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: PD22-25

APPLICANT: Smith Communications, L.L.C.

DATE: October 6, 2022

LOCATION: 596 Bratcher Miner Road

WARD: 7

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Proposed Communication Tower

You are receiving this letter because you own property within the 1000-foot notification boundary of a Pre-Development application to consider the development of a new communication tower. This property is currently zoned I-2, Heavy Industrial District, and a change of zoning will not be required.

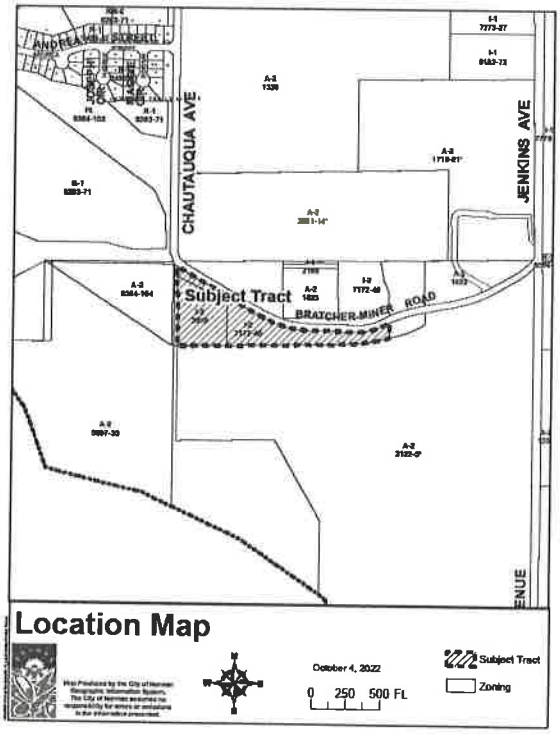
Please join us for a Pre-Development discussion of this proposal on Thursday, October 27, 2022 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

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, Lisa Taylor, (501) 317-6851 any time. 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 22-25

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
Smith Communications, LLC	596 Bratcher Miner Rd
EMAIL ADDRESS	**NAME AND PHONE NUMBER OF CONTACT PERSON(S)**
ltaylor@smithradio.com	Lisa Taylor, 501-317-6851 **BEST TIME TO CALL:** Any

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

A proposal for development on a parcel of land, generally located 596 Bratcher Miner Rd

and containing approximately 0.057 **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):

50' x 50' fenced area with a 195' monopole designed for multiple wireless communications to be constructed within the currently designated Communications Facility/Tower easement per Document R2020-42868 recorded in Cleveland County RB Bk 1650, Pg 1103 on 11/20/2020

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: I-2

Current Plan Designation: _____

Concurrent Planning Commission Review Requested: _____

Received on: 9-28-2022

at _____ a.m./p.m.

by mt

050313 mt

Smith Communications

520 N College Ave. Fayetteville, AR
Ph. 479-443-2222

September 26, 2022

RE: Proposed Wireless Communications Facility at 596 Bratcher Miner Road

Commission and Staff members,

Smith Communications, LLC, is proposing to build a 190' tall monopole communications tower at 596 Bratcher Miner Rd. The proposed tower is designed to support 4 carriers. The proposed tower and all carrier equipment will be contained within a 6' chain link security fence measuring 50' x 50'. The fenced area and the access road will have a finished gravel surface. FAA has approved the proposed tower for the requested overall height (to include lightning rod) at 195' and will not require obstruction lighting. Reviews per the National Environmental Policy Act (NEPA) and Section 106: National Historic Preservation Act as required by the Federal Communications Commission have also been completed and cleared. The tower is proposed to improve service in the surrounding area.

The parcel for the proposed tower is owned by the Norman Utilities Authority who granted a Communications Facility /Tower Easement to Hildalgo Trading, LLC. Smith Communications, LLC has entered into a Ground Lease Agreement with Hildalgo Trading, LLC to build and maintain the tower. This parcel is zoned I-2 with the nearest residence 0.28 mile to the northwest.

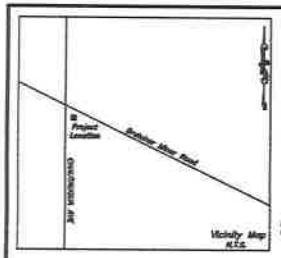
Respectfully,

Lisa R. Taylor
Program Manager
Smith Communications
ltaylor@smithradio.com
501-317-6851

SURVEY OF LEASE SITE LYING IN PART OF THE NE/4, SECTION 18, TOWNSHIP 8 NORTH, RANGE 2 WEST, I.M., CLEVELAND COUNTY, OKLAHOMA

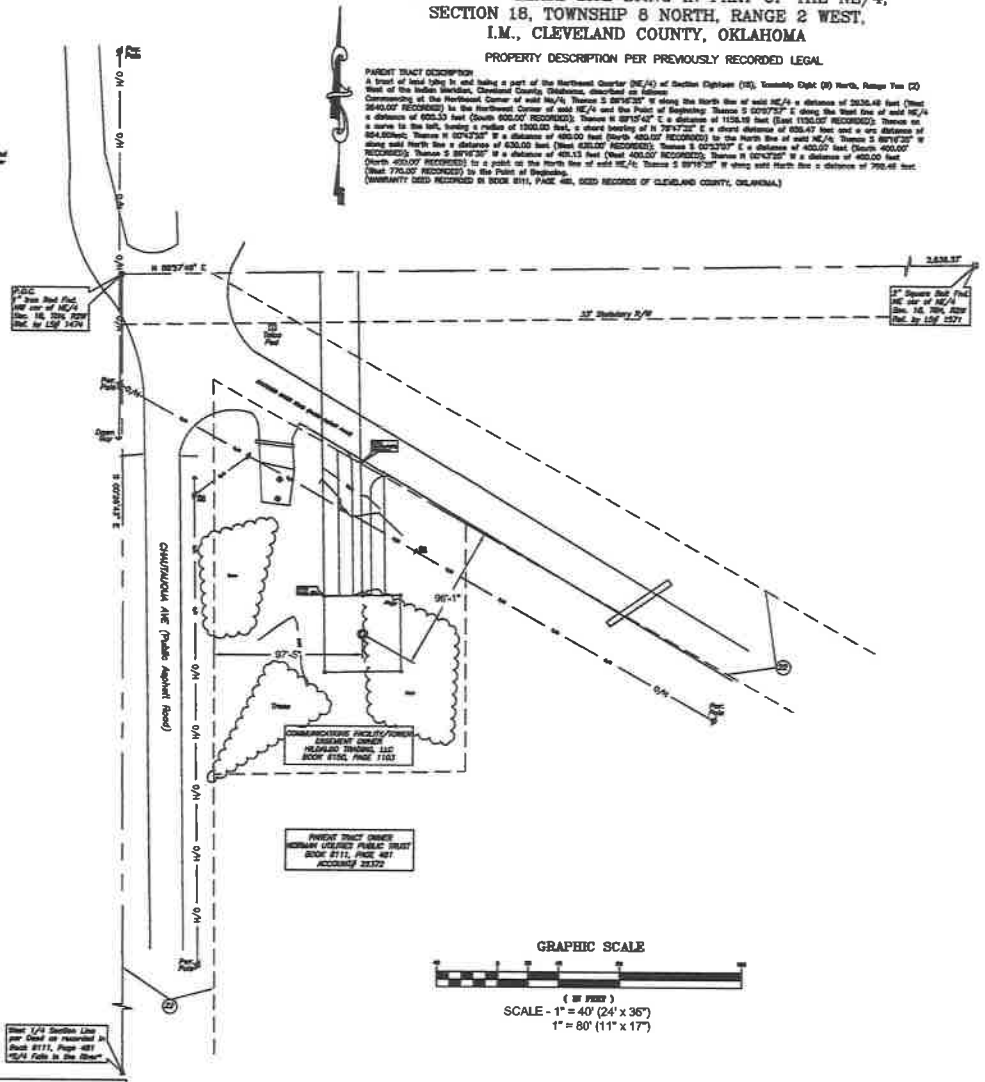
PROPERTY DESCRIPTION PER PREVIOUSLY RECORDED LEGAL

PARENT TRACT DESCRIPTION
A tract of land lying in and being a part of the Northwest Quarter (NE/4) of Section Eighteen (18), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:
Commencing at the Northeast Corner of said NE/4; Thence S 88°57'40" W along the North line of said NE/4 a distance of 2636.48 feet (West 2640.00' RECORDED) to the Northwest Corner of said NE/4 and the Point of Beginning; Thence S 00°07'57" E along the West line of said NE/4 a distance of 600.33 feet (South 600.00' RECORDED); Thence N 88°57'40" E a distance of 1158.18 feet (East 1150.00' RECORDED); Thence on a curve to the left, having a radius of 1300.00 feet, a chord bearing of N 79°47'22" E a chord distance of 606.47 feet and a arc distance of 614.00feet; Thence N 00°47'03" W a distance of 400.00 feet (North 400.00' RECORDED) to the North line of said NE/4; Thence S 88°57'40" W along said North line a distance of 630.00 feet (West 630.00' RECORDED); Thence S 00°23'20" E a distance of 400.00 feet (South 400.00' RECORDED); Thence S 88°57'40" W a distance of 401.13 feet (West 400.00' RECORDED); Thence N 00°47'03" W a distance of 400.00 feet (North 400.00' RECORDED) to a point on the North line of said NE/4; Thence S 88°57'40" W along said North line a distance of 798.48 feet (West 770.00' RECORDED) to the Point of Beginning.
(WARRANTY DEED RECORDED IN BOOK 6111, PAGE 481, DEED RECORDS OF CLEVELAND COUNTY, OKLAHOMA.)



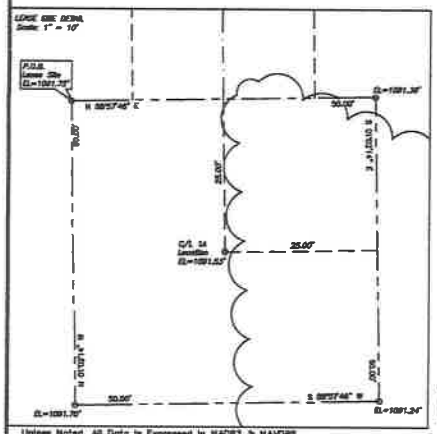
MAGNETIC DECLINATION
Magnetic Declination Information Provided By The National Geophysical Data Center Boulder, Colorado On 08/25/20 Model: IGRF2015

BEFORE YOU DIG !!!
CALL ONE FOR LOCATION OF UNDERGROUND UTILITIES
1-800-522-6543



LINE	BEARING	DISTANCE
L1	N 88°57'40" E	130.00'
L2	S 01°07'11" E	512.79'
L3	N 88°57'40" E	50.00'
L4	S 01°02'14" E	50.00'
L5	S 88°57'40" W	50.00'
L6	N 01°02'14" W	50.00'
L7	N 88°57'40" E	150.00'
L8	S 01°07'11" E	128.29'
L9	S 01°02'14" E	88.54'

LEASE SITE AREA
2,500.00 Sq. Feet
0.057 Acres



Unless Noted, All Data is Expressed in NAD83 & NAVD88

LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAVD88	35°10'27.589"	97°28'58.690"	1091.53'
TOWER NAD27/NGVD29	35°10'27.346"	97°28'57.372"	1091.16'

NOTE: 1A data taken from Lessee's lease site as shown by Sies on drawing.

GRAPHIC SCALE
(IN FEET)
SCALE - 1" = 40' (24' x 36")
1" = 80' (11" x 17")

SURVEY OF LEASE SITE LYING IN PART OF THE NE/4, SECTION 18, TOWNSHIP 8 NORTH, RANGE 2 WEST, I.M., CLEVELAND COUNTY, OKLAHOMA

LEASE SITE DESCRIPTION
A tract of land lying in and being a part of the NE/4 of Section 18, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma and being further described in Book 6111, Page 481, Deed Records of Cleveland County, Oklahoma: Said tract of land being more particularly described as follows:
Commencing at a 1" iron Rod found for the Northwest Corner of said NE/4; Thence N 88°57'40" E on the North line of said NE/4, a distance of 130.00 feet to a point; Thence S 01°07'11" E perpendicular to said North line, a distance of 512.79 feet to a 1/2" iron Rod with cap set for the Northwest corner, said corner being the Point of Beginning; Thence N 88°57'40" E a distance of 50.00 feet to a 1/2" iron Rod with cap set for the Northeast corner; Thence S 01°02'14" E a distance of 50.00 feet to a 1/2" iron Rod with cap set for the Southeast corner; Thence S 88°57'40 W a distance of 50.00 feet to a 1/2" iron Rod with cap set for the Southwest corner; Thence N 01°02'14" W a distance of 50.00 feet to the Point of Beginning, containing 2,500.00 square feet or 0.057 acres, more or less.

ACCESS/UTILITY EASEMENT DESCRIPTION
A 30.00 foot wide easement for ingress, egress and utility purposes crossing a part of the NE/4 of Section 18, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma; Said easement being 15.00 feet on each side of the following described centerline:
Commencing at a 1" iron Rod found for the Northwest Corner of said NE/4; Thence N 88°57'40" E on the North line of said NE/4, a distance of 155.00 feet to a point; Thence S 01°07'11" E perpendicular to said North line, a distance of 128.29 feet to a point on the South Right of Way line of Bradshaw Miner Road, said point being the point of beginning; Thence S 01°02'14" E a distance of 88.54 feet to the point of termination on the North line of the 0.057 acre Lease Site. Sidelines of said easement to be shortened or extended such as to begin on the South Right of Way line of Bradshaw Miner Road and terminate on the North line of the 0.057 acre Lease Site.

I, Virgil C. Vaughn, a Registered Professional Land Surveyor licensed under the laws of the State of Oklahoma, hereby certify that this survey (i) was made on the ground on July 30, 2020 for Smith Communications (ii) correctly shows the subject property and the location of easements, ROWs and set back lines thereon that are visible, (iii) reflects the conditions found at the time of survey, (iv) except as shown hereon, reflects no encroachments or overlapping of improvements, and (v) that this survey meets the minimum standards of accuracy as set by the State Board of Registration of Land Surveyors.

Virgil C. Vaughn, OK. L.S. #405 Date

REGISTERED LAND SURVEYOR VIRGIL C. VAUGHN L.S. 405 OKLAHOMA

NOTES CONCERNING SURVEY:
1. This survey was based on a Title Report provided by:
Chicago Title Insurance Company
Commitment No.: 7107020020SS
Effective Date: September 8, 2020
2. Bearings shown hereon are based on the Oklahoma State Plane Coordinate System, South Zone, NAD83 Datum.
3. The distances shown hereon are based on the NAVD88 Datum.
4. The latitude and longitude shown hereon are based on the NAD83 Datum and meet or exceed the minimum requirements for a FCC/FAA LA survey which is defined as plus or minus 20 feet horizontal and plus or minus 3 feet vertical. This information was established and determined by GPS on 08/25/20.
5. The lease site shown on this survey DOES lie within the 100 year Flood plain and is located within the Flood Zone "AE" per the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM), Community Panel Number 40027C 0200H, which bears an effective date of September 26, 2008. Flood Zone determination is made through graphic plotting only and no other responsibility is hereby assumed for accuracy of the base flood elevation or flood zone shown on the FIRM. (SFC = 1082')
6. This survey does not provide any determination concerning wetlands, but does note areas of any other environmental issues. Such matters should be directed to an environmental consultant.
7. There may be additional buried or underground utilities in the area which the surveyor is unaware of and no liability for such is assumed hereon. (OKLAHOMA ONE CALL SYSTEM 1-800-522-6543)
8. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.

Chicago Title Insurance Company
Commitment No.: 7107020020SS
Effective Date: September 8, 2020
EASEMENTS:
9. Easement to Southwestern Bell Telephone company recorded in Book 242, Page 134.
(DOES AFFECT the Parent Tract as a blanket document in nature and the exact location is not plottable.)
10. Roadway Easement contained in Warranty Deed recorded in Book 243, Page 370.
(DOES AFFECT the Parent Tract as a blanket document in nature and the exact location is not plottable.)
11. Right of Way to Rock Island Oil & Refining Co recorded in Book 346, Page 347.
(DOES NOT AFFECT the Parent Tract, Lease Site or its Easement.)
12. Easement to Oklahoma Gas and Electric Company recorded in Book 388, Page 433.
(DOES NOT AFFECT the Parent Tract, Lease Site or its Easement.)
13. Easement to Oklahoma Gas and Electric Company recorded in Book 457, Page 133.
(DOES AFFECT the Parent Tract, DOES NOT AFFECT the Lease Site or its Easement.)
14. Right of Way to Rock Island Oil & Refining Co recorded in Book 487, Page 412; assigned to Cimarron Gathering as recorded in Book 4046, Page 1328.
(DOES AFFECT the Parent Tract as a blanket document in nature and the exact location is not plottable.)
15. Easement in favor of Oklahoma Natural Gas Company recorded in Book 1808, Page 395; assigned to ONE Gas Inc as recorded in Book 5257, Page 1332.
(DOES AFFECT the Parent Tract, DOES NOT AFFECT the Lease Site or its Easement as shown.)
17. Easement in favor of Oklahoma Natural Gas Company as recorded in Book 1587, Page 446; assigned to ONE Gas Inc as recorded in Book 5257, Page 1337.
(DOES AFFECT the Parent Tract, DOES NOT AFFECT the Lease Site or its Easement as shown.)
18. Unrecorded Lease to Norman Utilities Authority as recorded in Book 1748, Page 402.
(DOES AFFECT the Parent Tract as a blanket document in nature and the exact location is not plottable.)
19. Right of Way to Norman Asphalt Inc as recorded in Book 1845, Page 333.
(DOES AFFECT the Parent Tract as a blanket document in nature and the exact location is not plottable.)
20. Easement to Oklahoma Gas and Electric Company as recorded in Book 1946, Page 628.
(DOES AFFECT the Parent Tract, DOES NOT AFFECT the Lease Site or its Easement.)
21. Easement to Oklahoma Gas and Electric Company recorded in Book 2013, Page 12.
(DOES AFFECT the Parent Tract, DOES NOT AFFECT the Lease Site or its Easement.)
22. Roadway and Access Easement in the Public as recorded in Book 3374, Page 826.
(DOES AFFECT the Parent Tract, DOES NOT AFFECT the Lease Site or its Easement as shown.)
23. Easement to Oklahoma Gas and Electric Company recorded in Book 4137, Page 1216.
(DOES AFFECT the Parent Tract, DOES NOT AFFECT the Lease Site or its Easement.)

911 ADDRESS: 546 Bradshaw Miner Rd, Norman, OK 73072

Bearings Based on G.S.P.C.
Established by GPS on: 08/25/20
Datum: Horz: NAD83 Oklahoma South Zone
Vert: Geoid 96

NO.	REVISION	DATE	BY
1.	FINAL SURVEY ISSUED TO CLIENT	10/06/20	GLH

DATE SURVEYED: 08/25/20	DATE DRAFTED: 08/02/20
FIELD WORK: SG	OFFICE WORK: GLH
CHK'D BY: V.C.V.	JOB NO.: 3012.1081

LEGEND
POWER POLE — GUY LINE — OVERHEAD ELECTRIC — U/G ELECTRIC — WATER LINE — WATER METER — WATER VALVE — GAS LINE — GAS METER — TELEPHONE LINE — FENCE LINE — STORM SEWER MANHOLE — STORM SEWER LINE — 1/2" IRON ROD WITH CAP SET — IRON ROD FOUND

PREPARED BY:
H&S SURVEYING, INC.
SERVING THE CENTRAL U.S.
201 N. BICKFORD, EL RENO, OK. 73036
PH: (405) 262-0249 – FAX: (405) 262-5107
CA 1600 (LS) EXPIRES: 6/30/21
HSSURVEYING1@AOL.COM

PREPARED FOR:
Smith Communications, LLC
520 N College Ave
Fayetteville, AR 72701

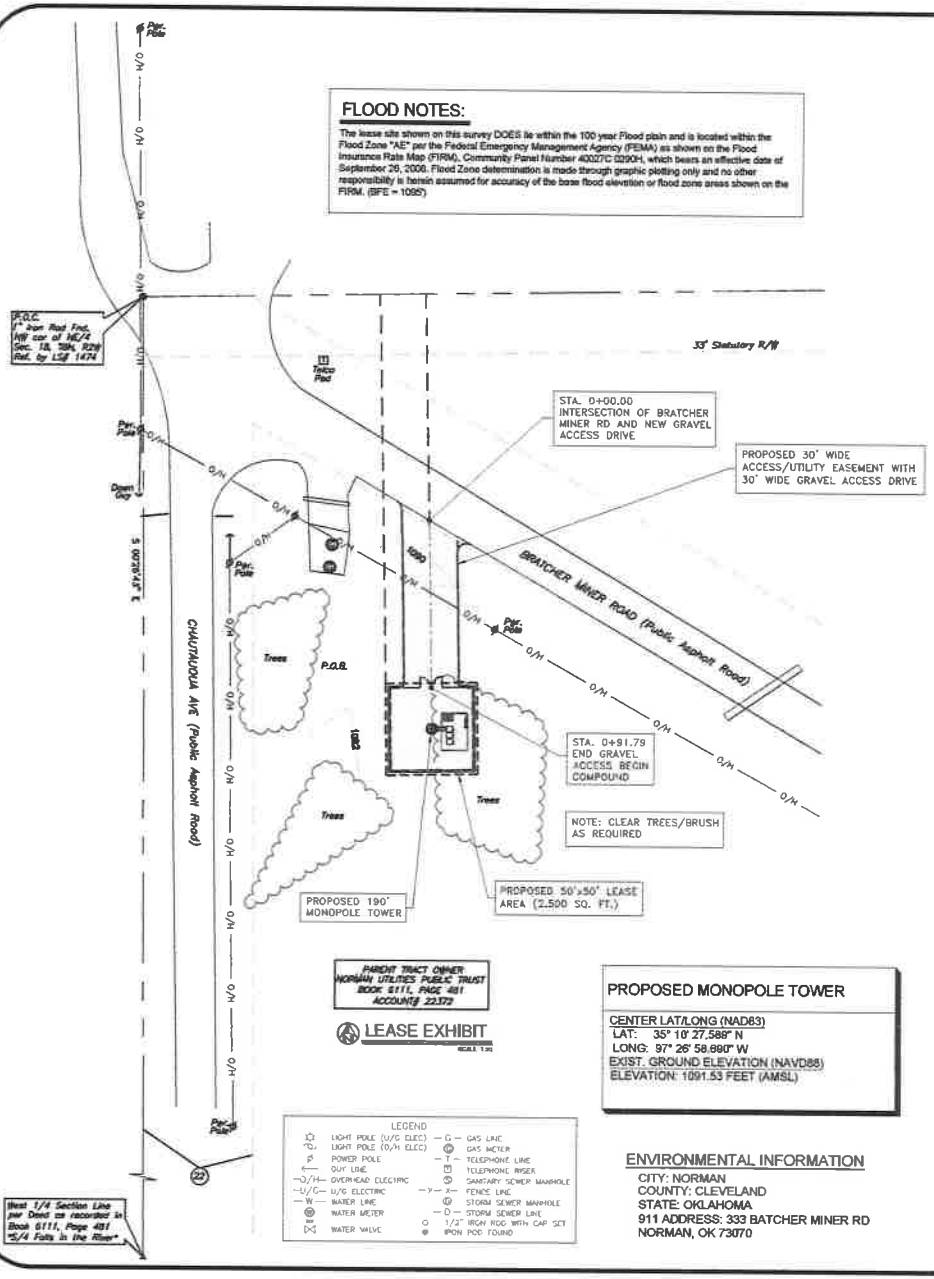
SITE SURVEY OF:
RUDY'S BBQ

SITE ADDRESS:
PART OF THE NE/4 OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 2 WEST, I.M., CLEVELAND COUNTY, OKLAHOMA

DRAWING NO.
SV-1
SHEET 1 OF 1

FLOOD NOTES:

The lease site shown on this survey DOES lie within the 100 year Flood plain and is located within the Flood Zone "AE" per the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM), Community Panel Number 40027C 0290H, which bears an effective date of September 26, 2008. Flood Zone determination is made through graphic plotting only and no other responsibility is herein assumed for accuracy of the base flood elevation or flood zone areas shown on the FIRM. (BFE = 1095')



LEASE EXHIBIT

SCALE 1:30

PROPOSED MONOPOLE TOWER

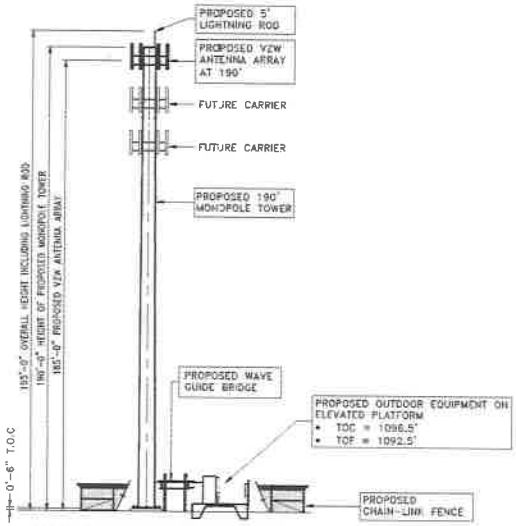
CENTER LAT/LONG (NAD83)
LAT: 35° 10' 27.588" N
LONG: 97° 26' 58.690" W
EXIST. GROUND ELEVATION (NAVD88)
ELEVATION: 1091.53 FEET (AMSL)

LEGEND

	LIGHT POLE (U/G ELEC)	— G —	GAS LINE
	LIGHT POLE (O/H ELEC)		GAS METER
	POWER POLE	— T —	TELEPHONE LINE
	GUY LINE		TELEPHONE RISER
—O/H—	OVERHEAD ELECTRIC		SANITARY SEWER MANHOLE
—U/G—	U/G ELECTRIC	—Y— X—	FENCE LINE
— W —	WATER LINE		STORM SEWER MANHOLE
	WATER METER	— D —	STORM SEWER LINE
	WATER VALVE		1/2" IRON ROD WITH CAP SCT
			IRON POD FOUND

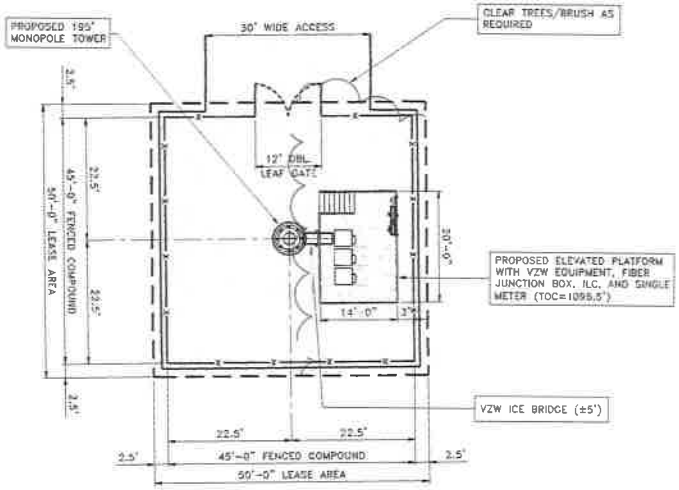
ENVIRONMENTAL INFORMATION

CITY: NORMAN
COUNTY: CLEVELAND
STATE: OKLAHOMA
911 ADDRESS: 333 BATCHER MINER RD
NORMAN, OK 73070



MONOPOLE TOWER ELEVATION

SCALE: NTS



ENLARGED LEASE EXHIBIT

SCALE 1:30

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Heritage Engineering PLLC
P.O. BOX 526
Benton, Arkansas 72016
(501) 888-2308
FAX (501) 888-0016

verizon

RUDY'S - OKLAHOMA
NEW 190' MONOPOLE TOWER

LEASE EXHIBIT

SHEET TITLE

JOB NO.	2021-0010
FILE NAME	2000L1.DWG
PLOT SCALE	1:30
REV A	22 MAY 2022
REV B	27 SEP 2022

WARNING
0 1/2 1

SCALE	1:30
DESIGNED BY	HERITAGE
DRAWN BY	HERITAGE
CHECKED BY	TSW

SHEET No.

L1