



Application for
Pre-Development Informational Meeting

Case No. PD 21-02

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Jimmy Paul Moses (Contact Mike Moses)	ADDRESS 3350 North Porter Norman, OK 73026
EMAIL ADDRESS Sembmoses@gmail.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Mike Moses - 405-574-0714 BEST TIME TO CALL:

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 7775 Indian Hills Road, Norman, OK 73026 - Nearest cross streets Indian Hills Road and 22nd Ave NE

and containing approximately 60 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The proposed use is to place a new 195' tall monopole cell tower with a 4' lightning arrester with a 3'x8' equipment pad and a 4'x9' generator pad with outdoor equipment within a 60'x60' fenced compound on a 100'x100' leased area. We propose to construct a 12' wide access drive between the main road and the tower compound. The tower will be placed a distance greater than the full tower height from the main road and any property borders. There will not be any lights on the tower. There will be an opaque fence and a vegetative buffer around the sides of the project except the side facing the main road

OFFICE USE ONLY

This proposed development will necessitate (check all that apply):

2025 Plan Amendment Growth Boundary
 Land Use
 Transportation

Rezoning to _____ District(s)
 Special Use for _____
 Preliminary Plat _____ (Plat Name)
 Norman Rural Certificate of Survey (COS)
 Commercial Communication Tower

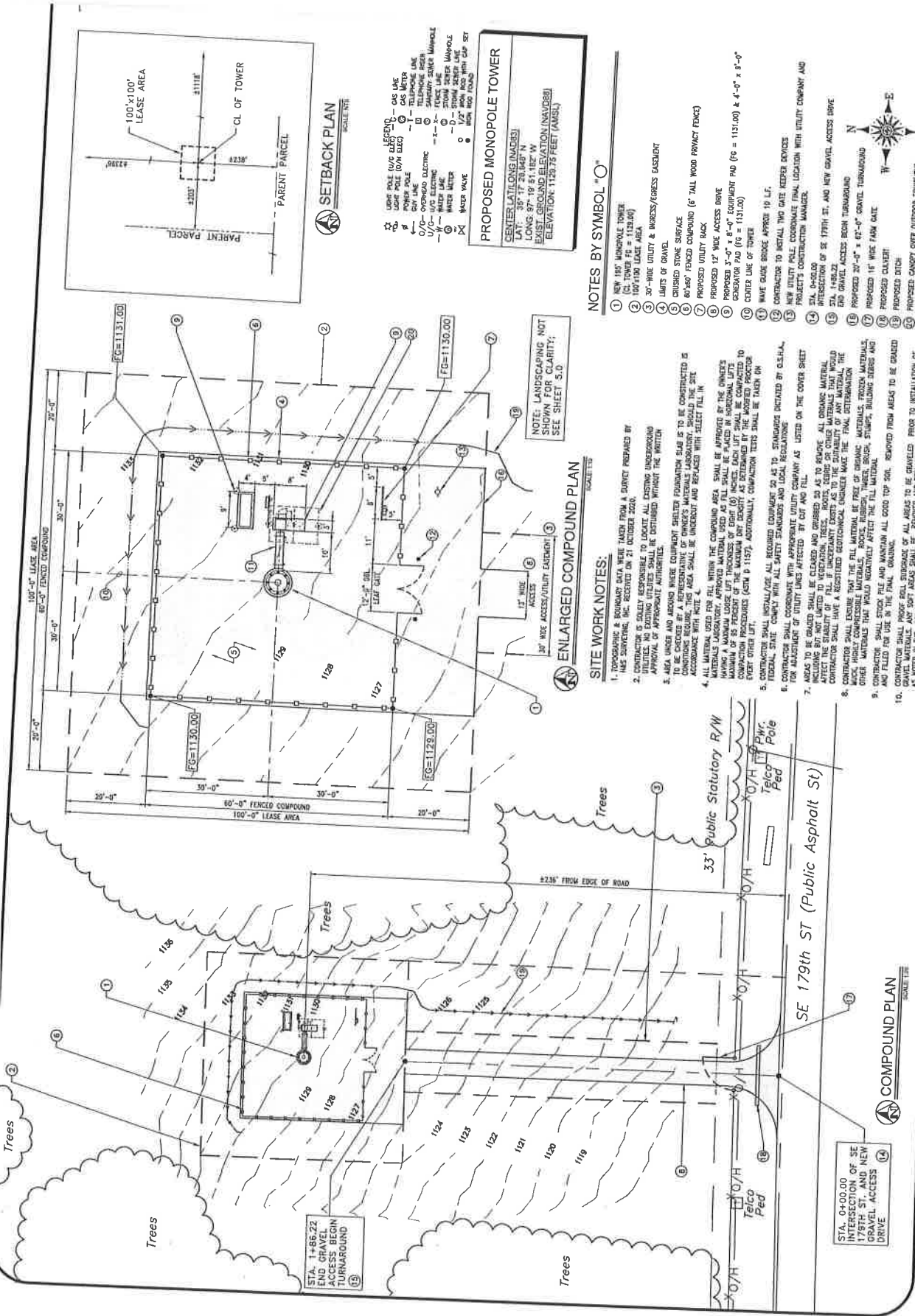
Items submitted:

Deed or Legal Description
 Radius Map
 Certified Ownership List
 Written description of project
 Preliminary Development Map
 Greenbelt Enhancement Statement
 Filing fee of \$125.00

Current Zoning: A-2
 Current Plan Designation: _____

Concurrent Planning Commission Review Requested: _____

Received on: 1-14-2021
 at 10:30 a.m.
 by: [Signature]



STA. 1+86.22
END GRAVEL
ACCESS BEGINS
TURNAROUND

NOTE: LANDSCAPING NOT
SHOWN FOR CLARITY;
SEE SHEET S.0

PROPOSED MONOPOLE TOWER
CENTER LATH LONG (INACHES)
LONGS: 97'-11" 20.846" N
EXIST. GROUND ELEVATION (NAVD88)
ELEVATION: 1129.75 FEET (ABSL)

- LEGEND**
- LIGHT POLE 10/5 (1250')
 - POWER POLE 10/5 (1250')
 - GAS METER
 - TELEPHONE METER
 - STANDBY-SIGNAL METER
 - U/G - U/S ELECTRIC
 - U/G - WATER LINE
 - WATER METER
 - METER VALVE
 - GAS METER
 - TELEPHONE METER
 - STANDBY-SIGNAL METER
 - U/G - U/S ELECTRIC
 - U/G - WATER LINE
 - WATER METER
 - METER VALVE

SITE WORK NOTES:

1. SURVEYING & BOUNDARY DATA WERE TAKEN FROM A SURVEY PREPARED BY JAS SURVEYING, INC. RECEIVED ON 21 OCTOBER 2020.
2. CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES AND TO VERIFY THEIR DEPTHS SHALL BE DISTRIBUTED WITHOUT THE WRITTEN APPROVAL OF APPROPRIATE AGENCIES.
3. AREA UNDER AND AROUND THESE EQUIPMENT SHEDS FOUNDATION SLAB IS TO BE CONSTRUCTED IN ACCORDANCE WITH NOTE 4.
4. ALL MATERIALS TO BE USED WITHIN THE COMPOUND AREA SHALL BE APPROVED BY THE OWNER'S MATERIALS LABORATORY. ALL FILL SHALL BE PLACED IN HORIZONTAL LAYERS WITH A MAXIMUM LOOSE LIFT THICKNESS OF 10" INCHES. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY BY THE MODIFIED PROCTOR METHOD. ADDITIONALLY, COMPACTION TESTS SHALL BE TAKEN ON EVERY OTHER LIFT. OTHERWISE (ACT 5 1157), ADDITIONALLY, COMPACTION TESTS SHALL BE TAKEN ON FEDERAL, STATE COUNTY WITH ALL TEST STANDARDS AND LOCAL REGULATIONS.
5. CONTRACTOR SHALL INSTALL ALL REQUIRED EQUIPMENT AS TO STANDARDS INDICATED BY C.E.H.A. FOR ALIGNMENT OF UTILITY LINES INDICATED BY CUT AND FILL.
6. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET TO BE GRADED TO BE CLEARED AND TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, AND OTHER MATERIALS THAT WOULD INTERFERE WITH THE INSTALLATION OF THE UTILITY LINES. CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION OF THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS. PROCEED WITH THE MUCK, HIGHLY COMPRESSIBLE MATERIALS, TUMBER, SOILS, STUMPS, BUILDING DEBRIS AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE TALL TOWER.
7. CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILL TO BE USED IN THE FINAL DRAINAGE.
8. CONTRACTOR SHALL PROTECT ALL AREAS TO BE GRADED PRIOR TO INSTALLATION OF GRAVEL. ALL PROTECT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACT AS NOTED IN THE DETAILS.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EROSION CONTROL MEASURES. REFER TO SHEET S.3

NOTES BY SYMBOL "O"

- 1 NEW 150' MONOPOLE TOWER
- 2 100' DIA. LEASE AREA
- 3 30'-WIDE UTILITY & INGRESS/EGRESS EASEMENT
- 4 LIMITS OF GRAVEL
- 5 CRUSHED STONE SURFACE
- 6 60'x60' FENCED COMPOUND (6' TALL WOOD PRIVACY FENCE)
- 7 PROPOSED 12" WIDE ACCESS DRIVE
- 8 PROPOSED 3'-0" x 6'-0" EQUIPMENT PAD (FC = 1131.00) x 4'-0" x 8'-0" GENERATOR PAD (FC = 1131.00)
- 9 CENTER LINE OF TOWER
- 10 WAVE GUIDE BRIDGE APPROX 19' LT.
- 11 NEW UTILITY SHALL COORDINATE FINAL LOCATION WITH UTILITY COMPANY AND PROJECT'S CONSTRUCTION MANAGER.
- 12 STA. 0+50.00
- 13 STA. 1+80.22
- 14 PROPOSED 20'-0" x 60'-0" GRAVEL TURNAROUND
- 15 PROPOSED 14' WIDE FARM GATE
- 16 PROPOSED DRIVE
- 17 PROPOSED DRIVE
- 18 PROPOSED DRIVE
- 19 PROPOSED DRIVE

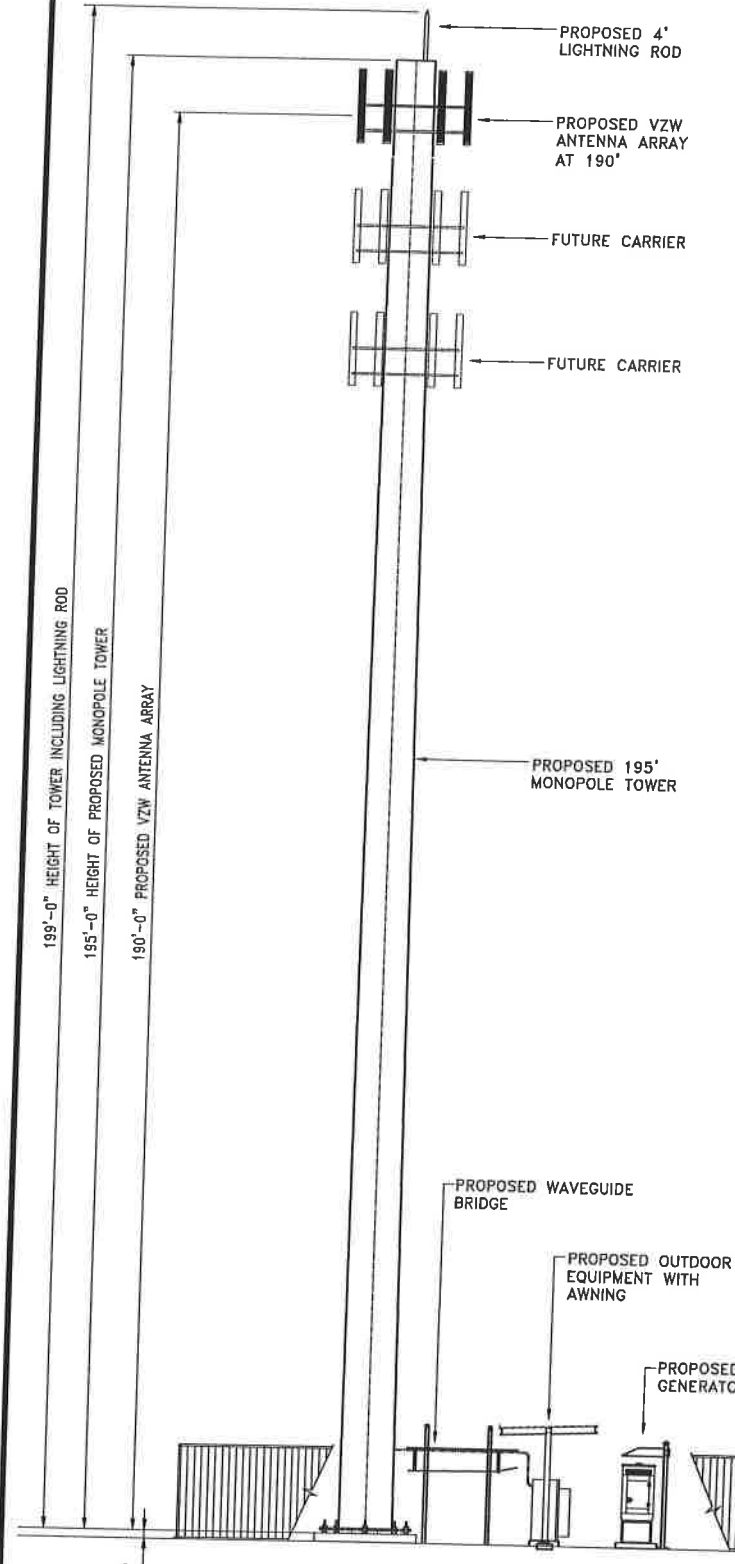
COMPOUND PLAN

STA. 0+00.00
INTERSECTION OF SE
GRAVEL ST. AND NEW
GRAVEL ACCESS
DRIVE



SCALE: 1" = 40'

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PROPOSED 4' LIGHTNING ROD

PROPOSED VZW ANTENNA ARRAY AT 190'

FUTURE CARRIER

FUTURE CARRIER

PROPOSED 195' MONOPOLE TOWER

PROPOSED WAVEGUIDE BRIDGE

PROPOSED OUTDOOR EQUIPMENT WITH AWNING

PROPOSED GENERATOR

PROPOSED 6' TALL WOOD PRIVACY FENCE

199'-0" HEIGHT OF TOWER INCLUDING LIGHTNING ROD

195'-0" HEIGHT OF PROPOSED MONOPOLE TOWER

190'-0" PROPOSED VZW ANTENNA ARRAY

TOC=6"

PROPOSED MONOPOLE TOWER ELEVATION

SCALE: NTS.

TOWER NOTES

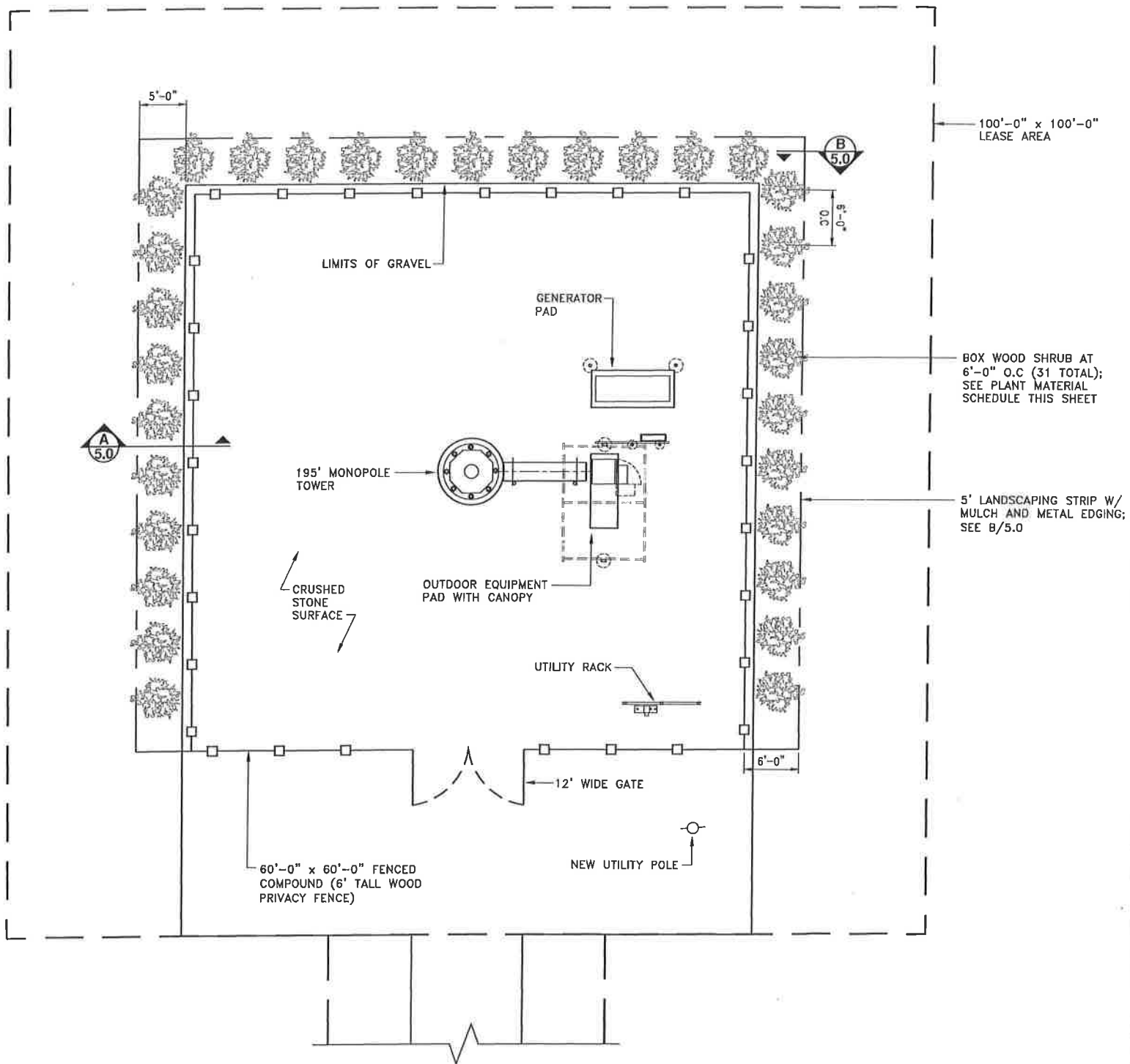
1. FOR DETAILED TOWER INFORMATION REFER TO TOWER ERECTION DRAWINGS BY OTHERS. THE TOWER ON THIS SHEET IS SHOWN FOR GENERAL CONFIGURATION PURPOSES ONLY.
2. VERIFY ANTENNA HEIGHT, DOWN TILT, AND AZIMUTH WITH PROJECT MANAGER PRIOR TO CONSTRUCTION.
3. ANTENNA CONFIGURATION IS SUBJECT TO CHANGE.

ANTENNA NOTES

1. ALL COAX SHALL BE COLOR CODED AT (3) PLACES EACH; AT ANTENNA, EXTERIOR OF SHELTER, AND THE INTERIOR OF SHELTER.
2. CONTRACTOR TO VERIFY ACTUAL LENGTH ABOVE BEFORE ORDERING.
3. ALL COAX SHALL BE LABELED WITH BRASS TAGS AND COLOR TAPE TOP AND BOTTOM

NOTE:
THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER IN THE FIELD MAY VARY.

NOTE:
PRIOR TO ANY CONSTRUCTION VERIFY ALL DATA & ANTENNA ORIENTATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER LOCATION & ORIENTATION.



LANDSCAPING PLAN

SCALE: NTS