



# The City of NORMAN

201 West Gray A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-307-7112

**CASE NUMBER:** PD22-13

**APPLICANT:** Tillman Infrastructures, LLC  
SCI Wireless, AT&T Wireless

**DATE:** June 9, 2022

**LOCATION:** South of E. Indian Hills Rd. and East of  
72nd Avenue N.E.

**TO:** Interested Neighbors

**WARD:** 5

**FROM:** City of Norman Department of Planning and Community Development

**SUBJECT:** Pre-Development Discussion of a proposed 175' Monopole Communication Tower

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a proposed 175' monopole communication tower, with an 8' lightning arrester. This property is currently zoned A-2, Rural Agricultural District, and a change of zoning will/will not be required.

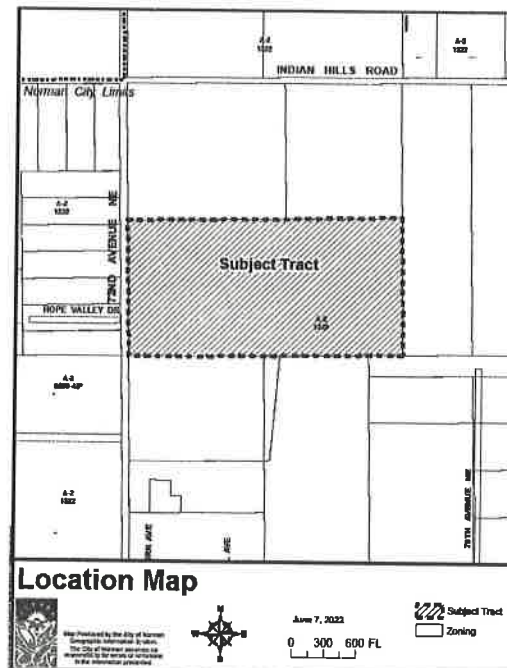
Please join us for a Pre-Development discussion of this proposal on Thursday, June 23, 2022 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Gregory Ferris, (316) 516-0808 during business hours. We look forward to your participation and thank you for taking an active role in your community.

### VICINITY MAP





Application for  
**Pre-Development Informational Meeting**

Case No. PD 22-13

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

<b>APPLICANT/LAND OWNER</b> Applicant: Tillman Infrastructures LLC, SCI Wireless, AT&T Wireless Land Owner: Roy D. and Linda L. Triften	<b>ADDRESS</b> Applicant: PO Box 573, Wichita, KS 67201 Land Owner: 6600 E. Franklin Rd, Norman, OK 73026
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<b>EMAIL ADDRESS</b> ferrisco@aol.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Gregory Ferris: 316-516-0808 <b>BEST TIME TO CALL:</b> 8:00 AM to 5:30 PM
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Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_  
 South of E. Indian Hills Rd. and East of E. Westminster Rd./72nd St.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

and containing approximately +/- 80 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):

A 175-foot monopole communication tower, with an 8-foot lightning arrester for AT&T Wireless located on the above parcel on a leased compound of 80 feet by 80 feet, 6400 square feet, +/- .15 acres

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<p>This proposed development will necessitate (check all that apply):</p> <p><input type="checkbox"/> 2025 Plan Amendment    <input type="checkbox"/> Growth Boundary</p> <p><input type="checkbox"/> Land Use</p> <p><input type="checkbox"/> Transportation</p> <p><input type="checkbox"/> Rezoning to _____ District(s)</p> <p><input type="checkbox"/> Special Use for _____</p> <p><input type="checkbox"/> Preliminary Plat _____ (Plat Name)</p> <p><input type="checkbox"/> Norman Rural Certificate of Survey (COS)</p> <p><input checked="" type="checkbox"/> Commercial Communication Tower</p>	<p>Items submitted:</p> <p><input checked="" type="checkbox"/> Deed or Legal Description</p> <p><input checked="" type="checkbox"/> Radius Map</p> <p><input checked="" type="checkbox"/> Certified Ownership List</p> <p><input checked="" type="checkbox"/> Written description of project</p> <p><input checked="" type="checkbox"/> Preliminary Development Map</p> <p><input type="checkbox"/> Greenbelt Enhancement Statement</p> <p><input checked="" type="checkbox"/> Filing fee of \$125.00</p> <p>Current Zoning: <u>A-2, Rural Agricultural</u></p> <p>Current Plan Designation: _____</p>	<p>Concurrent Planning Commission Review Requested: _____</p> <p>Received on: <u>5-13-2022</u></p> <p>at <u>3:00</u> a.m. <input checked="" type="checkbox"/> p.m.</p> <p>by <u>rat</u></p>
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**TOWER INFO**

CENTER OF TOWER  
 LATITUDE: 3517'11.203" NORTH  
 LONGITUDE: 97°20'08.382" WEST  
 (AND 83)  
 GEODIC ELEVATION: 1110.2'  
 ABOVE MEAN SEA LEVEL (WADSW.)

SITE ADDRESS:  
 WESTMINSTER ROAD  
 MOORE, OKLAHOMA 73069

**VICINITY MAP**

OKLAHOMA SOUTH  
 600' TO SCALE

GRID TO TRUE NORTH  
 CONVERGENCE  
 00°22'38.092388"

TRUE NORTH TO MAGNETIC  
 DECLINATION  
 3°14' E

COMBINED SCALE FACTOR  
 1.008010942

**LEGEND**

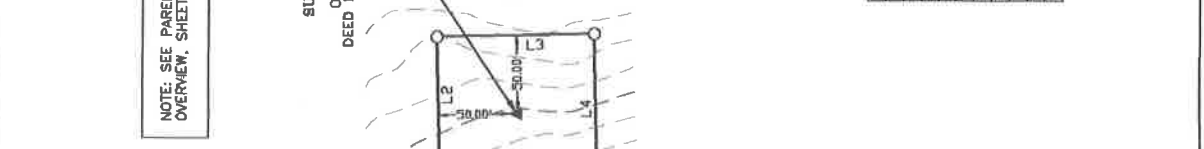
- = 5/8" REBAR SET
- = FOUND PROBABILITY MARKER
- ▣ = FOUND RE NOTED
- ⊕ = TEMPORARY PROBABILITY MARKER FOUND BY ASPHALT ELEVATION = 1103.11'
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊠ = REFERENCED INFORMATION
- ⊞ = MEASURED
- ⊟ = POWER POLE
- ⊠ = TELEPHONE PEGS

**FLOOD NOTE**  
 By graphic plotting only, the subject property appears to be in Zone "X" of the Flood Insurance Rate Map (FIRM) which shows an effective date of September 08, 2005 and is NOT in a special flood hazard area. Zone "X" Areas determined to be outside the 0.2% annual chance floodplain.



**SURVEY TIES - FOUND MONUMENTS AS NOTED**

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N 01°21'44" W	80.00'	400' NAIL TOP
L2	N 88°38'13" E	80.00'	RAIL ROAD TIE
L3	S 01°21'44" E	80.00'	400' NAIL TOP
L4	S 88°38'13" W	80.00'	RAIL ROAD TIE
L5	S 88°38'13" W	30.00'	600' NAIL IN
L6	N 01°21'44" W	24.99'	POWER POLE
L7	N 01°23'10" W	30.00'	600' NAIL IN
L8	N 01°21'44" W	25.01'	POWER POLE R/V
L9	N 88°38'13" E	30.00'	CONCRETE R/V MONUMENT



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T2	N 85°18'21" W	25.99'	RAIL ROAD TIE
T3	N 76°42'19" E	28.18'	400' NAIL TOP
T4	N 82°11'43" E	29.09'	RAIL ROAD TIE
T5	N 42°08'16" E	38.53'	600' NAIL IN
T6	N 43°42" E	38.50'	POWER POLE
T7	S 35°11'03" E	41.28'	600' NAIL IN
T8	S 37°09" E	41.45'	POWER POLE R/V
T9	S 32°24'45" W	59.05'	CONCRETE R/V MONUMENT
T10	S 33°59" W	59.11'	CONCRETE R/V MONUMENT

Timothy L. Fish, PE, PLS  
 SURVEYING AND ENGINEERING  
 2525 N. 153<sup>RD</sup>  
 WOODBURN, OK 73081  
 OK PLS # 1866

MOORE, OK  
 T1-OPP-19202  
 NW 1/4, SEC. 05, T-8-N, R-1-W, I.M.  
 CLEVELAND COUNTY, OKLAHOMA

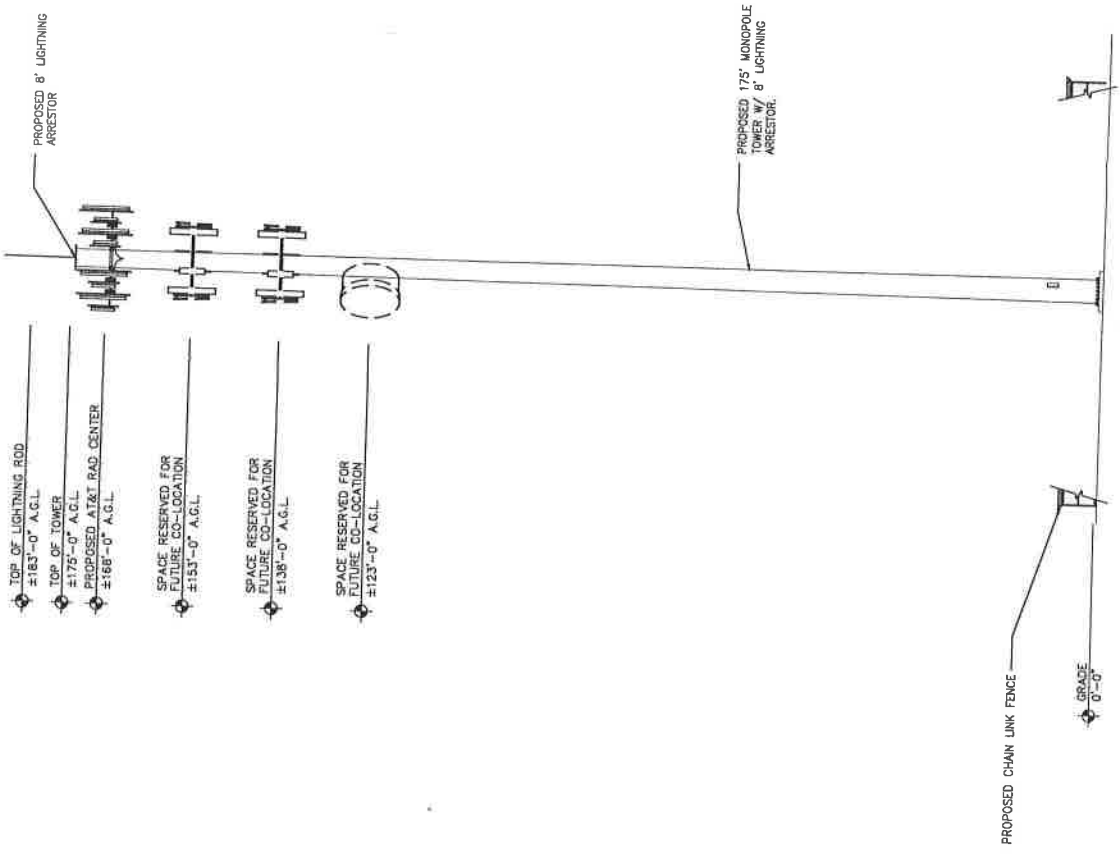
DRAWN BY:	DL
CHECKED BY:	DL

REV.	DATE	DESCRIPTION
0	10/26/2011	ZONING EXHIBIT

TOWER #  
18202-A  
SITE NAME  
12706336  
N LAKE THUNDERBIRD  
307 EAST OF 5750 72ND NE AVE  
OKLAHOMA CITY, OK 73135

SHEET TITLE  
ELEVATION

SHEET NUMBER  
**Z-3**



1 TOWER ELEVATION  
Z-3 SCALE: NTS