The City of
NORMAN
225 N. Webster Ave. • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD23-21

DATE: May 4, 2023

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Special Use for a Public Utility

APPLICANT: Williams, Box, Forshee & Bullard, PC on behalf of Applicant/Land Owner

LOCATION: SW corner of 48th Avenue NW and Franklin Road

WARD: 3

You are receiving this letter because you own property within the 750-foot notification boundary of a Pre-Development application to consider a Special Use for a Public Utility. This property is currently zoned A-2, Rural Agricultural District, and rezoning will not be required.

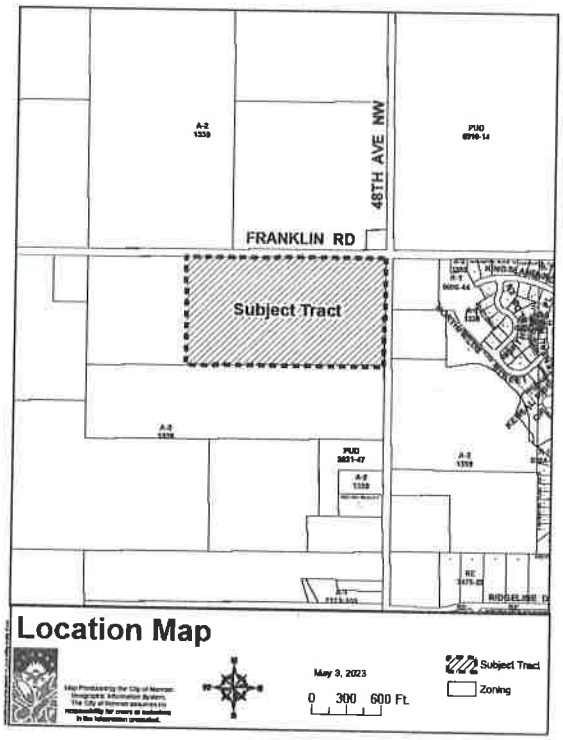
Please join us for a Pre-Development discussion of this proposal on **Thursday, May 25, 2023 from 6:30 p.m. until 7:00 p.m.** The meeting will be held in **Council Chambers** of the **Norman Municipal Building, 201 W. Gray Street**, located west of the downtown Post Office.

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 prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, David Box, (405) 232-0080 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 23-21

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	ADDRESS
Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant/Land Owner	0 48th Ave. NW
EMAIL ADDRESS dmbox@wbfblaw.com	**NAME AND PHONE NUMBER OF CONTACT PERSON(S)** David Box - (405) 232-0080 **BEST TIME TO CALL:** Monday-Friday between 8:30 a.m. and 5:30 p.m.

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

A proposal for development on a parcel of land, generally located at the SW/C of W. Franklin Rd. and 48th Ave. NW. Please see the attached legal description.

and containing approximately 40 **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):

Constructing, operating, and maintaining an electric substation (Municipal use, public buildings and public utility) that will facilitate expansion and improvement of the supply and delivery of electricity for the benefit of OG&E customers. The proposed substation will be located on the 40 acre tract described in the legal description and depicted in the site plan.

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 Municipal use, public bldgs & public utility
- ☐ 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, Rural Agricultural

Current Plan Designation: Very low Density Residential

Concurrent Planning Commission Review Requested: ✓

Received on: May 1, 2023

at _____ a.m./p.m.

by mt

050313 mt

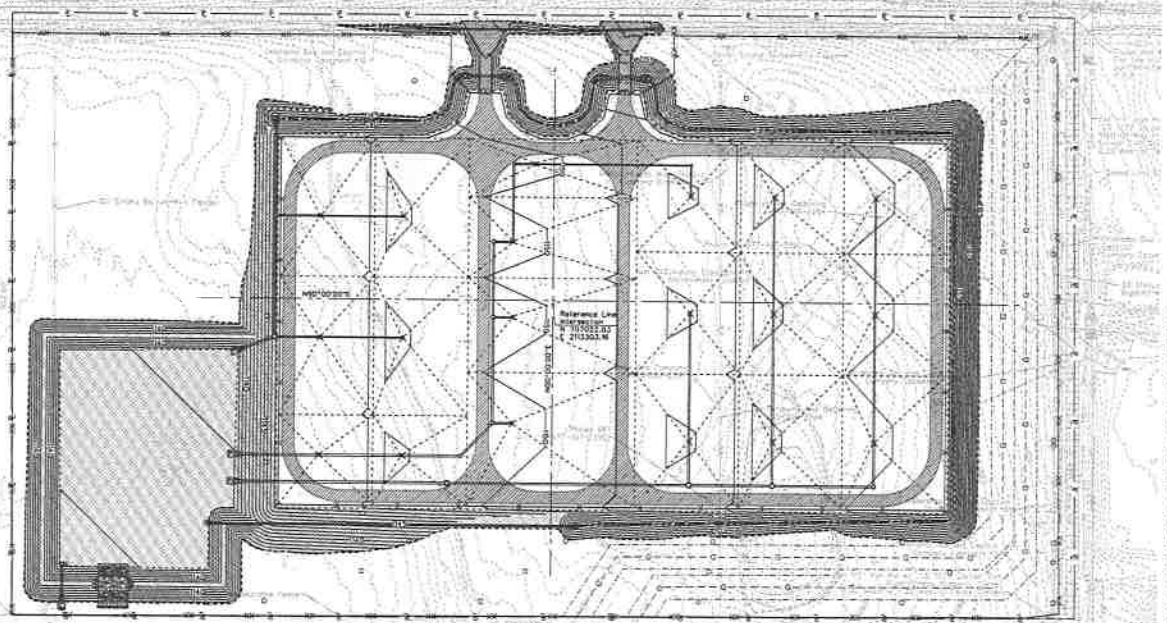
Program Description

Applicant seeks to construct, operate, and maintain an electric substation that will facilitate expansion and improvement of the supply, delivery, and reliability of electricity for the benefit of customers within the region. The proposed site consists of forty (40) acres and is located on the Southwest Corner of W. Franklin Rd. and 48th Ave. NW ("Property").

The subject property and surrounding properties are zoned A-2, Rural Agricultural District. The subject Property and the immediately surrounding property are currently vacant. The lot to the east of the Property consists of a residence and a substation. The lots to the north and south consist of residences.

Applicant will design, construct, operate, and maintain the substation in accordance with applicable industry construction and safety standards. It will be enclosed and secure with fencing to prohibit entry upon and within the fenced area and to exclude any and all persons, except those persons expressly designated and authorized. Due to the location of the Property and reasons set forth above, the use will not cause any adverse impact on the surrounding property owners.

D 327580



Construction Notes:

1. See General Note 5 for contour line definition. REMOVE GRADE CHECK NET INCLUDE 4 INCH LAYER OF NO. 57 CRUSHED ROCK.
2. Difficulties obtaining a satisfactory proof-roll may occur in key of overexcavation and replacement of the unstable area. Alternate proof-rolling may be stabilized using ODOT Type A crushed rock underlain by a layer of fabric (Typical cross section Easement). It is anticipated that 3 to 12 inches of Type A crushed rock to be required in this scenario, but actual thickness shall be determined at the time of construction.

Site Location
NE/4, Sec 8
T-9N, R-3E, I.M.
Cleveland County, Oklahoma

Control Point Table				
Point	Description	Northing	Easting	Elevation
1	1/2" iron Pin w/ "Control" Cap	701741.7170	2114663.3207	1163.789
2*	1/2" iron Pin w/ "Control" Cap	700824.4110	2114661.7248	1155.525
3	1/2" iron Pin w/ "Control" Cap	701758.0360	2112325.8881	1140.879

* Outside limits of drawing.

Reference Drawings:

D-327581	Demolition Plan
D-327582	Fence and Drive Plan
D-327583	Grading Plan - Sheet One
D-327584	Grading Plan - Sheet Two
D-327585	Grading Section Views - Sheet One
D-327586	Grading Section Views - Sheet Two
D-327587	Detention Basin Plan
D-327588	Driveway Plans and Profiles
D-327589	Grading & Drainage Details - Sheet One
D-327590	Grading & Drainage Details - Sheet Two
D-327591	Erosion and Sediment Control Plan
D-327592	Erosion and Sediment Control Details
D-327593	Culvert End Section Details

Legend:

Existing Property Line
Existing Easement
Existing Right-of-way
Existing Boundary Fence
Existing Edge of Asphalt Road
Existing Edge of Gravel Road
Existing Edge of Water
Existing Flow Line
Existing Contour
Existing Gas Pipeline
Existing Overhead Electric
Existing Storm Sewer
Proposed Reference Line
Proposed Boundary Fence
Proposed Substation Fence
Proposed Earthwork Limits
Proposed Flow Line
Proposed Grade Break
Proposed Contour
Proposed Easement (By Others)
Proposed Gas Pipeline (By Others)
Proposed Crushed Rock (ASTM #57)
Proposed Crushed Rock (ODOT Type A)
Proposed Riprap
Proposed Topsoil and Sod
Benchmark
Proposed Tribe Structure (By Others)

Abbreviations

BCY	Bank Cubic Yard
BVCE	Beginning Vertical Curve Elevation
BVCS	Beginning Vertical Curve Station
CL	Center Line
CORRPE	Corrugated High-density Polyethylene
CCY	Compacted Cubic Yard
Const.	Construction
CY	Cubic Yard
Dia.	Diameter
E	East/Easting
Exist.	Existing
EG	Existing Grade
EL	Elevation
EVCE	End Vertical Curve Elevation
EVCS	End Vertical Curve Station
FG	Finished Grade
Galv.	Galvanized
ID	Inside Diameter
INV	Invert Elevation
K	Curve Coefficient
L	Left
LF	Linear Feet
Max.	Maximum
Min.	Minimum
N	North/Northing
OD	Outside Diameter
ODOT	Oklahoma Department of Transportation
PGL	Profile Grade Line
PVC	Polyvinylchloride
PVI	Point of Vertical Intersection
Prop.	Proposed
R	Radius/Right
RCP	Reinforced Concrete Pipe
S	Sewer
SF	Square Foot
STA	Station
SY	Square Yard
SWPPP	Stormwater Pollution Prevention Plan
TG	Top of Grate Elevation
Typ.	Typical
Var.	Varies
W	West

General Notes:

1. Contractor shall be responsible for all layout and all elevation control for the project.
2. All dimensions are indicated in feet (') unless noted otherwise.
3. Existing features and boundaries shown on these drawings are based on survey drawings provided by:

   Bearing Tree Land Surveying LLC
   1200 Broadway Ext.
   Oklahoma City, Oklahoma 73116
   405-603-4081

4. Coordinates shown on these drawings are NAD83 Oklahoma State Plane, South Zone (Grid) for horizontal control and NAVD88 for vertical control.
5. Proposed contours and elevations (EL) shown on the site work drawings represent the finished grade (FG) defined as the top of all proposed materials EXCLUDING No. 57 Crushed Rock and sod.
6. Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their locations must be considered approximate only. It is possible there may be others, the existence of which are presently not known or shown. It is the Contractor's responsibility to determine their existence and exact location and to avoid damage thereto. All existing utilities without elevation data shall be assumed to have an unknown elevation.
7. Contractor shall notify utility locator a minimum of 72 hours prior to any excavation activities.
8. Contractor shall notify the public works utilities department a minimum of 15 working days in advance of any necessary utility outages.
9. It shall be the responsibility of the Contractor to coordinate all necessary utility relocations with the appropriate utility company.
10. Unless noted otherwise, all existing facilities are to remain undisturbed and used in place. The Contractor shall take precautions necessary to prevent damage. The Contractor shall repair and/or replace, at his/her expense, all existing facilities damaged during construction activities. Existing facilities noted for removal shall be removed and disposed of off-site at the Contractor's expense. All excess material resulting from earthwork operations shall be disposed of at the Contractor's expense. Method of disposal of materials and location shall be approved by the Owner.
11. Construction shall comply with all applicable codes per the governing municipality.
12. Contractor shall be responsible for all local permits for all construction activity including those required by the Oklahoma Department of Environmental Quality for all construction activity.
13. Contractor shall comply with all terms and conditions set forth in the National Pollutant Discharge Elimination System (NPDES) permit established for the site of all terms.
14. Contractor shall be responsible for maintaining all best management practices (BMPs) of the Owner for the construction activities associated with this project.
15. Contractor shall confine all construction activities to within the earthwork limits or as directed by OGE.
16. Contractor shall protect all exposed cut and fill slopes. Contractor shall install erosion control BMPs as soon as possible to protect exposed embankments from erosion during all stages of construction.

Earthwork Notes:

1. The proposed design is based on geotechnical recommendations based on the condition of the site during the time of geotechnical investigation. Contractor shall take into account the condition of the site during all earthwork construction activities. Contractor shall notify owner and engineer if conditions deviate from what was described in the geotechnical report.
2. Geotechnical Report provided by Terracon, See Subsurface information for the OGE Norman Hills Substation Norman, Oklahoma, Project No. 29927, January 2022" for balancing logs.
3. Erosion control measures shall be in place prior to commencing earthwork activities and shall be maintained for the duration of construction activities in accordance with the SWPPP.
4. Contractor shall clear, grub, and strip area defined by earthwork limits to remove all vegetation, root zone soils, trees, and other unsuitable materials. Removal depths shall be determined at the time of construction by a representative of the Geotechnical Engineer.
5. After stripping the surface materials and scarifying the top 6 inches of the subgrade, but prior to placing new fill, the site shall be proof-rolled to locate soft areas. A geotechnical engineer or a qualified owner technical representative shall be on site to confirm that the site has been effectively stripped of unsuitable materials. They shall also monitor proof-rolling procedure to evaluate and approve the stability of the exposed subgrade materials. Proof-rolling can be performed with a rubber-tired construction vehicle weighing at least 10 tons, such as a loaded scraper or equivalent. During times of proof-rolling is not practical, the subgrade shall be evaluated by a geotechnical engineer using other methods.
6. Unstable soils identified by proof-rolling or evaluation shall be scarified, moisture conditioned and compacted, or removed and replaced full-depth with new compacted fill volume change 18. The appropriate method of improvement, if required, shall depend on factors such as schedule, weather, the size of the area to be improved, and the nature of the instability. Performing site grading operations during warm, dry weather will help to reduce the amount of subgrade treatment required. After proof-rolling and improving any unstable areas, the subgrade shall be compacted to the specified density in placing 18. The top 6 inches of the subgrade should be scarified, moisture conditioned and compacted per the requirements in the compaction requirements table on this drawing.
7. Fill shall consist of material specified in the approved fill table on this drawing.
8. Provide uniform slope between indicated elevations so that all water slope to drain and no ponds water is planned on site both during and after construction.
9. All cut and fill slopes shall be 4:1 (horizontal:vertical) unless noted otherwise on the plans.
10. All flowlines that are disturbed by construction activities shall be repaired to match flowlines prior to disturbance.
11. On the western portion of the substation site, it is estimated the native soils will experience 1 to 3 inches of long-term (permanent) consolidation settlement. In the eastern portion of the site, it is estimated 4 to 9 inches of long-term (permanent) consolidation settlement in areas where 10 feet of new fill will be placed. It is recommended OGE of potential consolidation settlement within 2 to 3 years. Ongoing grading maintenance will be required during this time to maintain the proposed grading design elevations.

Construction Note IFC Rev 1:
1. Post IFC drawing change update 04-13-23.

Estimated Earthwork Quantities (For Reference Only)

Description	Quantity	Units
Clearing & Grubbing	117,138	SY
Stripping (12" Assumed Depth)	28,284	BCY
Cut Excavation (12" Assumed Depth)*	33,045	BCY
Stripping (Tenor 747 or equal)*	117,138	SY
Crushed Rock (ASTM #57)	28,045	CCY
Crushed Rock (ODOT Type A)*	28,045	CCY
Cut	42,478	BCY
Fill	34,348	CCY
Rock Check Dam	60	LF
Temporary Silt Fence	2,378	LF
Temporary Inlet Protection (Sandy Bag)	20	EACH
Temporary Concrete Washout	1	EACH
Temporary Construction Entrance	1	EACH
Rock Rubble Riprap (12" Depth) (D50=9")	274	CY
Topsoil, Fertilizer, and Sod	40,127	SY
Geotextile Fabric (Contech C-BONN) (Riprap Lining)	7,390	SF
Geotextile Fabric (Mirafi H5200) (Driveway Lining)	8,04	SF
Sod (Sterilized)	75,379	SY
Precast Drain Inlet - 3'x3'	14	EACH
Precast Drain Inlet - 3'x3' (Type 2)	1	EACH
Precast Drain Inlet - 4'x4'	5	EACH
Precast Manhole - 4' Dia.	1	EACH
Precast Manhole - 5' Dia.	2	EACH
Precast Manhole - 6' Dia.	8	EACH
Precast Manhole - 8' Dia.	4	EACH
Precast Outlet Control Structure	1	EACH
Storm Drain Pipe - 18" Dia. Corrugated HDPE w/ ODOT Class B Bedding	874	LF
Storm Drain Pipe - 24" Dia. Corrugated HDPE w/ ODOT Class B Bedding	1,684	LF
Storm Drain Pipe - 30" Dia. Corrugated HDPE w/ ODOT Class B Bedding	1,043	LF
Storm Drain Pipe - 36" Dia. Corrugated HDPE w/ ODOT Class B Bedding	1,308	LF
Storm Drain Pipe - 18" Class IV RCP w/ ODOT Class B Bedding	105	LF
Storm Drain Pipe - 18" Class V RCP w/ ODOT Class B Bedding	56	LF
Storm Drain Pipe - 36" Class III RCP w/ ODOT Class B Bedding	81	LF
Pipe End Section - 24" Dia. Galvanized Steel w/Trash Guard	1	EACH
Pipe End Section - 30" Dia. Galvanized Steel w/Trash Guard	1	EACH
Pipe End Section - 36" Dia. Galvanized Steel w/Trash Guard	7	EACH
4:1 Culvert End Treatment	1	EACH
8:1 Culvert End Treatment - ODOT Dwg. H-127	4	EACH

Notes:

1. All estimated material quantities are in place quantities and do not indicate all materials required to complete the construction. Contractor shall be responsible for verifying all quantities and materials required to complete the breadth of the construction as indicated on the plans.

* Depending on the condition of the underlying subgrade, may be eliminated. Implement ODOT Type A crushed Rock, the underlying layer of Tenor 747 geogrid (or equivalent) is anticipated that 3 to 12 inches of Type A crushed rock to be required in this scenario, but actual thickness shall be determined at the time of construction. For bid purposes, quantities shown are based on the assumption that the entire earthwork limits shall be overexcavated 12 inches, lined with geogrid, and backfilled with Type A Crushed Rock as described above.

Construction Note IFC Rev 1:
1. Post IFC drawing change update 04-13-23.

Approved Fill Property Requirements

Fill Type[1]	USCS Classification	Acceptable Location for Placement
Imported or on-site low plasticity cohesive soils - LL(40) and SI(PI(7) & At least 20% passing a No. 200 Sieve	CL, CL-ML, SC	All locations and elevations
Imported or on-site medium plasticity cohesive soils - 40(LL(45 and 15(PI(30 & At least 20% passing a No. 200 Sieve	CL	All locations and elevations except beneath floor slabs and as replacement fill beneath foundations*
Imported or on-site cohesionless soils - At least 12% passing a No. 200 Sieve	SM	All locations and elevations except beneath floor slabs and as replacement fill beneath foundations*
Type "A" aggregate base meeting the requirements of Section 703.01 of ODOT Standard Specifications for Highway Construction*	-	Aggregate surfacing for driveways/riprapping

1. Fill shall consist of approved materials free of organic matter and debris. Frozen material shall not be used, and fill shall not be placed on a frozen subgrade. A sample of each material type shall be submitted to the Geotechnical Engineer for evaluation prior to its use on this site.
2. Recycled aggregate is not permitted.
3. Coordinate with Foundation Contractor for floor slab locations.

Fill Placement and Compaction Requirements

Item	Description
Subgrade Scarification Depth	6 inches
Maximum Fill Lift Thickness	8 inches or less in loose thickness when heavy, self-propelled compaction equipment is used. 4 to 6 inches in loose thickness when hand-guided equipment (i.e., jumping jack or plate compactor) is used
Compaction Requirements[1]	Cohesive soil: At least 95% for fill placed from finished grade to a depth of 5 feet below finished grade. At least 100% for fill placed at a depth greater than 5 feet below finished grade. Type "A" aggregate base: At least 98%
Water Content Range[1]	Cohesive and cohesionless soils: Within 2% of its optimum value Type "A" aggregate base: Workable moisture content

1. Maximum dry density and optimum water content as determined by the standard Proctor test (ASTM D698).

Revision	Description	Date
1	Revised Quantities	04/13/23

RELEASED FOR CONSTRUCTION
ON 02-28-2023

BURNS & McDONNELL
BURNS & McDONNELL ENG. CO. CERT. OF AUTH. NO. 4311
EXP. 06-30-2024
TRAVIS REID LAYTON
OK. PE NO. 26946
EXP. 07-31-2024

TRAVIS REID LAYTON
26946
OKLAHOMA
PROFESSIONAL ENGINEER

Apr 13 2023 15:04

HICKORY STATION SUBSTATION ENGINEERING

JOB NUMBER	REV	DATE	DRAWN	CHECKED	APPROVED	CONTACT
-	-	-	-	-	-	-

OKLAHOMA GAS AND ELECTRIC COMPANY

NORMAN HILLS SUBSTATION 8729-T
NORMAN, OKLAHOMA

SITE WORK
LOCATION AND SITE CONTROL PLAN

ENGINEER	T. Layton (BMcD)	DATE	CHECKED	Y. Li (BMcD)	DATE 02-28-23	JOB NUMBER	47876, 46267, 46268
DESIGNER	N. Miller (BMcD)	DATE 02-28-23	APPROVED	T. Layton (BMcD)	DATE 02-28-23	SCALE	1" = 100'-0"
DRAWN BY	N. Miller (BMcD)	DATE 02-28-23	CONTACT	S. Montel	DATE -	REFERENCE	H-327499

D 327580