARE FEET), MORE OR LESS.

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
POSITIONAL ACCURACY: 0.04 FEET (HORZ) 0.20 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATES OF SURVEY: 12/04/2023
DATUM / EPOCH: NAD_83(2011)(EPOCH: 2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99994400 (CENTERED ON THE BASE POINT AS SHOWN HEREON)
CONVERGENCE ANGLE: 0.29413611°
BENCHMARKS USED: DG9791, DE8097, DE6011

SURVEY LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
RB REBAR
UP UTILITY POLE
FH FIRE HYDRANT
OU OVERHEAD UTILITY
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
PVC POLYVINYL CHLORIDE PIPE
GW GUY WIRE ANCHOR
TR TRANSFORMER
CLF CHAIN LINK FENCE
N/F NOW OR FORMERLY
IB ICE BRIDGE
IBP ICE BRIDGE POLE
A/C AIR CONDITIONING
TYP TYPICAL
CONCRETE PAD
GC GROUND COVER
EP EDGE OF PAVEMENT
CB BACK OF CURB
R/W RIGHT-OF-WAY
CO UTILITY POLE
EXISTING PROPERTY
EXISTING ADJ. PROPERTY
EXISTING EASEMENT
EXISTING CHAIN LINK FENCE
EXISTING BARB WIRE FENCE
EXISTING STORM DRAIN LINE
EXISTING OVERHEAD WIRE
EXISTING GROUND SPACE

SURVEY PLAN

0 100' 200'

SCALE: 1"=100' (11X17)
1"=50' (22X34)

VICINITY MAP

PARENT PARCEL

0 800' 1600'

SCALE: 1"=800' (11X17)
1"=400' (22X34)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N19°47'33"W	30.00'
L2	N70°12'27"E	30.00'
L3	S19°47'33"E	30.00'
L4	S70°12'27"W	30.00'
L5	N70°12'27"E	30.00'
L6	S19°47'33"E	30.00'
L7	S70°12'27"W	30.00'
L8	N19°47'33"W	30.00'

SURVEYOR'S CERTIFICATE

TO AMERICAN TOWER CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 8, 9, AND 13 TABLE A THEREOF.
03/29/2024
G. DARRELL TAYLOR, OKLAHOMA LAND SURVEYOR #1957

811

Know what's below.
Call before you dig.

Item 3.

AMERICAN TOWER®
ATC TOWER SERVICES, INC.

3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
FAX: (919) 466-5415

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
2	REVISED TITLE	DMM	2/8/24
3	REVISED TITLE	AJT	3/29/24
4	ATC AREA	DMM	12/18/24

ATC SITE NUMBER:
211141

ATC SITE NAME:
STRELO -
SOONER OK

SECTION 2, T8N, R3W

SITE ADDRESS: JEFFERSEON STREET
NORMAN, CLEVELAND COUNTY, OKLAHOMA 73072

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.
03/29/2024
G. DARRELL TAYLOR, OKLAHOMA LAND SURVEYOR #1957
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.
CERTIFICATE OF AUTHORIZATION NO.: 7769

SURVEY BY:
POINT TO POINT
LAND SURVEYORS
100 GOVERNORS TRACE, STE. 103
PEACHTREE CITY, GA 30269
(p) (678) 565-4440
(f) (678) 565-4497
(w) pointtopointsurvey.com
P2P JOB NO: 2315770K

POINT TO POINT LAND SURVEYORS

DRAWN BY:	AJT
APPROVED BY:	DMM
DATE DRAWN:	01/22/2024
ATC JOB NO:	211141

*ALTA SURVEY

SHEET NUMBER:
V-101
SHEET 1 OF 3

REVISION:
35

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LEGAL DESCRIPTION

PARENT PARCEL — AS PROVIDED BY COMMITMENT NO. ATC-164829-C:

TRACT 1

A TRACT OF LAND BEING A PART OF GOVERNMENT LOTS SEVEN (7) AND EIGHT (8) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 8,

THENCE SOUTH 00°05'20" WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 1337 89 FEET,

THENCE NORTH 89°54'41" WEST A DISTANCE OF 901 56 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 45°00'00" WEST A DISTANCE OF 96 71 FEET TO A POINT ON THE SOUTH LINE OF GRANT OF EASEMENT RECORDED IN BOOK 549, PAGE 517,

THENCE ALONG THE SOUTH LINE OF SAID GRANT OF EASEMENT THE FOLLOWING FOUR (4) COURSES

1 NORTH 36°22'50" WEST A DISTANCE OF 216 54 FEET,

2 NORTH 46°41'31" WEST A DISTANCE OF 552 57 FEET,

3 NORTH 43°29'01" WEST A DISTANCE OF 508 94 FEET,

4 NORTH 54°48'01" WEST A DISTANCE OF 66 29 FEET,

THENCE NORTH 33°55'00" EAST A DISTANCE OF 160 15 FEET TO THE SOUTHWEST CORNER OF BLOCK 5 OF PRESIDENTIAL NO 1 ADDITION ACCORDING TO THE PLAT RECORDED IN BOOK 9 OF PLATS, PAGE 55,

THENCE SOUTH 41°42'44" EAST A DISTANCE OF 1,373 55 FEET TO THE POINT OF BEGINNING SAID DESCRIBED TRACT OF LAND CONTAINS 153,552 SQUARE FEET OR 3.5251 ACRES, MORE OR LESS

THE BEARING SOUTH 00°05'20" WEST ALONG THE EAST LINE OF GOVERNMENT LOT 8 IN SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2817, PAGE 102 WAS USED AS THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION

TRACT 2

A TRACT OF LAND BEING A PART OF GOVERNMENT LOTS SEVEN (7) AND EIGHT (8) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 8,

THENCE SOUTH 00°05'20" WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 1337 89 FEET,

THENCE NORTH 89°54'41" WEST A DISTANCE OF 901 56 FEET,

THENCE SOUTH 45°00'00" WEST A DISTANCE OF 96 71 FEET TO THE POINT OF BEGINNING,

THENCE CONTINUING SOUTH 45°00'00" WEST, A DISTANCE OF 472 64 FEET,

THENCE NORTH 37°43'52" WEST A DISTANCE OF 730 00 FEET,

THENCE NORTH 30°09'44" WEST A DISTANCE OF 201 36 FEET,

THENCE NORTH 42°49'40" WEST A DISTANCE OF 356 65 FEET,

THENCE NORTH 33°55'00" EAST A DISTANCE OF 339 85 FEET TO A POINT ON THE SOUTH LINE OF GRANT OF EASEMENT RECORDED IN BOOK 549, PAGE 517,

THENCE ALONG THE SOUTH LINE OF SAID GRANT OF EASEMENT THE FOLLOWING FOUR (4) COURSES

1 SOUTH 54°48'01" EAST A DISTANCE OF 66 29 FEET,

2 SOUTH 43°29'01" EAST A DISTANCE OF 508 94 FEET,

3 SOUTH 46°41'31" EAST A DISTANCE OF 552 57 FEET,

4 SOUTH 36°22'50" EAST A DISTANCE OF 216 54 FEET TO THE POINT OF BEGINNING

SAID DESCRIBED TRACT OF LAND CONTAINS 532,342 SQUARE FEET OR 12.2209 ACRES, MORE OR LESS

THE BEARING OF SOUTH 00°05'20" WEST ALONG THE EAST LINE OF GOVERNMENT LOT 8 IN SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2817, PAGE 102 WAS USED AS THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION

TOGETHER WITH INGRESS AND EGRESS GRANTED THROUGH THAT ROADWAY EASEMENT AGREEMENT

TRACT 3

PART OF GOVERNMENT LOTS 7 AND 8 AND ACCRETION OF THE SOUTH CANADIAN RIVER OF SOUTHEAST QUARTER (SE/4) OF SECTION 2, T8N, R3W OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 ALSO DESCRIBED AS THE NORTHEAST CORNER OF SOUTHEAST QUARTER (SE/4) SECTION 2, T8N, R3W; THENCE SOUTH 1337.89 FEET AND WEST 901.56 FEET FOR A POINT OF BEGINNING; THENCE S 45°00'00" W A DISTANCE OF 569.35 FEET; THENCE N 37°43'52" W A DISTANCE OF 730.00 FEET; THENCE N 30°09'44" W A DISTANCE OF 201.36 FEET; THENCE N 42°30'39" W A DISTANCE OF 356.72 FEET; THENCE N 33°55'00" E A DISTANCE OF 500.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 5 OF PRESIDENTIAL NO. 1 ADDITION TO NORMAN, OKLAHOMA; THENCE S 52°59'39" E A DISTANCE OF 372.30 FEET; THENCE S 33°55'00" W A DISTANCE OF 74.135 FEET; THENCE S 49°17'20" E A DISTANCE OF 699.205 FEET; THENCE S 48°57'44" W A DISTANCE OF 112.33 FEET; THENCE S 45°00'00" E A DISTANCE OF 298.86 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A TRACT OF LAND BEING A PART OF GOVERNMENT LOTS SEVEN (7) AND EIGHT (8) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 8;

THENCE SOUTH 00°05'20" WEST (SOUTH-RECORD), ALONG THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 1337.89 FEET;

THENCE NORTH 89°54'41" WEST (WEST-RECORD) A DISTANCE OF 901 56 FEET TO THE POINT OF BEGINNING,

THENCE SOUTH 45°00'00" WEST A DISTANCE OF 569.35 FEET, THENCE NORTH 37°43'52" WEST A DISTANCE OF 730.00 FEET; THENCE NORTH 30°09'44" WEST A DISTANCE OF 201.36 FEET; THENCE NORTH 42°49'40" WEST A DISTANCE OF 356.65 FEET;

THENCE NORTH 33°55'00" EAST A DISTANCE OF 500 00 FEET TO THE SOUTHWEST CORNER OF BLOCK 5 OF PRESIDENTIAL NO. 1 ADDITION ACCORDING TO THE PLAT RECORDED IN BOOK 9 OF PLATS, PAGE 55;

THENCE SOUTH 41°42'44" EAST A DISTANCE OF 1,373.55 FEET TO THE POINT OF BEGINNING

SAID DESCRIBED TRACT OF LAND CONTAINS 685,896 SQUARE FEET OR 15 7460 ACRES, MORE OR LESS.

THE BEARING OF SOUTH 00°05'20" WEST ALONG THE EAST LINE OF GOVERNMENT LOT 8 IN SECTION 2, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2817, PAGE 102 WAS USED AS THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION.

PARCEL ID NO.: SD29 8 3W 2011 (ACCOUNT: 169719) AND PORTION OF SD29 8 3W 2012 (ACCOUNT: 169721)

THIS BEING THE SAME PROPERTY CONVEYED TO SOONER RIVER, LLC, AS TO TRACT 2, FROM SHERWOOD CONSTRUCTION CO., INC., IN A QUITCLAIM DEED DATED DECEMBER 18, 2023 AND RECORDED DECEMBER 22, 2023 IN BOOK 6619 PAGE 1091 IN CLEVELAND COUNTY, OKLAHOMA.

THIS BEING THE SAME PROPERTY CONVEYED TO SOONER RIVER, LLC, AS TO TRACT 1, FROM LANDMARK DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY IN A QUIT-CLAIM DEED DATED JANUARY 18, 2024 AND RECORDED JANUARY 18, 2024 IN BOOK 6626 PAGE 238 IN CLEVELAND COUNTY, OKLAHOMA.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SOUTH CANADIAN DEVELOPMENT, L.L.C. AS TO TRACT 3, FROM LAWRENCE W. ANDERSON, TRUSTEE OF THE LAWRENCE W. ANDERSON TRUST, DATED JUNE 5, 1991 IN A QUIT CLAIM DEED DATED MARCH 20, 1997 AND RECORDED MARCH 21, 1997 IN BOOK 2817 PAGE 121 IN CLEVELAND COUNTY, OKLAHOMA.

NOTES CORRESPONDING TO SCHEDULE B

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF FEBRUARY 27, 2024, BEING COMMITMENT NO. ATC-164829-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS. THE COMMITMENT CONTAINS THE FOLLOWING SURVEY RELATED ITEMS.

12. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT" DATED OCTOBER 16, 1929 AND RECORDED OCTOBER 17, 1929 IN (BOOK) 56 (PAGE) 348, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

13. EASEMENT FOR RIGHT OF WAY BETWEEN MARTIN WINKLER AND ROSIE WINKLER, HUSBAND AND WIFE; AND CLEVELAND COUNTY, DATED JUNE 6, 1930 AND RECORDED APRIL 10, 1931 IN (BOOK) 87 (PAGE) 347, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

14. EASEMENT BETWEEN ELVIN B. ANDERSON AND KATHLEEN ANDERSON, HIS WIFE; AND SOUTHWESTERN BELL TELEPHONE COMPANY, A CORPORATION, DATED AUGUST 11, 1955 AND RECORDED SEPTEMBER 22, 1955 IN (BOOK) 243 (PAGE) 191 (INSTRUMENT) 8114, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL; HOWEVER, THIS ITEM IS NOT SHOWN HEREON BECAUSE THE DESCRIPTION IS VAGUE, AND THEREFORE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

15. RIGHT-OF-WAY EASEMENT BETWEEN ELVIN B. AND KATHLEEN A. ANDERSON, HUSBAND AND WIFE; AND SOONER STATE TELEPHONE CO., DATED DECEMBER 15, 1964 AND RECORDED DECEMBER 15, 1964 IN (BOOK) 426 (PAGE) 383 (INSTRUMENT) 16,522, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL; HOWEVER, THIS ITEM IS NOT SHOWN HEREON BECAUSE THE DESCRIPTION IS VAGUE, AND THEREFORE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

16. RIGHT OF WAY AGREEMENT BETWEEN ELVIN B. AND KATHLEEN A. ANDERSON, HUSBAND AND WIFE; AND KERMIT TATE CONSTRUCTION CO., A CORPORATION, DATED JUNE 28, 1965 AND RECORDED JULY 1, 1965 IN (BOOK) 436 (PAGE) 341 (INSTRUMENT) 8093, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL; HOWEVER, THIS ITEM IS NOT SHOWN HEREON BECAUSE THE DESCRIPTION IS VAGUE, AND THEREFORE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

17. GRANT OF EASEMENT BETWEEN ELVIN B. ANDERSON; AND CITY OF NORMAN, A MUNICIPAL CORPORATION, DATED OCTOBER 24, 1972 AND RECORDED FEBRUARY 22, 1973 IN (BOOK) 549 (PAGE) 517 (INSTRUMENT) 2658, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS PLOTTED HEREON.]

18. GRANT OF EASEMENT BETWEEN SOUTH CANADIAN DEVELOPMENT, L.L.C.; AND CITY OF NORMAN, A MUNICIPAL CORPORATION, DATED JUNE 11, 2007 AND RECORDED JUNE 27, 2007 IN (BOOK) 4361 (PAGE) 79 (INSTRUMENT) R 2007 28282, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS PLOTTED HEREON.]

19. GRANT OF EASEMENT BETWEEN SOUTH CANADIAN DEVELOPMENT, L.L.C.; AND CITY OF NORMAN, A MUNICIPAL CORPORATION, DATED JUNE 11, 2007 AND RECORDED JUNE 27, 2007 IN (BOOK) 4361 (PAGE) 81 (INSTRUMENT) R 2007 28283, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL.]

20. ROADWAY EASEMENT AGREEMENT BETWEEN LANDMARK DEVELOPMENT GROUP, L.L.C., FORMERLY SOUTH CANADIAN DEVELOPMENT, LLC; AND SHERWOOD CONSTRUCTION CO., INC., DATED MAY 22, 2014 AND RECORDED MAY 28, 2014 IN (BOOK) 5296 (PAGE) 48 (INSTRUMENT) R 2014 17135, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT AND ACCESS PARCELS AND IS PLOTTED HEREON.]

21. DEDICATION DEED BETWEEN ELVIN B. ANDERSON AND KATHLEEN ANDERSON, HIS WIFE; AND STATE OF OKLAHOMA, DATED JULY 22, 1953 AND RECORDED AUGUST 12, 1953 IN (BOOK) 210 (PAGE) 103, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT OR ACCESS PARCELS.]

22. OWNERS CERTIFICATE AND DEDICATION DATED OCTOBER 20, 1971 AND RECORDED APRIL 7, 1972 IN (BOOK) 9 (PAGE) 55 (INSTRUMENT) 106, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT OR ACCESS PARCELS.]

23. ORDER VACATING PORTION OF PLAT DATED MAY 19, 1978 AND RECORDED MAY 19, 1978 IN (BOOK) 520 (PAGE) 25 (INSTRUMENT) 138, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT OR ACCESS PARCELS.]

24. DEDICATION DEED BETWEEN ELVIN B. ANDERSON AND KATHLEEN ANDERSON, HIS WIFE; AND STATE OF OKLAHOMA, DATED JULY 22, 1953 AND RECORDED AUGUST 12, 1953 IN (BOOK) 210 (PAGE) 103 (INSTRUMENT) 74, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT OR ACCESS PARCELS.]

25. DEED OF WATER RIGHTS BETWEEN LAWRENCE W. ANDERSON, A SINGLE MAN, AND AS TRUSTEE OF THE LAWRENCE W. ANDERSON TRUST DATED JUNE 5, 1991; AND AQUIFER BOTTLING COMPANY, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, DATED DECEMBER 16, 2004 AND RECORDED DECEMBER 16, 2004 IN (BOOK) 3932 (PAGE) 311 (INSTRUMENT) R 2004 60671, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND A PORTION OF THE ACCESS PARCEL; HOWEVER, IT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

26. EASEMENT FOR RIGHT OF WAY BETWEEN MARTIN WINKLER AND ROSIE WINKLER, HUSBAND AND WIFE; AND COUNTY OF CLEVELAND, STATE OF OKLAHOMA, DATED JUNE 6, 1930 AND RECORDED APRIL 10, 1931 IN (BOOK) 87 (PAGE) 347 (INSTRUMENT) 38, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE 24TH AVENUE SW RIGHT-OF-WAY.]

27. EASEMENT BETWEEN ELVIN B. ANDERSON AND KATHLEEN ANDERSON; AND SOUTHWESTERN BELL TELEPHONE COMPANY, A CORPORATION, DATED AUGUST 11, 1955 AND RECORDED SEPTEMBER 22, 1955 IN (BOOK) 243 (PAGE) 191 (INSTRUMENT) 97, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT AND ACCESS PARCELS; HOWEVER, IT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

28. RIGHT-OF-WAY EASEMENT BETWEEN ELVIN B. AND KATHLEEN A. ANDERSON, HUSBAND AND WIFE; AND SOONER STATE TELEPHONE CO., DATED DECEMBER 15, 1964 AND RECORDED DECEMBER 15, 1964 IN (BOOK) 426 (PAGE) 383 (INSTRUMENT) 99, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT AND ACCESS PARCELS AND IS PLOTTED HEREON.]

29. RIGHT OF WAY AGREEMENT BETWEEN ELVIN B. AND KATHLEEN A. ANDERSON, HUSBAND AND WIFE; AND KERMIT TATE CONSTRUCTION CO., A CORPORATION, DATED JUNE 28, 1965 AND RECORDED JULY 1, 1965 IN (BOOK) 436 (PAGE) 341 (INSTRUMENT) 101, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT AND ACCESS PARCELS; HOWEVER, IT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

30. EASEMENT BETWEEN MARTIN WINKLER AND ROSIE WINKLER; AND OKLAHOMA GAS AND ELECTRIC COMPANY, AN OKLAHOMA CORPORATION, DATED AUGUST 25, 1936 AND RECORDED AUGUST 25, 1936 IN (BOOK) 1015 (PAGE) 17 (INSTRUMENT) 4067, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT AND ACCESS PARCELS; HOWEVER, IT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

31. GRANT OF EASEMENT BETWEEN ELVIN B. ANDERSON; AND CITY OF NORMAN, A MUNICIPAL CORPORATION, DATED JULY 12, 1972 AND RECORDED JULY 18, 1972 IN (BOOK) 517 (PAGE) 385, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT OR ACCESS PARCELS.]

32. GRANT OF EASEMENT BETWEEN ELVIN B. ANDERSON; AND CITY OF NORMAN, A MUNICIPAL CORPORATION, DATED OCTOBER 24, 1972 AND RECORDED DECEMBER 26, 1972 IN (BOOK) 549 (PAGE) 917 (INSTRUMENT) 2658, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS PLOTTED HEREON.]

33. GRANT OF EASEMENT BETWEEN ELVIN B. ANDERSON AND KATHLEEN A. ANDERSON, HUSBAND AND WIFE; AND CITY OF NORMAN, A MUNICIPAL CORPORATION, DATED SEPTEMBER 5, 1985 AND RECORDED NOVEMBER 20, 1985 IN (BOOK) 1893 (PAGE) 887 (INSTRUMENT) 45197, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE ACCESS PARCEL; HOWEVER, IT IS NOT PLOTTED HEREON BECAUSE IT LIES OUTSIDE OF THE SURVEYED AREA.]

34. GRANT OF EASEMENT BETWEEN PATRICIA D. HUFF AND ASSOCIATES PHASE II, LTD AN OKLAHOMA LIMITED PARTNERSHIP; AND CITY OF NORMAN, A MUNICIPAL CORPORATION, DATED SEPTEMBER 24, 1985 AND RECORDED NOVEMBER 20, 1985 IN (BOOK) 1893 (PAGE) 890 (INSTRUMENT) 45198, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT OR ACCESS PARCELS.]

35. GRANT OF EASEMENT BETWEEN GREYSTONE RESEARCH CENTER, INC. CURTIS PARK TREASURY, AN OKLAHOMA CORPORATION; AND CITY OF NORMAN, A MUNICIPAL CORPORATION, DATED OCTOBER 14, 1985 AND RECORDED MARCH 27, 1986 IN (BOOK) 1921 (PAGE) 70 (INSTRUMENT) 10687, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT OR ACCESS PARCELS.]

36. EASEMENT BETWEEN PATRICK D. HUFF AND ASSOCIATES PHASE II, AN OKLAHOMA LIMITED PARTNERSHIP; AND OKLAHOMA ELECTRIC COMPANY, DATED FEBRUARY 18, 1986 AND RECORDED MARCH 10, 1986 IN (BOOK) 1917 (PAGE) 585 (INSTRUMENT) 8446, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT OR ACCESS PARCELS.]

37. GRANT OF EASEMENT BETWEEN SOUTH CANADIAN DEVELOPMENT, L.L.C.; AND CITY OF NORMAN, A MUNICIPAL CORPORATION, DATED JUNE 11, 2007 AND RECORDED JUNE 27, 2007 IN (BOOK) 4361 (PAGE) 79 (INSTRUMENT) R 2007 28282, IN CLEVELAND COUNTY, OKLAHOMA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL AND IS PLOTTED HEREON.]

Item 3.

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ATC TOWER SERVICES, INC.

3500 REGENCY PARKWAY

SUITE 100

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FAX: (919) 466-5415

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REV.	DESCRIPTION	BY	DATE
<div>2</div>	REVISED TITLE	DMM	2/8/24
<div>3</div>	REVISED TITLE	AJT	3/29/24
<div>4</div>	ATC AREA	DMM	12/18/24

ATC SITE NUMBER:
211141
ATC SITE NAME:
**STRELO -
SOONER OK**
SECTION 2, T8N, R3W
SITE ADDRESS: JEFFERSEON STREET
NORMAN, CLEVELAND COUNTY, OKLAHOMA 73072

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

03/29/2024

G. DARRELL TAYLOR, OKLAHOMA LAND SURVEYOR #1957

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDEATION.

CERTIFICATE OF AUTHORIZATION NO.: 7769

SURVEY BY:
POINT TO POINT
LAND SURVEYORS
100 GOVERNORS TRACE, STE. 103
PEACHTREE CITY, GA 30269
(P) (678) 565-4440
(F) (678) 565-4497
(W) pointtopointsurvey.com
P2P JOB NO: 2315770K

POINT TO POINT
LAND
SURVEYORS

DRAWN BY:

AJT

APPROVED BY:

DMM

DATE DRAWN:

01/22/2024

ATC JOB NO:

211141

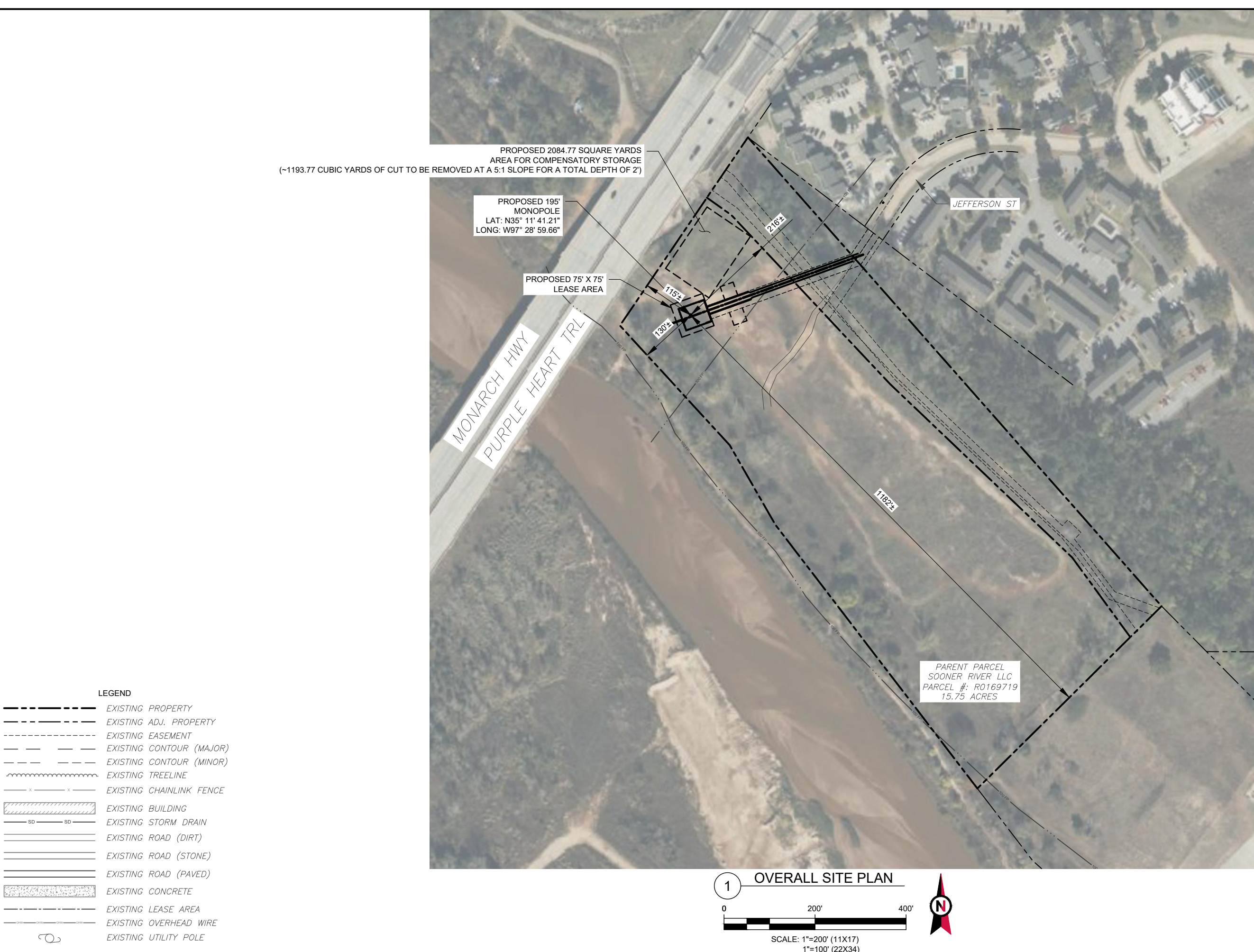
*ALTA SURVEY

SHEET NUMBER:
V-102
SHEET 2 OF 3

REVISION:

36

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	JD	06/12/24
1	REDEISGN SITE	JD	01/24/25

ATC SITE NUMBER:
211141

ATC SITE NAME:
STRELO SOONER OK

SITE ADDRESS:
JEFFERSON ST
NORMAN CLEVELAND COUNTY, OK 73072

SEAL:

Digitally Signed: 2025-01-26

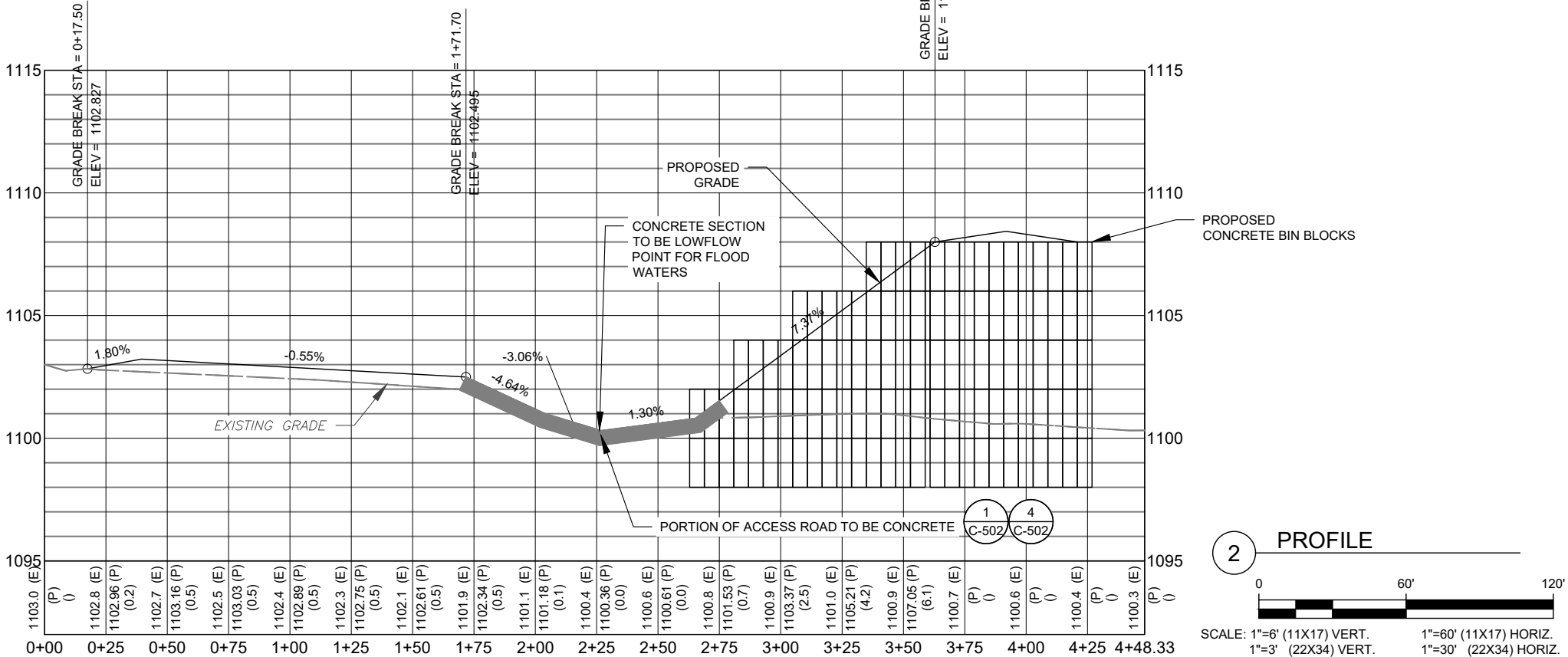
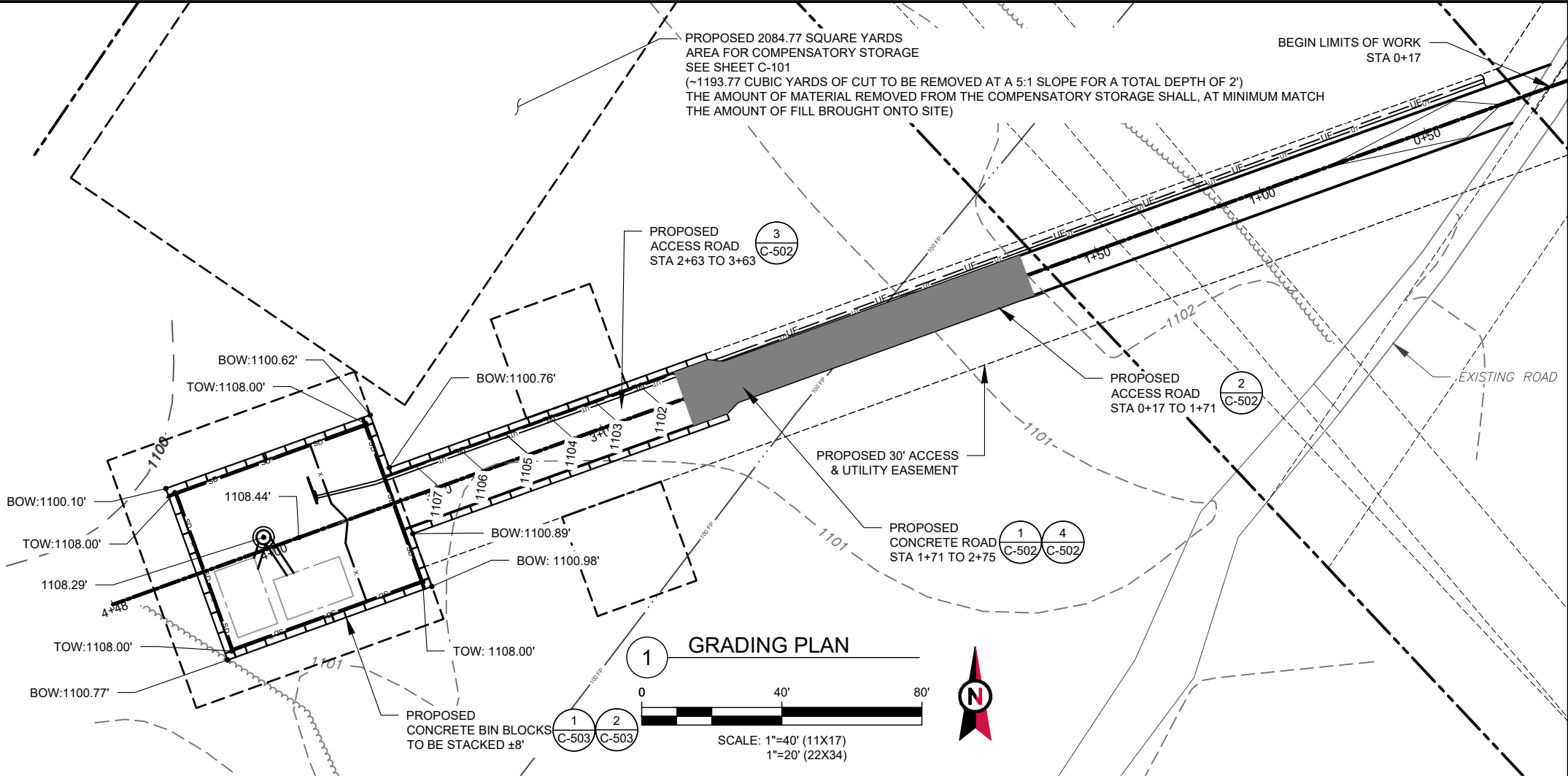
DATE DRAWN:	06/12/24
ATC JOB NO:	14764550_D6
OPS JOB NO:	13732402
ATC LEGACY #:	419483

OVERALL SITE PLAN

SHEET NUMBER: C-101	REVISION: 38
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CUT/FILL VOLUMES	CUT (YD³)	FILL (YD³)	NET (YD³)	
ACCESS ROAD	3.96	198.02	194.06	FILL
COMPOUND	0.00	777.50	777.50	FILL
BIN BLOCKS	0.00	216.89	216.89	FILL
COMP. STORAGE	1193.77	0.00	-1193.77	CUT
		TOTAL	-5.32	CUT



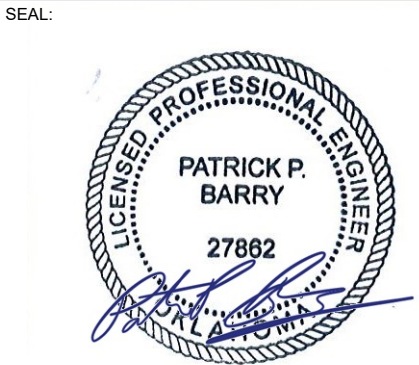
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	JD	06/12/24
1	REDEISGN SITE	JD	01/24/25

ATC SITE NUMBER:
211141
ATC SITE NAME:
STRELO SOONER OK

SITE ADDRESS:
JEFFERSON ST
NORMAN CLEVELAND COUNTY, OK 73072



Digitally Signed: 2025-01-26

DATE DRAWN:	06/12/24
ATC JOB NO:	14764550_D6
OPS JOB NO:	13732402
ATC LEGACY #:	419483

GRADING PLAN & PROFILE

SHEET NUMBER: C-201	REVISION: 39
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Item 3.



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ATC SITE NUMBER:

ATC SITE NAME:

SITE ADDRESS:

SEAL:

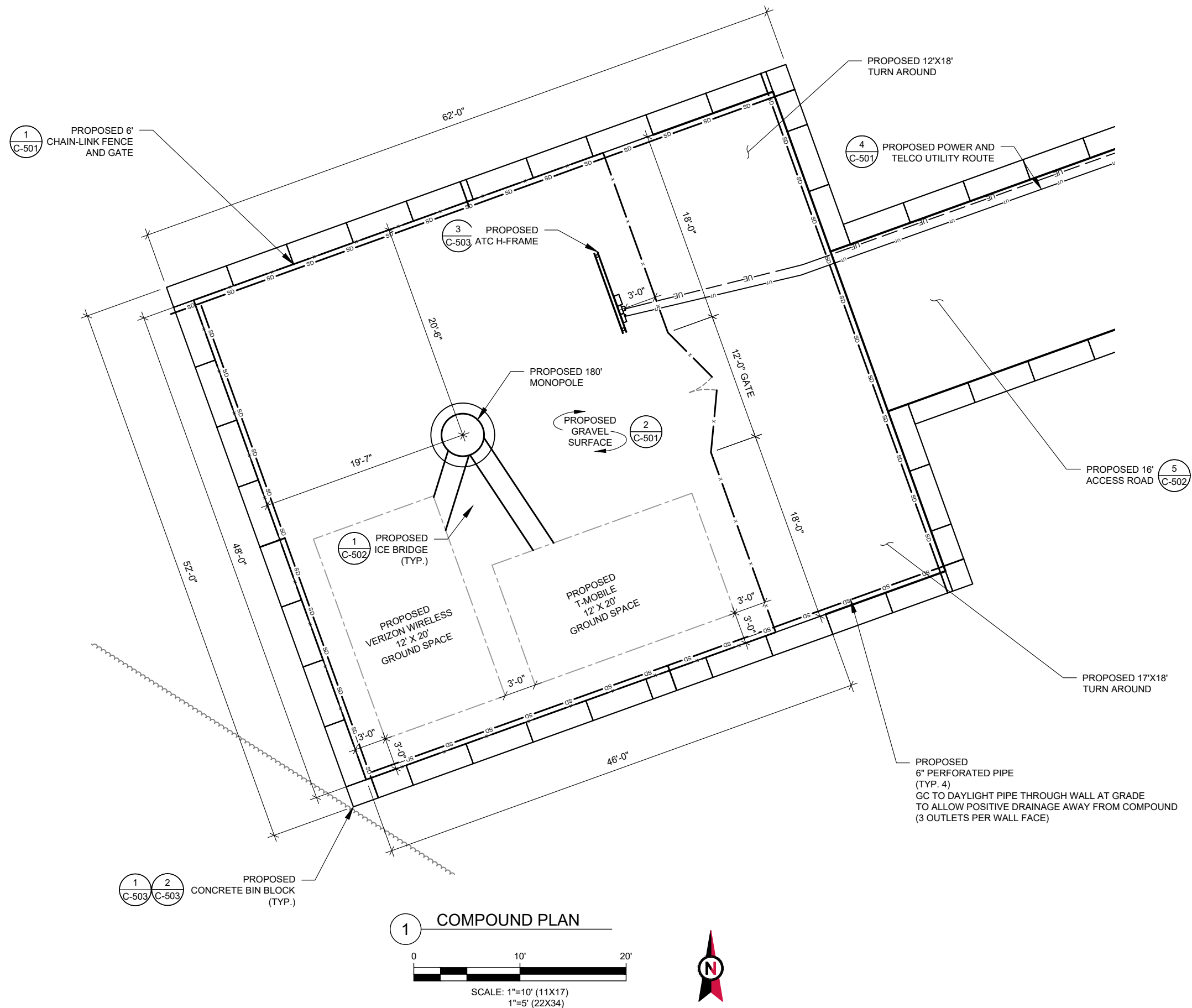


COMPOUND PLAN

SHEET NUMBER:

REVISION:

40



TOP OF PROPOSED TOWER
ELEV. 195' AMSL
ELEV. 1303.29' A.G.L.

PROPOSED VERIZON WIRELESS ANTENNAS
RAD CENTER 191' A.G.L.

PROPOSED T-MOBILE ANTENNAS
RAD CENTER 181' A.G.L.

TOWER NOTE:

1. NO TOWER LIGHTING IS PROPOSED. TO BE CONFIRMED BY FAA/FCC.
2. CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL LOADING. PLEASE REFER TO THE LATEST RFDS OR APPLICATION FOR CONFIRMATION.

PROPOSED GRADE
ELEV 1108.29' AMSL

TOP OF PLATE
EL. 1108.99' (AMSL)
FINISHED GRADE
EL. 1108.29' (AMSL)

TOP OF PIER
EL. 1108.79' (AMSL)



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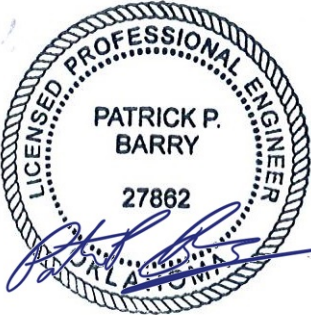
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	JD	06/12/24
1	REDEISGN SITE	JD	01/24/25

ATC SITE NUMBER:
211141
ATC SITE NAME:
STRELO SOONER OK

SITE ADDRESS:
JEFFERSON ST
NORMAN CLEVELAND COUNTY, OK 73072

SEAL:



Digitally Signed: 2025-01-26

DATE DRAWN:	06/12/24
ATC JOB NO:	14764550_D6
OPS JOB NO:	13732402
ATC LEGACY #:	419483

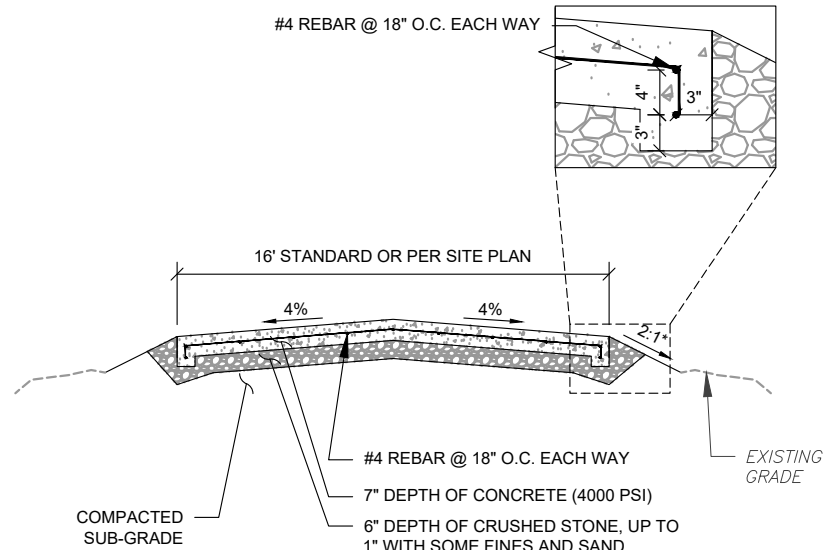
TOWER ELEVATION

SHEET NUMBER:

C-402

REVISION:

41



NOTES:

- SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL OR ROCK. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
- REMOVE ALL TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD.
- EXPANSION JOINTS OF 1/2" THICK PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED AT MAXIMUM INTERVALS OF 20' AND AT FULL DEPTH
- SURFACE OF CONCRETE ACCESS SHALL BE A HEAVY RAKE FINISH APPROXIMATELY 10" FROM PERPENDICULAR TO ROAD TO HELP DIVERT RUNOFF AND AID IN TRACTION.

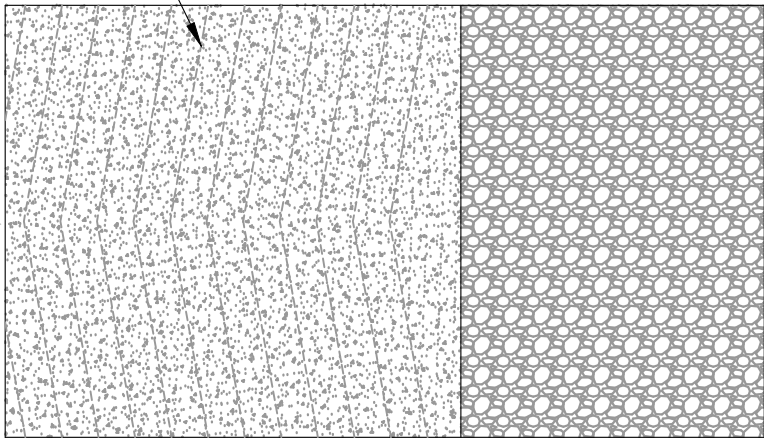
AMERICAN TOWER CONSTRUCTION SPECIFICATION:

- DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS
- DIVISION 31 EARTHWORK SECTION 321313 FOR CONCRETE PAVING

1 STA 1+71 - STA 2+75
CROWNED CONCRETE ROAD
SCALE: NOT TO SCALE

SURFACE OF CONCRETE ACCESS SHALL HAVE A HEAVY RAKE FINISH APPROXIMATELY 10" FROM PERPENDICULAR TO ROAD

FLOW



PLAN

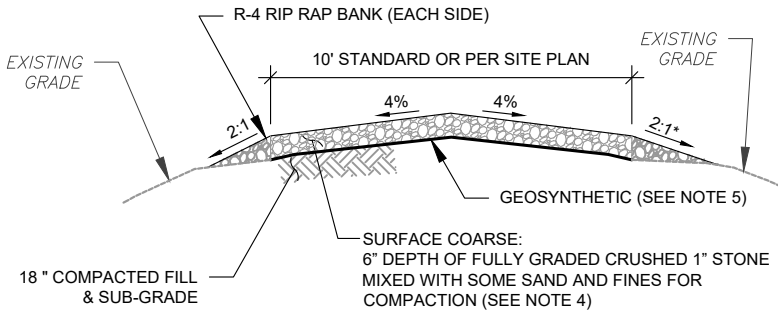
NOTES:

- SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL OR ROCK. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
- REMOVE ALL TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD.
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- SURFACE OF CONCRETE ACCESS SHALL BE A HEAVY RAKE FINISH APPROXIMATELY 10" FROM PERPENDICULAR TO ROAD TO HELP DIVERT RUNOFF AND AID IN TRACTION.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:

- DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS
- DIVISION 31 EARTHWORK SECTION 321313 FOR CONCRETE PAVING

4 ROAD TRANSITION : GRAVEL - CONCRETE
SCALE: NOT TO SCALE



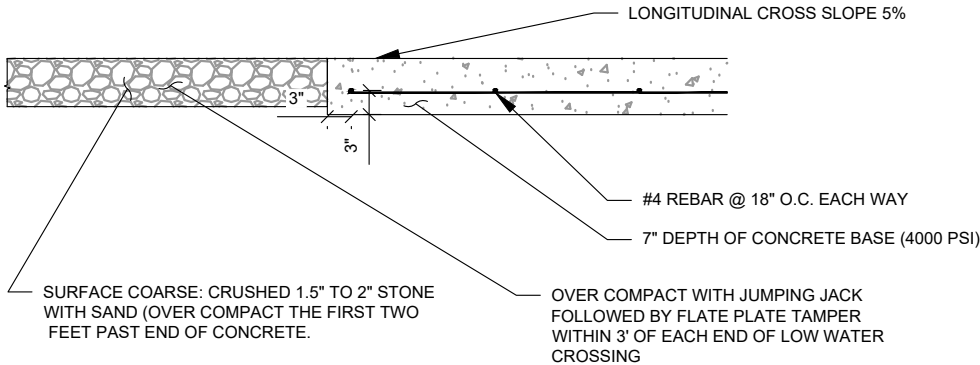
NOTES:

- SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED. REMOVE ALL TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD OR A MIN. DEPTH OF 6".
- TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
- THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION
- REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.
- GEOSYNTHETIC: APPROVED PRODUCTS ARE US FABRICS: US 2600 AND TENCATE: HP270. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER CONSTRUCTION SPECS.
- MARGINAL SOIL CONDITIONS ARE FOR ROADS OVER LOOSE SANDY SILTS, SANDY AND FIRM CLAYS. MEDIUM TO STIFF SOIL FEEL CONDITIONS. CBR BETWEEN 1.0 TO 4.0.

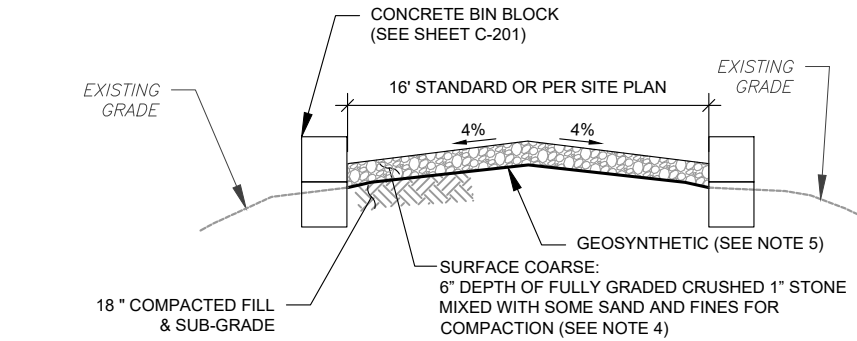
AMERICAN TOWER CONSTRUCTION SPECIFICATION:

- DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

2 STA 0+17 - STA 1+71
CROWNED ROAD ON RIDGELINE
SCALE: NOT TO SCALE



ELEVATION



NOTES:

- SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED. REMOVE ALL TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD OR A MIN. DEPTH OF 6".
- TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
- THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION
- REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.
- GEOSYNTHETIC: APPROVED PRODUCTS ARE US FABRICS: US 2600 AND TENCATE: HP270. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER CONSTRUCTION SPECS.
- MARGINAL SOIL CONDITIONS ARE FOR ROADS OVER LOOSE SANDY SILTS, SANDY AND FIRM CLAYS. MEDIUM TO STIFF SOIL FEEL CONDITIONS. CBR BETWEEN 1.0 TO 4.0.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:

- DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
- DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

3 STA 2+75 - STA 3+63
CROWNED ROAD ON RIDGELINE WITH BIN BLOCK
SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	JD	06/12/24
△	REDEISGN SITE	JD	01/24/25
△			
△			
△			

ATC SITE NUMBER:

211141

ATC SITE NAME:

STRELO SOONER OK

SITE ADDRESS:

JEFFERSON ST
NORMAN CLEVELAND COUNTY, OK 73072

SEAL:



Digitally Signed: 2025-01-26

DATE DRAWN:	06/12/24
ATC JOB NO:	14764550_D6
OPS JOB NO:	13732402
ATC LEGACY #:	419483

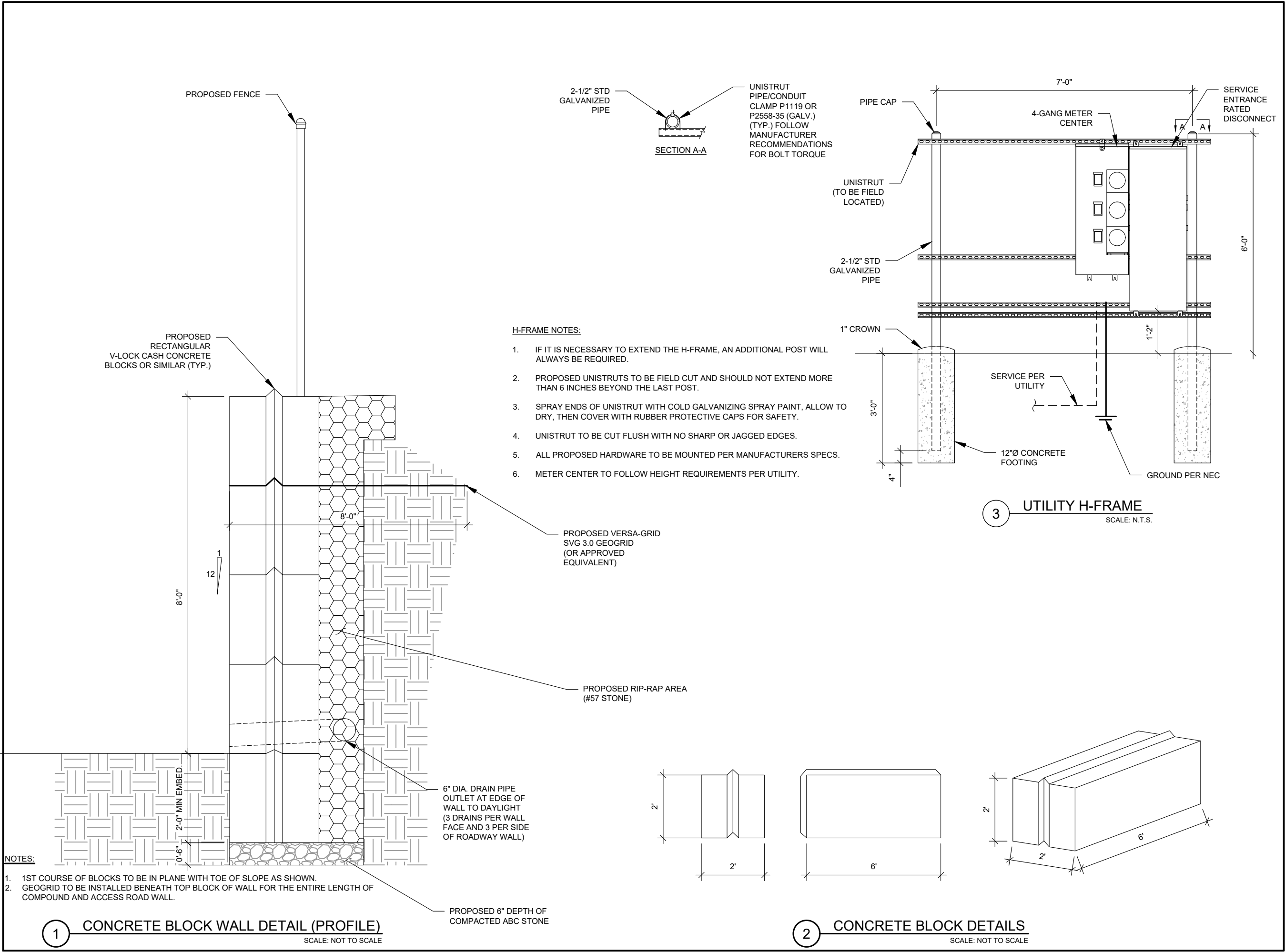
CONSTRUCTION
DETAILS

SHEET NUMBER:

C-502

REVISION:

43





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SUITE 300
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PHONE: (919) 468-0112
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	JD	06/12/24
1	REDEISGN SITE	JD	01/24/25

ATC SITE NUMBER:
211141

ATC SITE NAME:
STRELO SOONER OK

SITE ADDRESS:
JEFFERSON ST
NORMAN CLEVELAND COUNTY, OK 73072

SEAL:



Digitally Signed: 2025-01-26


DATE DRAWN:	06/12/24
ATC JOB NO:	14764550_D6
OPS JOB NO:	13732402
ATC LEGACY #:	419483

CONSTRUCTION DETAILS

SHEET NUMBER: C-503	REVISION: 44
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CAUTION



**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN



WARNING



**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN


FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN




NOTICE



GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

 All personnel should have electromagnetic energy (EME) awareness training.

 All personnel entering this site must be authorized.

 Obey all posted signs.


 Assume all antennas are active.

 Before working on antennas, notify owners and disable appropriate transmitters.

 Maintain minimum 3 feet clearance from all antennas.

 Do not stop in front of antennas.

 Use personal RF monitors while working near antennas.

 Never operate transmitters without shields during normal operation.

 Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



SITE NAME :

STRELO SOONER OK

SITE NUMBER :

211141

FCC REGISTRATION # :

FOR LEASING INFORMATION:
877-282-7483
877-ATC-SITE

FOR EMERGENCIES CALL:
877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

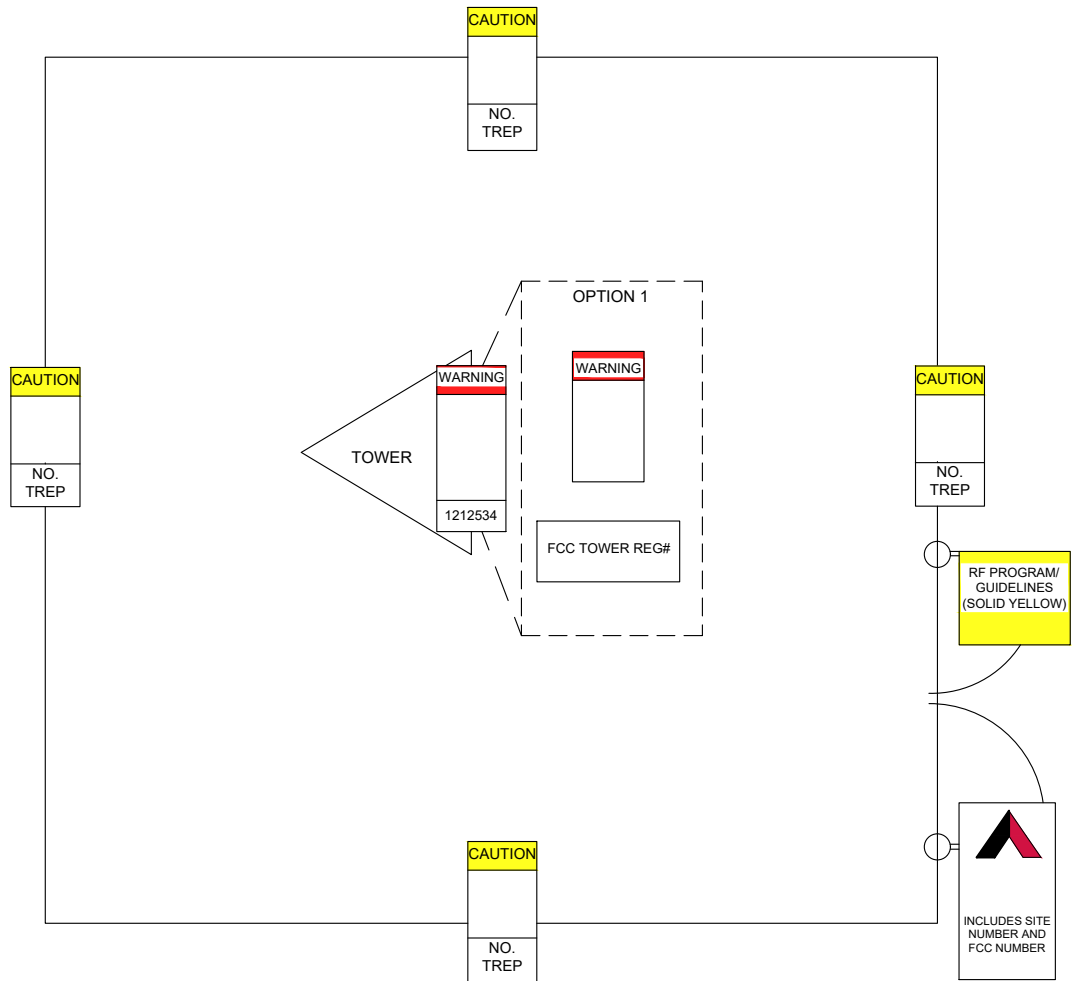
REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



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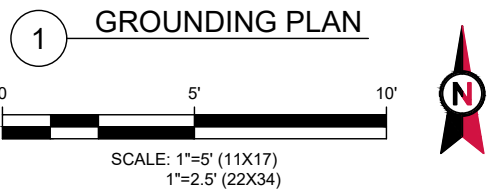
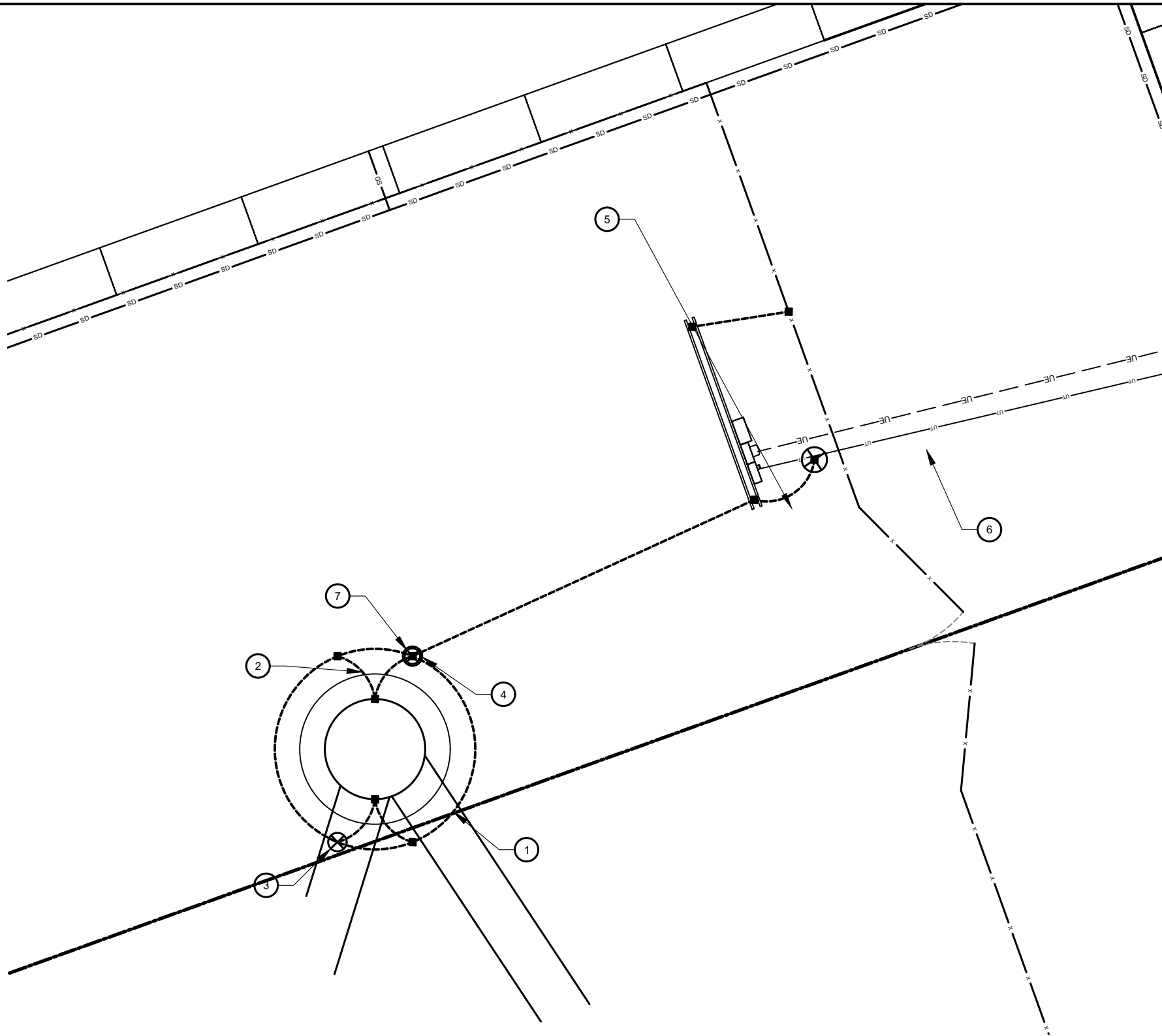
SIGNAGE

SHEET NUMBER:
C-504

REVISION:
45

Item 3.

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GROUNDING PLAN NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. ALL GROUND CONNECTIONS SHALL BE EXOTHERMIC WELDED. ALL WIRES SHALL BE COPPER.
3. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY OWNER REPRESENTATIVE.
4. REFER TO ATC CONSTRUCTION SPEC AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
5. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY OWNER REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUND RING.
6. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
7. TO AVOID TOWER FOUNDATION, GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS NEEDED.

KEYED NOTES:

- 1 #2 AWG SBTC TOWER GROUND RING. (MIN 2 FT FROM FOUNDATION)
- 2 #2 AWG SBTC TOWER RING RADIALS. GROUNDING RADIAL (TYP.) SEE TRENCH DETAIL 4 ON SHEET E-501. MAINTAIN DEPTH AND MINIMUM 15 FT. SEPARATION FROM OTHER RADIALS AT ENDS AND MINIMUM 5 FT. SEPARATION AT GROUNDING SYSTEMS AND BUILDING FOUNDATIONS.
- 3 3/4Ø" X 10 FT GROUND ROD (TYP). SEE DETAIL 2 ON SHEET E-501
- 4 3/4Ø" X 10 FT GROUND ROD WITH TEST WELL (MIN. ONE PER SITE ON TOWER GROUND RING). SEE DETAIL 5 ON SHEET E-501.
- 5 BOND TO ELECTRICAL SERVICE AT MAIN BONDING JUMPER WITH #2 AWG SBTC. PARALLEL CONNECTION AWAY FROM TOWER. SEE DETAIL 1 ON SHEET E-501.
- 6 SERVICE GROUND ROD SIZE MINIMUM PER NEC OR AS OTHERWISE INDICATED. PLACE MINIMUM OF 10' FROM ALL OTHER GROUND RODS.
- 7 TOWER TO GROUND RING BONDS. SEE DETAIL 3 ON SHEET E-501.

INSTALLATION NOTES:

1. INSTALL STANDARD LEVEL I DESIGN (BASE BID) WHICH INCLUDES:
 - 1.1. TOWER RING, 1 GROUND ROD PER LEG, SERVICE GROUND ROD AT H-FRAME, RADIALS TO H-FRAME. ADDITIONAL WORK NECESSARY BELOW SHALL BE CONSIDERED AN ALLOWANCE.
2. MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOLITION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
3. IF GROUNDING SYSTEM RESISTANCE IS GREATER THAN 10 OHMS COORDINATE WITH ATC ENGINEER OF RECORD.

GROUNDING PLAN LEGEND:

- | | | | |
|-------|-----------------|---|-------------------|
| ----- | GROUND WIRE | ⊗ | COPPER GROUND ROD |
| ■ | EXOTHERMIC WELD | ⊗ | TEST WELL |
| ● | MECHANICAL WELD | | |



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NORMAN CLEVELAND COUNTY, OK 73072

SEAL:



Digitally Signed: 2025-01-26

DATE DRAWN:	06/12/24
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OPS JOB NO:	13732402
ATC LEGACY #:	419483

GROUNDING LAYOUT

SHEET NUMBER:

E-401

REVISION:

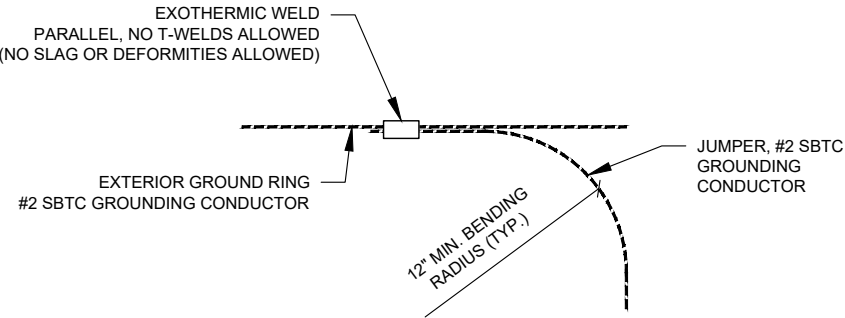
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Item 3.

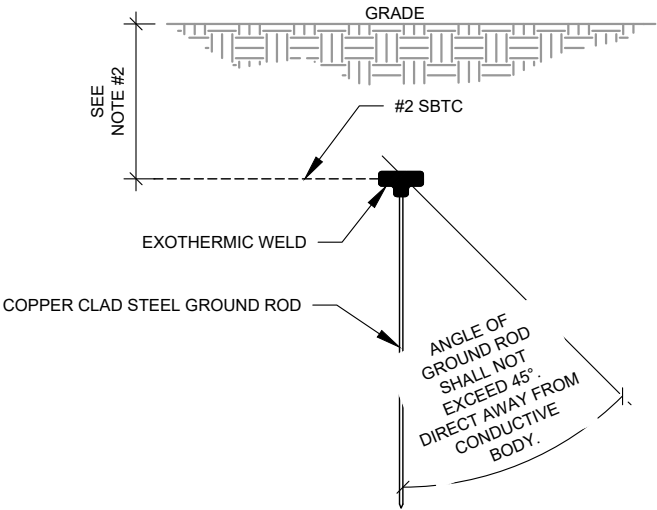
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NOTES:

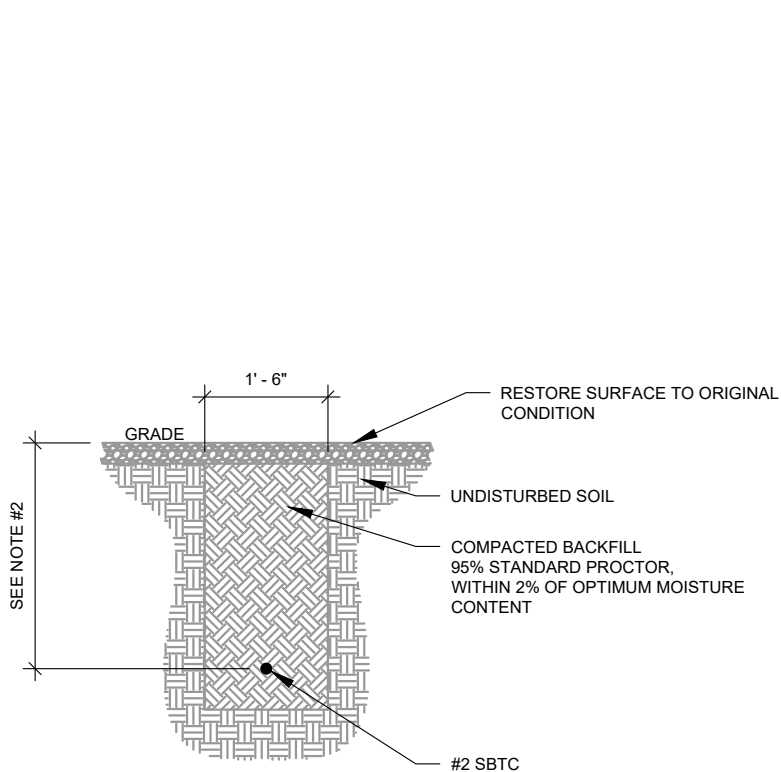
1. LOCATE BEFORE DIGGING.
2. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
3. WELD GROUND TO FENCE AS LOW AS POSSIBLE TO DETER COPPER THEFT



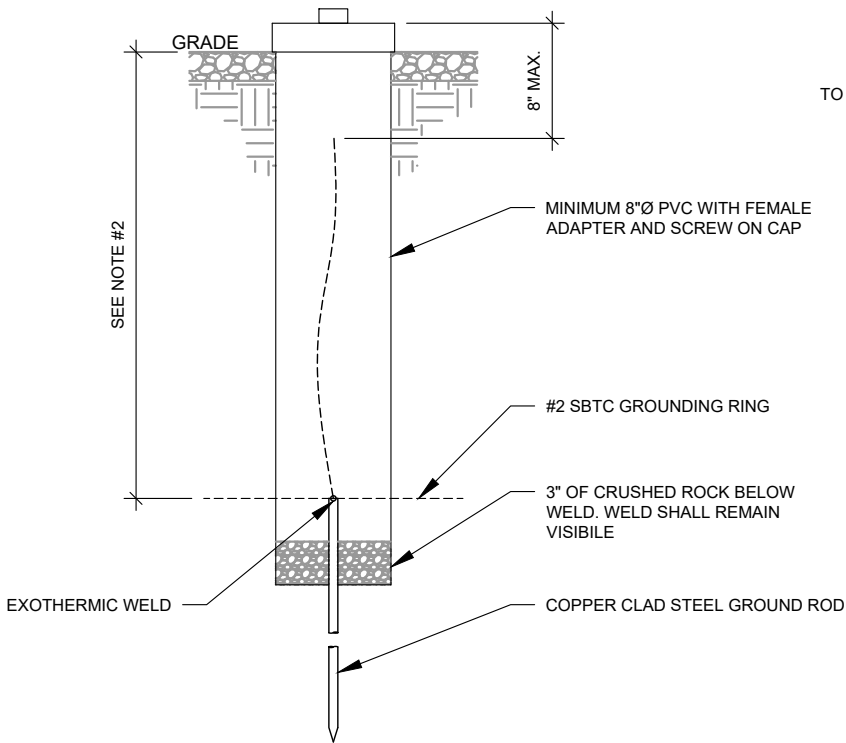
1 TIE CONNECTION DETAIL
SCALE: N.T.S.



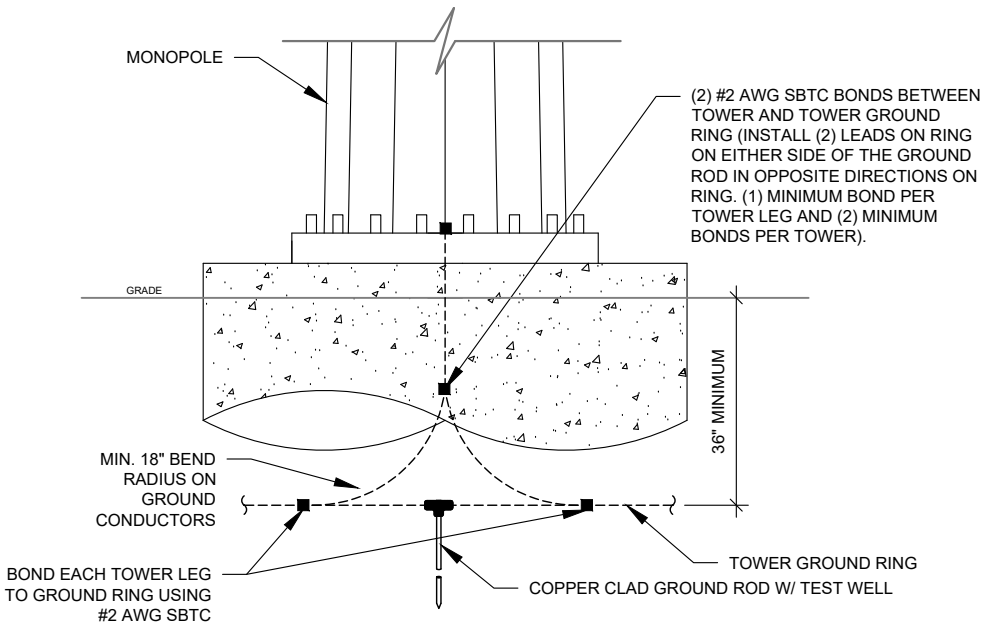
2 GROUND ROD DETAIL
SCALE: N.T.S.



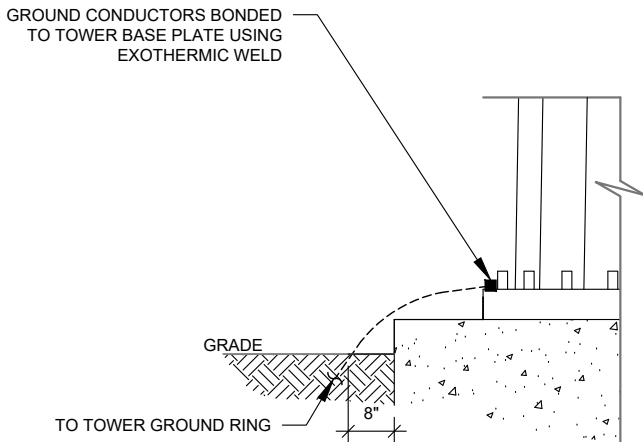
4 GROUND CONNECTION TRENCH DETAIL (STD.)
SCALE: N.T.S.



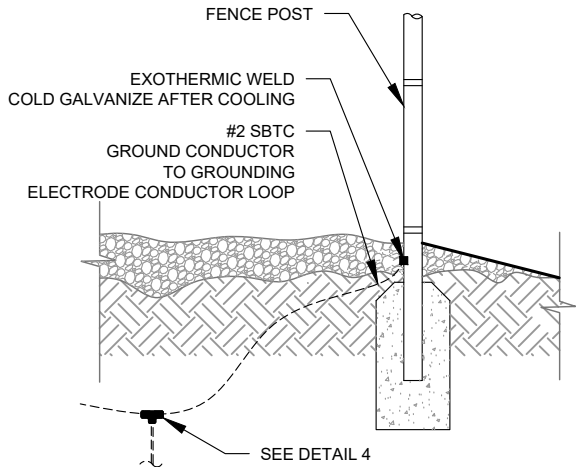
5 TEST WELL DETAIL
SCALE: N.T.S.



3 TOWER GROUNDING (FRONT)
SCALE: N.T.S.



6 TOWER GROUNDING (SIDE)
SCALE: N.T.S.



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



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ELECTRICAL DETAILS

SHEET NUMBER:

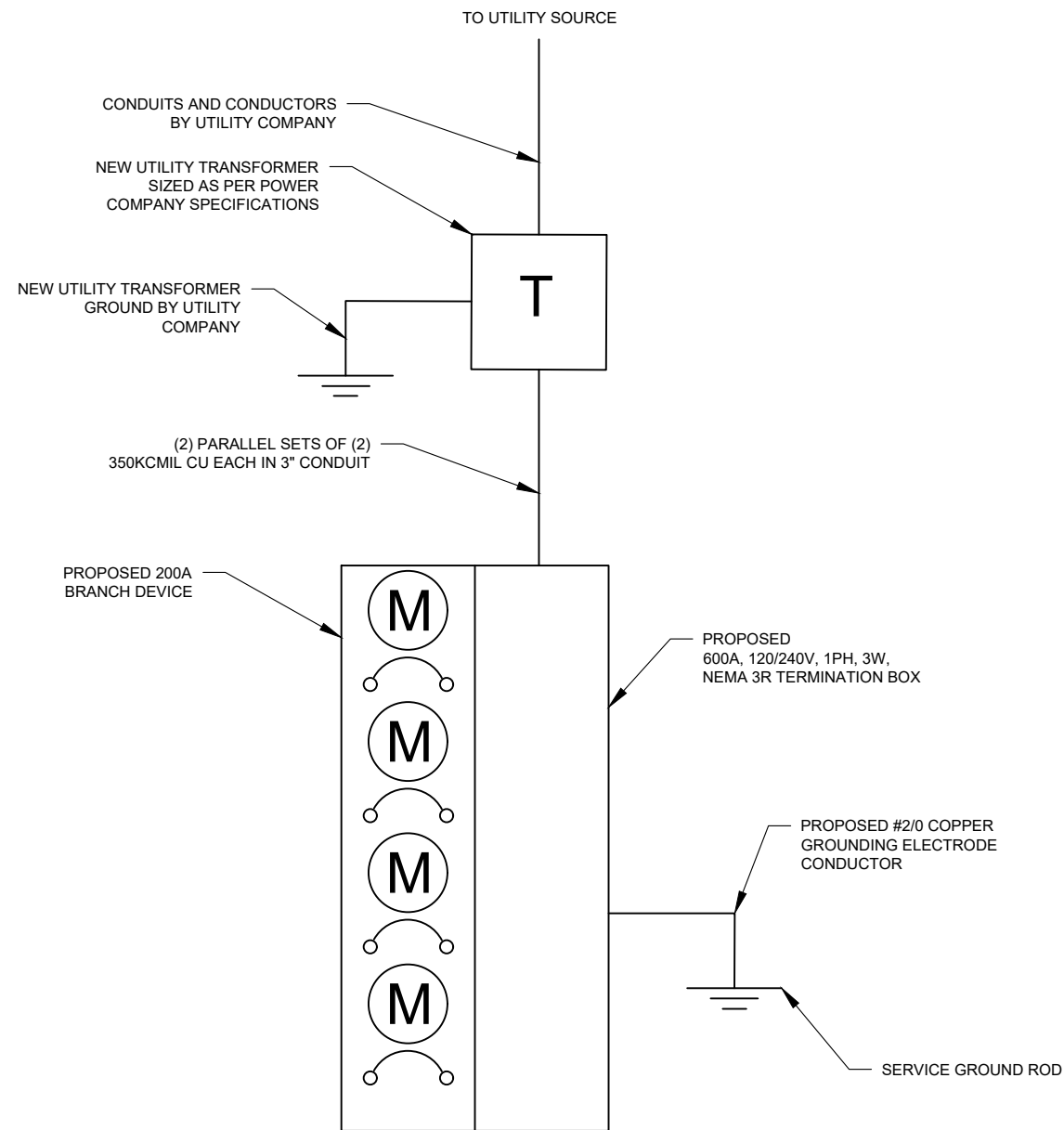
E-501

REVISION:

47

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



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ELECTRICAL ONE LINE DIAGRAM

SHEET NUMBER:

E-601

REVISION:

48

CAP EX INSPECTION NOTES

THE SPECIAL INSPECTION (SI) PROCEDURE IS INTENDED TO CONFIRM THAT CONSTRUCTION AND INSTALLATION MEETS ENGINEERING DESIGN, ATC PROCEDURES AND ATC STANDARD SPECIFICATIONS FOR WIRELESS TOWER SITES.

TO ENSURE THAT THE REQUIREMENTS OF THE SI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR AND THE INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED FROM AMERICAN TOWER CORPORATION (ATC). IT IS EXPECTED THAT EACH PARTY WILL PROACTIVELY REACH OUT TO THE OTHER PARTY. IF CONTACT INFORMATION IS NOT KNOWN, CONTACT YOUR AMERICAN TOWER POINT OF CONTACT.

SPECIAL INSPECTOR

THE SPECIAL INSPECTOR IS REQUIRED TO CONTACT THE GENERAL CONTRACTOR AS SOON AS RECEIVING A PO FROM ATC. UPON RECEIVING A PO FROM ATC THE SPECIAL INSPECTOR AT A MINIMUM MUST:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE GENERAL CONTRACTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- ANY CONCERNS WITH THE SCOPE OF WORK OR PROJECT COMMITMENT MUST BE RELAYED TO THE ATC POINT OF CONTACT IMMEDIATELY.

THE SPECIAL INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GENERAL CONTRACTOR INSPECTION AND TEST REPORTS, REVIEWING THESE DOCUMENTS FOR ADHERENCE TO CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE SI REPORT TO AMERICAN TOWER CORPORATION.

GENERAL CONTRACTOR

THE GENERAL CONTRACTOR IS REQUIRED TO CONTACT THE SI INSPECTOR AS SOON AS RECEIVING A PO FOR THE MODIFICATION INSTALLATION OR TURNKEY PROJECT TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE SI TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SI CHECKLIST.

CAP EX SPECIAL INSPECTION CHECKLIST

INSPECTION ITEM	DESCRIPTION	INSPECTION TESTING REQUIRED	RESPONSIBILITY	SI REVIEW REQUIRED			INSPECTION FREQUENCY	
				PRE CX	DURING CX	POST CX	PERIODIC	CONTINUOUS
SPECIAL INSPECTION FIELD WORK & REPORT	DOCUMENTATION AND SITE VISIT CONDUCTED BY AN ATC APPROVED SPECIAL INSPECTOR AS REQUIRED BY ATC AND OTHER AUTHORITIES HAVING JURISDICTION. INSPECTION PARAMETERS TO FOLLOW ATC'S CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.	Y	SI			✓		
ENGINEERING ASSEMBLY DRAWINGS	GC SHALL SUBMIT DRAWINGS TO SI FOR INCLUSION IN SI REPORT	Y	GC	✓				
FABRICATED MATERIAL VERIFICATION & INSPECTION	MTR AND OR MILL CERTIFICATIONS FOR SUPPLIED MATERIALS GC SHALL SUPPLY SI WITH REPORTS TO BE INCLUDED IN SI REPORT WHEN REQUIRED BY ATC	Y	SI	✓				
ROAD INSPECTION	STONE SHOULD HAVE A MINIMUM DEPTH OF 6". ENTRANCE SHALL HAVE A MINIMUM WIDTH OF 20' FOR A MINIMUM LENGTH OF 30' AND A 30' RADIUS, IF POSSIBLE. TRAVEL LANE SHALL HAVE A MIN. WIDTH OF 12' IN THE TANGENTS AND 15' AT THE CURVES. ROAD HAS NO SIGNS OF RILLS AND EROSION. ROAD IS PROPERLY CROWNED OR SUPER-ELEVATED. ALL DIMENSIONS AND DEPTHS SHALL BE PER THE PLANS OR ABOVE UNLESS UNLESS OTHERWISE SPECIFIED.	Y	GC / SI			✓	✓	
DITCH INSPECTION	A DITCH SHOULD BE INSTALLED PER THE APPROVED PLANS. INSPECT EROSION PROBLEMS, DAMAGE TO VEGETATION, SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT OR COVERING VEGETATION). INSPECT FOR POOLS OF STANDING WATER. IF REQUIRED, DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE GRADE TO PROVIDE POSITIVE DRAINAGE. VEGETATION ALONG THE SURFACE OF THE DITCH SHOULD BE KEPT IN GOOD CONDITION, AND ANY BARE SPOTS IMMEDIATELY RE-VEGETATED. IF THE DITCH IS RIP-RAP VERIFY IF ADDITIONAL RIP-RAP NEEDS TO BE INSTALLED. THE CHANNEL SHOULD BE CLEANED WHENEVER THE TOTAL DEPTH IS REDUCED BY 25% AT ANY LOCATION OR A MINIMUM 9" DEPTH IS NOT ACHIEVED.	N	SI					
CHECK DAM INSPECTION	INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION ETC.) ARE IDENTIFIED.CHECK DAMS SHOULD BE HALF OF THE DITCH HEIGHT. A CHECK DAM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	N	SI					
WATER BAR INSPECTION	IS THE WATER BAR FUNCTIONING PROPERLY AND PREVENT WATER FROM TRAVELING DOWN THE ROADWAY IN STEEP SLOPES OR AT CURVES. SHOULD BE CONSTRUCTED AND MAINTAINED AT A CROSS SLOPE OF 2% AND DISCHARGE TO A DITCH OR WELL VEGETATED AREA.	N	SI					
TURN-OUT INSPECTION	IS THE TURNOUT LOCATED TO TAKE ADVANTAGE OF NATURAL DRAINAGE COURSES OR BUFFER AREAS WHERE POSSIBLE? INSPECT AND VERIFY IF THE TURNOUTS ARE FUNCTIONING PROPERLY AND IF EARTHEN BERMS OR RIP-RAP IS NECESSARY TO MAINTAIN THE DRAINAGE PATTERN.	N	SI					
CULVERT INSPECTION	INSTALLED THE CORRECT SIZE AND MATERIAL TYPE AND AT THE PROPER LOCATIONS WITH A MINIMUM OF 1' COVER. CULVERTS SHOULD BE KEPT CLEAN AND ENSURE WATER FLOW. UNLESS AT A LOW POINT ALL A DOWNSTREAM EARTHEN OR STONE BERM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	Y	SI		✓	✓	✓	
OUTLET PROTECTION INSPECTION	SHALL BE INSTALLED ON LEVEL GRADE TO PREVENT SCOUR AND EROSION AT PIPE OR CHANNEL OUTFALL.DISPLACED RIP-RAP SHALL BE REPLACED. DEPTH SHALL BE 1.5 TIMES THE STONE SIZE OR MIN OF 9". A MINIMUM LENGTH OF 8' IS REQUIRED. MIN STONE SIZE: AASHTO R-3 RIP RAP (3'-6" CLEAN STONE).	N	SI					
BASIN INSPECTION	UP GRADIENT CULVERTS, CATCH BASINS AND INLETS OF BASIN SHOULD BE INSPECTED AND CLEANED. VEGETATION ALONG THE SURFACE OF THE BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE. INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS AND PONDING OF WATER GREATER THAN 72 HOURS SINCE THE LAST RUNOFF EVENT.	N	SI					
SILT FENCE INSPECTION	ALL SILT FENCE AND STAKES SHOULD BE REMOVED BY THE CONTRACTOR AFTER THE SITES HAS ACHIEVED STABILIZATION. NO LONG TERM MAINTENANCE IS REQUIRED.	N	SI					
SEEDING INSPECTION	SITES SHOULD OBTAIN AND MAINTAIN AT LEAST 70% STABILIZATION. STONE IS CONSIDERED STABILIZED.	N	SI					
COMPACTION VERIFICATION	CONTRACTOR SHALL PROVIDE AN INDEPENDENT THIRD PARTY CERTIFIED INSPECTION WHICH PROVIDES TEST RESULTS FOR COMPACTION TEST OF SOILS IN PLACE TO ASTM STANDARDS.	Y	GC / TA			✓		
COMPOUND INSPECTION	THE COMPOUND SHALL HAVE A MAXIMUM GRADE OF 5% AND A MINIMUM OF 1% IN ANY DIRECTION. A 1' MINIMUM GRAVEL APRON AROUND THE COMPOUND WITH A DITCH INSTALLED PER THE PLANS SURROUNDING THE UP GRADIENT PERIMETER OF THE COMPOUND. THE DITCH SHALL FREELY GRAVITY DRAIN TO AN APPROPRIATE LOCATION WITH NO IMPACT TO DOWN GRADIENT FEATURES SUCH AS THE ACCESS ROAD OR OTHER STRUCTURES.	Y	GC / TA			✓	✓	
SLOPE STABILITY INSPECTION	EROSION CONTROL BLANKETS SHALL BE USED ON ALL SLOPES GREATER THAN 2H:1V OR STEEPER OR AS DIRECTED BY LOCAL REGULATING AGENCIES, AND WHERE POTENTIAL EXISTS FOR SEDIMENT POLLUTION TO RECEIVING SURFACE WATERS. SINCE ROCK SLOPES POSE LITTLE, IF ANY, POTENTIAL FOR EROSION, CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILL SLOPES DO NOT NEED TO BE BLANKETED.	Y	SI			✓	✓	
POWER AND GROUNDING	POWER PANELS, DISCONNECTS, ATS, TROUGH, H-FRAME, CONDUIT AND GROUNDING SYSTEMS ARE IN CONFORMANCE WITH THE DESIGN DRAWINGS	Y	SI			✓	✓	
GC AS-BUILT DRAWINGS WITH CONSTRUCTION RED-LINES	GC SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS TO SI FOR APPROVAL/REVIEW AND INCLUSION IN SI REPORT	Y	GC			✓		
SI AS-BUILT DRAWINGS WITH INSPECTION RED-LINES (AS REQUIRED)	SI SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS WITHIN SI REPORT	Y	SI			✓		
PHOTOGRAPHS	PHOTOGRAPHIC EVIDENCE OF SPECIAL INSPECTION, ON SITE REMEDIATION, AND ITEMS FAILING INSPECTION & REQUIRING FOLLOW UP TO BE INCLUDED WITHIN THE SI REPORT. COMPLETE PHOTO LOG IS TO BE SUBMITTED WITHIN SI REPORT.	Y	GC / SI			✓		
NOTE: 1. SPECIAL INSPECTIONS ARE INTENDED TO BE A COLLABORATIVE EFFORT BETWEEN GC AND SI. WHENEVER POSSIBLE GC IS TO PROVIDE SI WITH PHOTOGRAPHIC OR OTHER ACCEPTABLE EVIDENCE OF PROPER INSTALLATION IF PERIODIC INSPECTION FREQUENCY IS ACCEPTABLE. THE GC AND SI SHALL WORK TO COMPILE EVIDENCE OF PROPER CONSTRUCTION AND LIMIT THE NUMBER OF SI SITE VISITS REQUIRED. 2. GC TO REFERENCE TOWER AND FOUNDATION DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS.								
TABLE KEY: SI - ATC APPROVED SPECIAL INSPECTOR GC - GENERAL CONTRACTOR				COMMENTS:				
CX - CONSTRUCTION CM - CONSTRUCTION MANAGER								
TA - 3RD PARTY TESTING AGENCY ATC - AMERICAN TOWER CORPORATION								



ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: 4316

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	JD	06/12/24
△	REDEISGN SITE	JD	01/24/25
△			
△			
△			

ATC SITE NUMBER:
211141
ATC SITE NAME:
STRELO SOONER OK

SITE ADDRESS:
JEFFERSON ST
NORMAN CLEVELAND COUNTY, OK 73072

SEAL:



Digitally Signed: 2025-01-26

DATE DRAWN:	06/12/24
ATC JOB NO:	14764550_D6
OPS JOB NO:	13732402
ATC LEGACY #:	419483

SPECIAL INSPECTIONS WORKSHEET

SHEET NUMBER:

R-601

REVISION:

49

National Flood Hazard Layer FIRMette



97°29'19"W 35°11'56"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

Item 3.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM UT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

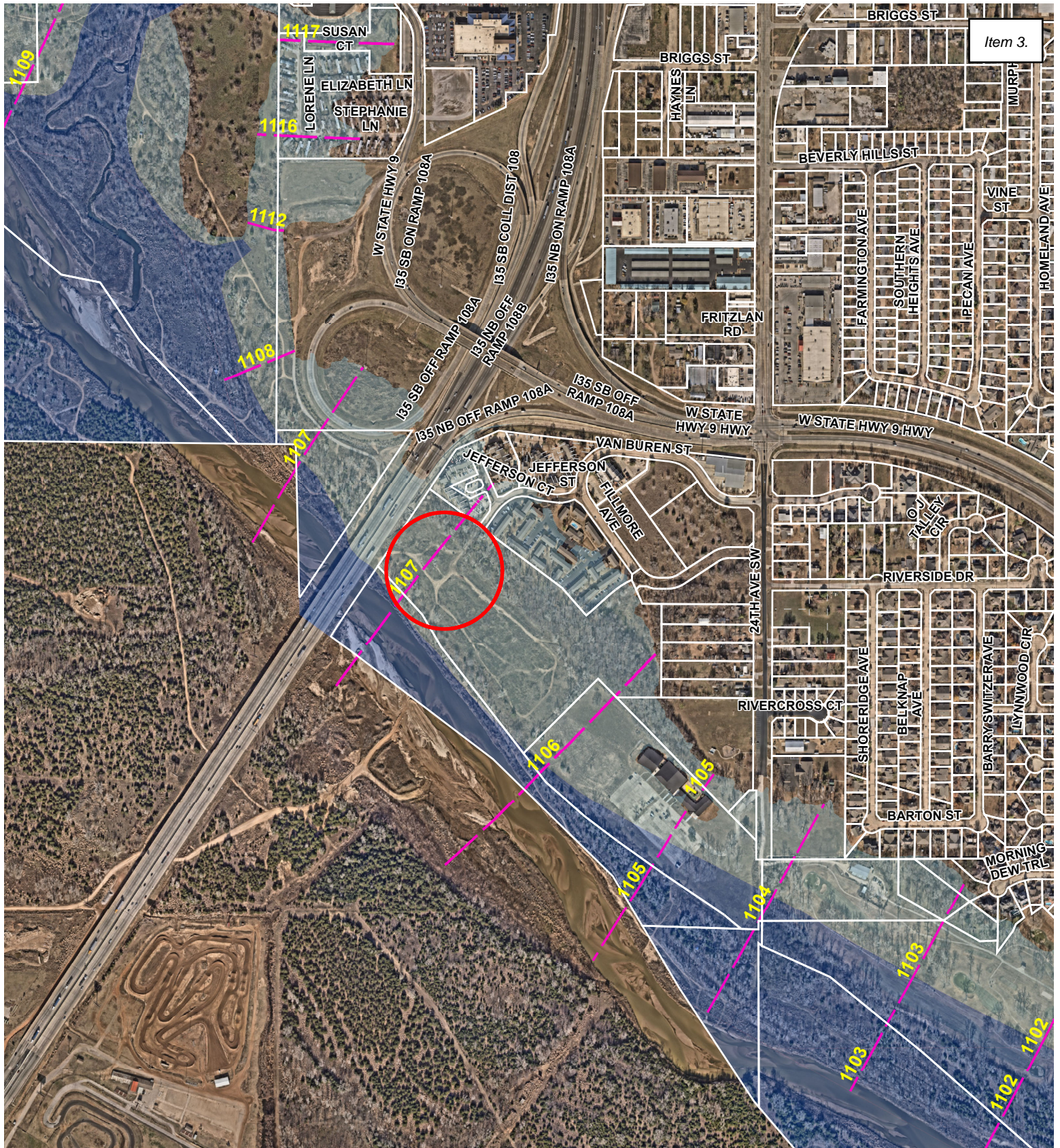


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/18/2025 at 5:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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Jefferson St. and I-35

Legend

- BFE 2021
- 1% Chance Floodplain
- Floodway
- Lot Line
- Parcel



Jefferson St. and I-35

Legend

--- Lot Line

□ Parcel