

AGENDA
Tulsa County Board of Adjustment
Regularly Scheduled Meeting
Tuesday, August 17, 2021, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room

Meeting No. 497

INTRODUCTION AND NOTICE TO THE PUBLIC

At this Meeting the Board of Adjustment, in accord with and pursuant to applicable Board of Adjustment Policies and Procedures, will review, consider, discuss, and may take action on, approve, amend, modify, approve with amendment(s) or modification(s), deny, reject, or defer any action on any item listed on this Agenda.

Review and possible approval, approval with modifications, denial or deferral of the following:

1. Approval of **Minutes** of July 20, 2021 (Meeting No. 496).

UNFINISHED BUSINESS

Review and possible approval, approval with modifications, denial or deferral of the following:

2. **2900—Patricia Contreras**
Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG District (Section 1202); Variance from the all-weather parking surface requirement (Section 1340.D). **LOCATION:** 14225 North Yale Avenue East

NEW APPLICATIONS

Review and possible approval, approval with modifications, denial or deferral of the following:

3. **2902—Josh Merritt & Lindsey Crain**
Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet in the AG District to permit the construction of two single-family homes (Section 207). **LOCATION:** 6144 East 156th Street North & 6160 East 156th Street North

4. **2903—In Suk Fye**
Use Variance to permit an agricultural use (Use Unit 3) to permit raising pet chickens and ducks in an RS District (Section 1203). **LOCATION:** 1911 East 61st Court North & 6131 North Wheeling Avenue East
5. **2904—Brad Sherrill**
Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 25 feet in the AG District to permit the construction of a single-family home (Section 207). **LOCATION:** 21550 West Highway 51
6. **2905—Dream Point Ranch Events, Inc.**
Special Exception for Use Unit 2 (Area-Wide Special Exception Uses) to allow a wedding and event venue in an AG District; Variance from the all-weather parking surface requirement (Section 1340.D). **LOCATION:** 17700 East US Highway 64
7. **2906—Russell Bell**
Special Exception to permit a mobile home (Use Unit 9) in an RS District (Section 410). **LOCATION:** 15525 West 19th Place South
8. **2907—Michael Boosalis**
Special Exception to permit a horticulture nursery in an AG-R District (Section 310, Table 1); Variance from the all-weather parking surface requirement (Section 1340.D). **LOCATION:** 11665 North 101st Avenue East
9. **2908—C. Robert Reed**
Special Exception to allow Use Unit 16 for a mini storage in a CS/RS District (Section 710 and Section 1216). **LOCATION:** 8711 North Yale Avenue
10. **2909—J. R. Donelson**
Variance of the minimum land area per dwelling unit requirement from 2.1 acres and minimum lot area requirement from 2 acres in the AG District (Tracts A and B); Variance from the minimum lot width requirement from 150 feet to 147 feet (Tracts A and B) in an AG District to permit a lot-split (Section 330, Table 3). **LOCATION:** 16333 South 185th Avenue East
11. **2910—Branch Communications**
Special Exception to permit a communications tower (Use Unit 4) in an AG District (Section 1204). **LOCATION:** East of the NE/c of North 129th East Avenue & East 86th Street North
12. **2911—Joe Neal**
Variance to permit detached accessory buildings in aggregate to exceed 750 square feet in an RS District (Section 240.2-E); Variance to allow a detached accessory building to be located in the front yard in an RS District (Section 420.2.A-2). **LOCATION:** 9715 East 92nd Street North

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

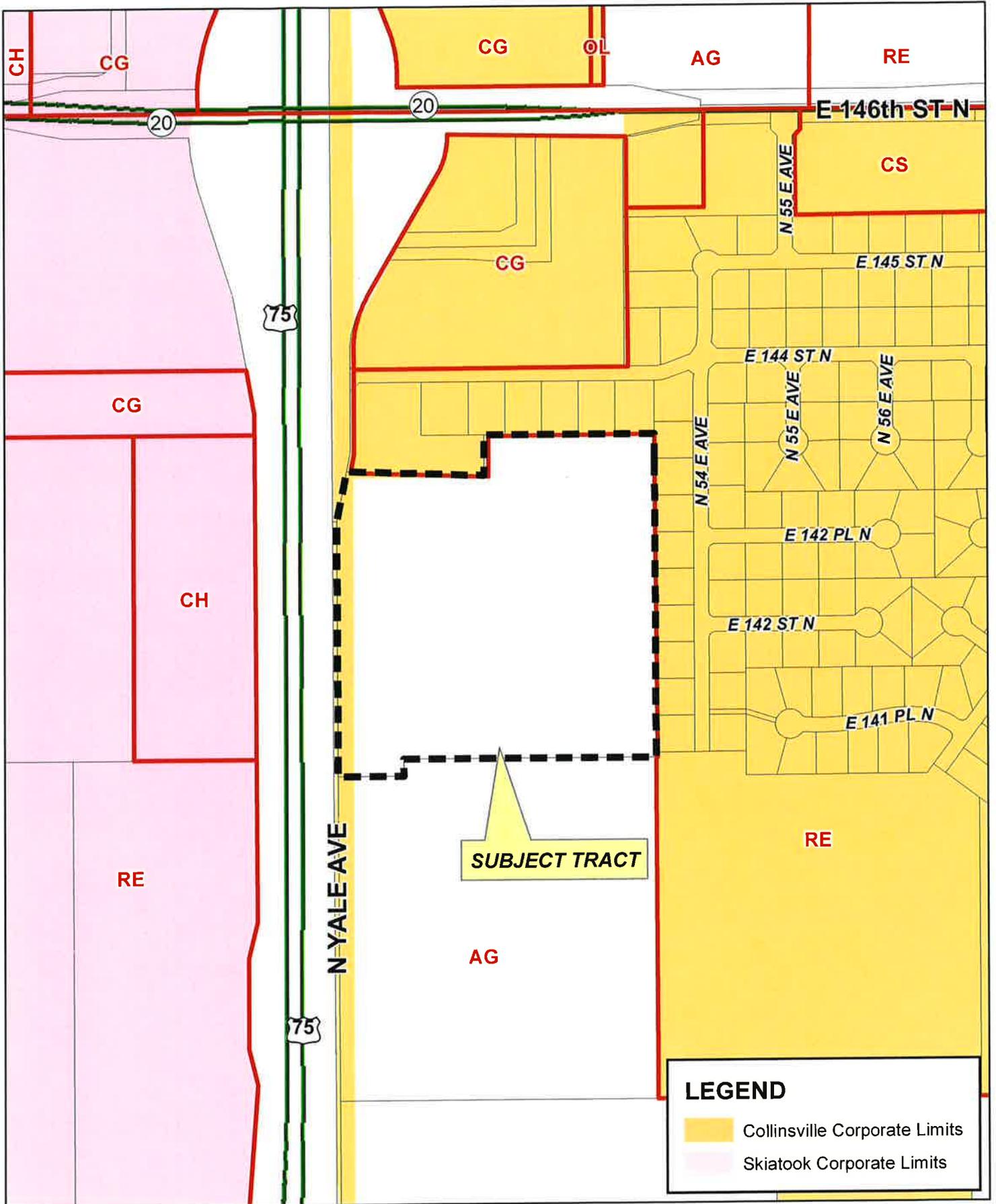
Website: tulsaplanning.org

E-mail: esubmit@incog.org

If you require special accommodations pursuant to the Americans with Disabilities Act, please call 918-584-7526.

NOTE: Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at the Tulsa Planning Office at INCOG. *All electronic devices must be silenced* during the Board of Adjustment meeting.

NOTE: This agenda is for informational purposes only and is not an official posting. Please contact the Tulsa Planning Office at 918-584-7526 if you require an official posted agenda.



LEGEND

- Collinsville Corporate Limits
- Skiatook Corporate Limits



CBOA-2900

22-13 27

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**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2327

CASE NUMBER: CBOA-2900

CZM: 7

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: Patricia Contreras

ACTION REQUESTED: Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG district (Section 1202); and a Variance from the all-weather parking surface requirement (Section 1340.D).

LOCATION: 14225 N YALE AV E

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: Residential

TRACT SIZE: 37.76 acres

LEGAL DESCRIPTION: PRT SW & NW BEG SWC SW NW TH N965.59 E16.5 NE215.17 E564.73 N165 E698.55 S1321.40 W1320.51 POB LESS W16.5 S965.59 SW NW & N70 W285 NW SW LESS W16.5 THEREOF FOR RD SEC 27 22 13 37.758ACS, COOPER CROSSING, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts AG zoning to the north, west (Highway 75), and south. It abuts RE zoning to the east. Surrounding uses appear to be agricultural with some residential to the north and northeast.

STAFF COMMENTS:

July 20, 2021: Case was continued until 08/17/2021 due to a mapping error.

The applicant is before the Board requesting a Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG district (Section 1202); and a Variance from the all-weather parking surface requirement (Section 1340.D).

A Special Exception is required as the proposed use is not permitted by right in the AG district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the surrounding area and to the general welfare, may be permitted. The proposed wedding/event center must be found to be compatible with the surrounding area.

The applicant has submitted a site plan and drawings indicating that the site will contain overflow parking on a gravel lot on the southern part of the parcel. The Wedding and Event venue will be located both indoors in the proposed renovation of a 80'6" x 85'4" building and outdoors near the barns. The applicant lives on the property in a single-family home.

The Code requires all parking surfaces be paved with an all-weather surface so as to maintain a minimum level of aesthetics, but more importantly to control air-borne particulates like dust and to control the

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tracking of dirt and mud onto public streets. The applicant has requested a variance to permit a gravel parking area.

The applicant provided the following statement. *“Our proposed renovation is approximately 9,837 sf total. 1,466 sf will be used as storage while the other 8,371 sf will be usable event space. Through event planning and management, only half of the usable space will be occupied at one time. For example, a wedding ceremony will be held on one portion of the building and then the entire party will migrate to the other portion of the building for the reception. Considering the worst-case scenario based on preliminary calculations, we are assuming roughly 37 parking spots will be required. For aesthetic design purposes, we would like for the majority of the guests to park on an overflow gravel lot, but if required, we believe we have enough space on the existing all-weather pavement to lay out 37+ parking spots. This gravel lot will connect to a proposed driveway for additional site circulation. Our goal is to stay true to the historic nature of the property and minimize disturbances to the land. If this piece of the property were to one day be reused for agricultural purposes, we believe that removing and rehabilitating a small gravel lot will cause less damage to the property than removing new pavement. This building is truly adored by locals, and we would like to celebrate its uniqueness without bringing too much commercial development to the area.*

The landscape and land features in the area of the proposed gravel lot and driveway provide a water runoff feature and a gravel lot would allow the water to drain by maintaining water control and reducing pooling of water.”

The Collinsville Comprehensive Plan as well as the Tulsa County Comprehensive Land Use Plan designate this area as Residential. Residential is defines as follows:

Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed use is compatible with the surrounding area. The Board, if concerned with the performance of such a use, may limit approval for a temporary period to essentially establish a trial period. The Board may consider the following conditions:

- Limiting the number of onsite events per year.
- Limiting the total number of guests permitted at one time.
- Limiting the day and hours of operation.

Sample Motion:

“Move to _____ (approve/deny) a Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a Wedding and Event Venue in an AG district (Section 1202).

Approved per conceptual plan on page _____ of the agenda packet.

Subject to the following conditions (including time limitation, if any): _____.

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.”

“Move to _____ (approve/deny) a Variance from the all-weather parking surface requirement (Section 1340.D).

Finding the hardship to be _____.

Approved per conceptual plan on page _____ of the agenda packet.

Subject to the following conditions (including time limitation, if any): _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.



Subject Tract

CBOA-2900

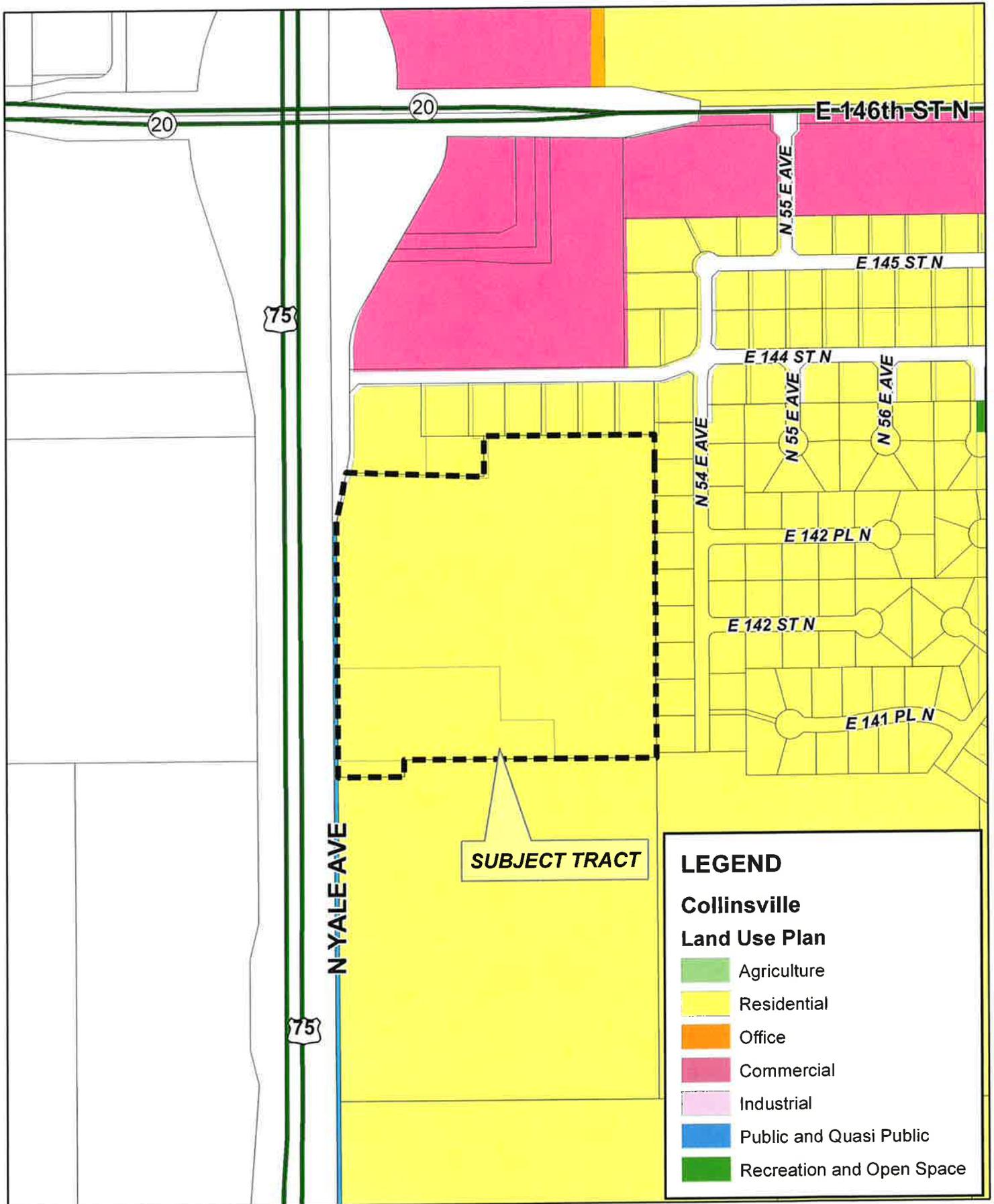
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



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SUBJECT TRACT

LEGEND

Collinsville Land Use Plan

- Agriculture
- Residential
- Office
- Commercial
- Industrial
- Public and Quasi Public
- Recreation and Open Space



CBOA-2900

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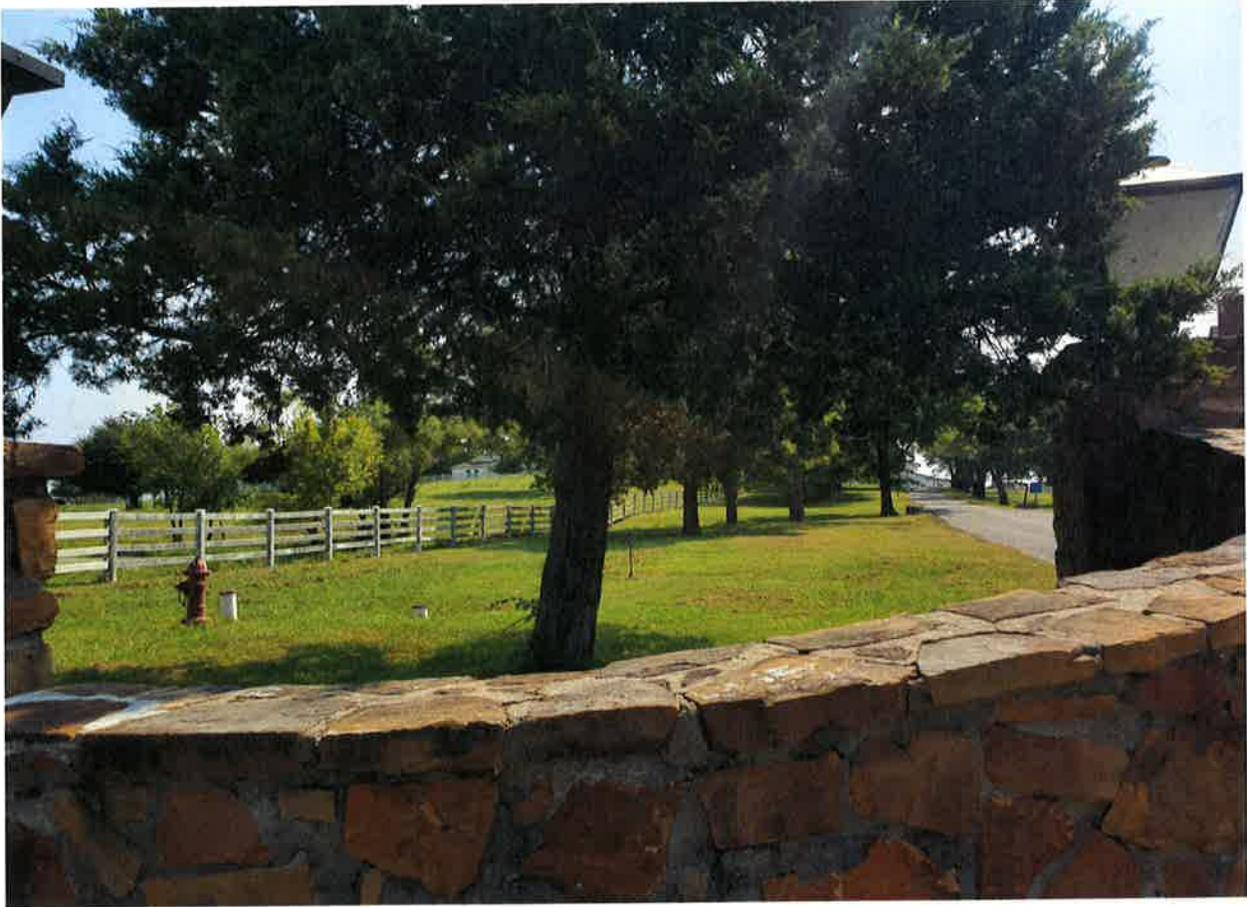




Looking north from N. Yale Ave. - subject property is on the east

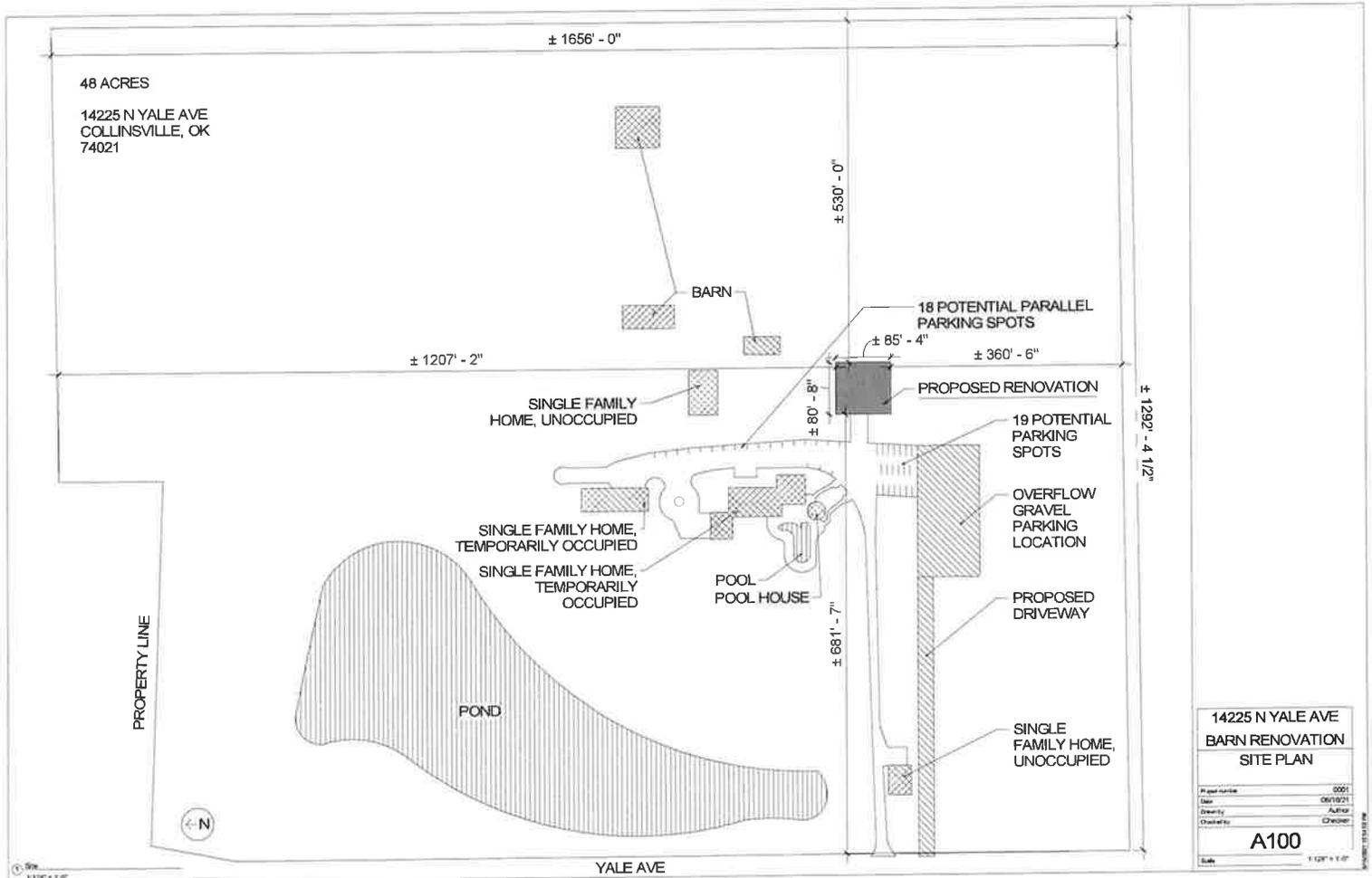


Looking east from N. Yale Ave. at entrance to the subject property



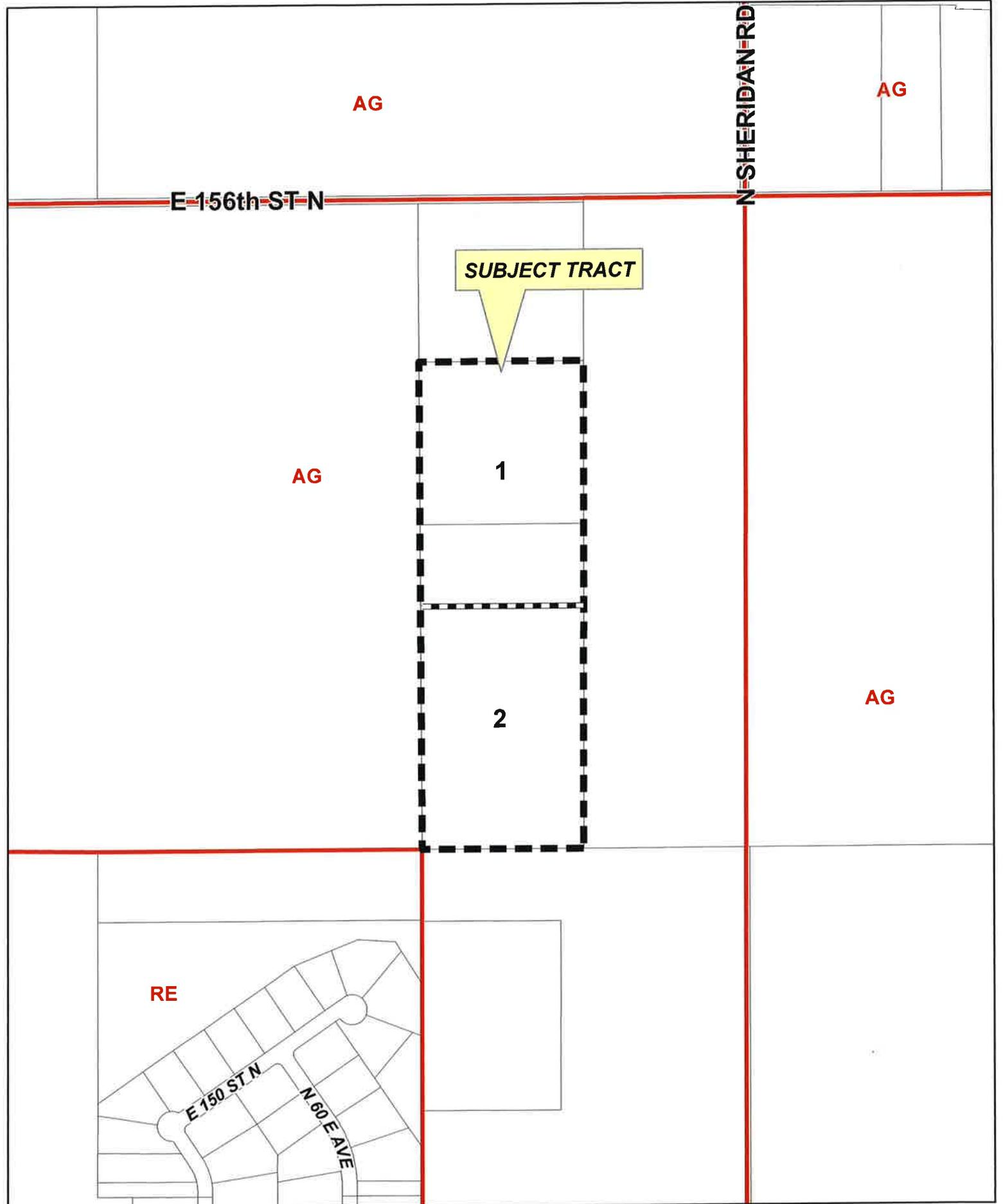
Looking east from N. Yale Ave. towards proposed event venue area on the subject property

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E-156th ST N

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SUBJECT TRACT

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RE

E 150 ST N

N 60 E AVE

CBOA-2902

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22-13 22



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 2322

CASE NUMBER: **CBOA-2902**

CZM: 7

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: Josh Merritt and Lindsey Crain

ACTION REQUESTED: Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet in the AG district to permit the construction of two single-family homes (Section 207).

LOCATION: 6144 E 156 ST N; 6160 E 156 ST N

ZONED: AG

FENCELINE: Collinsville

PRESENT USE: Vacant

TRACT SIZE: 30.1 acres

LEGAL DESCRIPTION: BEG 660.74W & 661.65S NEC NE TH S661.66 W660.74 N661.37 E660.73 POB SEC 22 22 13 10.034ACS; N/2 NW SE NE SEC 22 22 13 5ACS; TR BEG 660.74W & 1323.31S NEC NE TH S1323.31 W660.75 N1322.74 E660.74 POB LESS N/2 NW SE NE SEC 22 22 13 15.06ACS,

RELEVANT PREVIOUS ACTIONS:

Subject Property: None Relevant

Surrounding Property:

CBOA-2643 September 2017: The Board approved the request for a *Variance* of the minimum frontage requirement on a public street/dedicated right of way from 30 feet to 0 feet to permit a lot-split in the AG District (Section 207), subject to conceptual plan 3.5. The Board found the hardship to be the layout of the land being a long narrow strip. The approval also requires a 30-foot easement to access all pieces of property, on property located east of the northeast corner of North Sheridan Road & East 156th Street North.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded north, south, east, and west by AG zoning with RE zoning to the southwest. Surrounding uses appear to be agricultural with a scattering of rural residential.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet in the AG district to permit the construction of two single-family homes (Section 207).

The applicant provided the following statement: *“These two 15-acre tracts have a designated 30’ x 660’ access and utility easement leading to direct access of 156th St. N. North 15-acre tracts are intended to occupy single dwelling/single family brick and mortar homes of approx. 2900 sq. ft. each. There will not be a “wild cat” addition or any additional lot splits in the future. The owners of*

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the 10-acre tract to direct north of these properties are aware of intent and have signed a legal easement agreement (Mr. and Mrs. Mike Hall)".

The Code requires owners of land utilized for residential purposes to maintain 30 feet of frontage on a public street or dedicated right-of-way. The submitted site plan indicates that the subject lot has 0' of frontage onto E. 156th St. N. The applicants intend to build one home on each of the two tracts. There is a 30' road easement that runs along the western edge of the property. See the attached Easement Agreement.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed use and future development of the subject property is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet in the AG district to permit the construction of two single-family homes (Section 207).

Finding the hardship to be _____.

Subject to the following conditions (if any) _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."

UNFINISHED BUSINESS

2637—Randy Scott

Action Requested:

Special Exception to permit a fireworks stand (Use Unit 2) in the CS District (Section 701); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** 1000 North Garnett Road East

Presentation:

The applicant was not present. The Board chose to move this item to the end of the agenda to allow the applicant time for arrival.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

No Board action required at this time.

NEW APPLICATIONS

FILE COPY

2643—John B. Wimbish

Action Requested:

Variance of the minimum frontage requirement on a public street/dedicated right of way from 30 feet to 0 feet to permit a lot-split in the AG District (Section 207). **LOCATION:** East of NE/c of North Sheridan Road & East 156th Street North

Presentation:

John Wimbish, 5314 South Yale, #200, Tulsa, OK; stated he represents the Varela's who are the owners of the subject property. The subject property is about 220 feet wide and about 2,600 feet deep. The owner would like to split the subject lot three ways to be able to give it to his children or grandchildren.

Mr. Hutchinson asked Mr. Wimbish if he had contacted the water department to see if water would be available for the two extra lots. Mr. Wimbish stated that he has not because he is in the lot split process.

Mr. Hutchinson asked Ms. Moyer if this would be considered a wild cat subdivision. Ms. Moyer stated that it would not.

CBOA-2643

FILE COPY

Mr. Hutchinson asked Mr. Wimbish if there would be three houses built or if there would be three mobile homes placed on the subject property. Mr. Wimbish stated that he does not know at this time.

Interested Parties:

Don Smith, 7013 East 156th Street North, Tulsa, OK; stated the agricultural districts are designed to encourage and protect the land until an orderly transition can occur for development. Mr. Smith stated that the subject area is experiencing rapid growth with new subdivisions that are being constructed, so the area is in transition. Mr. Smith stated that he does not believe these lots that are no longer intended for agricultural use should be approved for the requested Variance because it is not a worthy transition. Mr. Smith stated that he also objects to the 20 foot easement requested because it should be 30 feet at least. Mr. Smith stated that the subject acreage is next door to a 13 acre tract that is owned by the applicant's ex-wife and there is contemplation of possible lot splits there as well. The requested Variance is not in the spirit of the surrounding covenants and not in the spirit of the law therefore it is not a harmonious relationship to the surrounding neighbors. Mr. Smith stated he purchased his property with the knowledge that these laws were in place to protect him therefore he is asking the Board to deny this request.

Collin Swaingo, P. O. Box 492, Collinsville, OK; stated he lives directly north of the subject property and he is opposed to the proposed request. If the Board grants this requested Variance with no public street access what happens if the landowner decides to sell or vacate Tract 1 leaving two tracts that are land locked. To have land locked property can cause a lot of issues in the future.

Mr. Dillard stated that Tract 1 could not be vacated without the prior approval of the two other land owners because neighbors have a right to object.

Steve Boyer, 7051 East 160th Street North, Collinsville, OK; stated he lives in the subdivision south of the subject property. He read that a requested Variance needed a hardship and he would ask what that hardship would be.

Rebuttal:

John Wimbish came forward and stated this is not property that was bought, it is inherited property. His client feels that this is a reasonable use of the property and that it is not a hardship on anyone else in the area. His client is willing to provide access to the rear to make the property develop in a way that is consistent with all the other development, rules and regulations that are involved.

Comments and Questions:

Mr. Crall stated that the property used to be one piece of property and the hardship would be because the land is so long. He believes the land owner has considered everyone that might be affected so he could support the request.

CBOA-2643

FILE COPY

Mr. Dillard stated that he could support the request with a 30 foot easement, because it is difficult for vehicles to pass one another on a 20 foot easement.

Mr. Johnston stated that the Board does not really know what the future use of the property will be but he could support the request also with a 30 foot easement.

Mr. Hutchinson stated he could support the request with a 30 foot easement.

Board Action:

On **MOTION** of **CRALL**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** the request for a **Variance** of the minimum frontage requirement on a public street/dedicated right of way from 30 feet to 0 feet to permit a lot-split in the AG District (Section 207), subject to conceptual plan 3.5. The Board has found the hardship to be the layout of the land being a long narrow strip. The approval also requires a 30 foot easement to access all pieces of property; for the following property:

W220 E440 W880 E/2 NW SEC 23 22 13 13.333ACS, COBBLESTONE TRAIL, OF TULSA COUNTY, STATE OF OKLAHOMA

2645—James Hargess

Action Requested:

Variance to increase the permitted size of an accessory building in the RS District (Section 240.2). **LOCATION:** 6535 West Cameron Street North

Presentation:

James Hargess, 6535 West Cameron, Tulsa, OK; stated he has lived there for about 15 years. He would like to have the shop so he can clean up his yard. Currently there is an outbuilding and what is left of a carport that will be razed and the proposed shop will be placed at the rear of the yard. The proposed shop will be a wood shop and a place to store his pontoon boat.

Mr. Dillard asked Mr. Hargess if he would be doing any commercial business out of the building. Mr. Hargess stated that he would not.

Mr. Johnston asked Mr. Hargess if this building was going to be a metal building. Mr. Hargess answered affirmatively. Mr. Johnston asked Mr. Hargess if there were other metal buildings in the area. Mr. Hargess answered affirmatively but his neighbor's shop is concrete block with wood on the top.

Interested Parties:

There were no interested parties present.

Aerial Map

Borrower	Joshua Merritt				
Property Address	E 156th St N				
City	Collinsville	County	Tulsa	State	OK Zip Code 74021
Lender/Client	American Bank of Oklahoma				



Exhibit A

Legal Description:

The S/2 NW/4 SE/4 NE/4 and the SW/4 SE/4 NE/4 of Section 22, T-22-N, R-13-E, Tulsa County, State of Oklahoma, the West 30.00' thereof reserved for Access and Utility Easement.

PURPOSE: Boundary Description

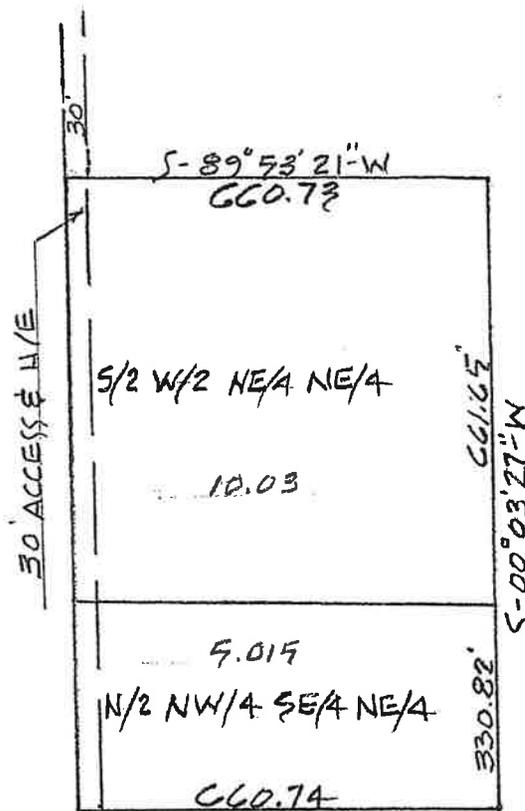
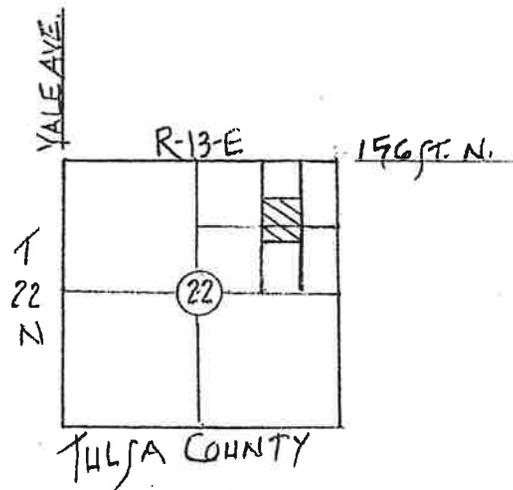
FOR: Linda Loftis

BUYER: Josh & Brittany Merritt

ANGLE SURVEYING SERVICE

15305 North Trenton Avenue
Skiatook OK 74070-3289
(918) 396-2829

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LEGAL: TRACT 1

The S/2 W/2 NE/4 NE/4 and the N/2 NW/4 SE/4 NE/4 of Section 22, T-22-N, R-13-E, Tulsa County, State of Oklahoma, the West 30.00' thereof reserved for Access and Utility Easement.

LEGEND

- 0 = Set iron pin
- Δ = Fd. iron pin
- X- = Fence

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

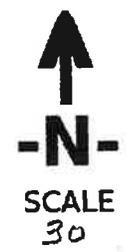
Enoch Cox

 ENOCH COX, P.L.S. #286

4/30/20

 DATE

C.A. #2147



PURPOSE: Boundary Description

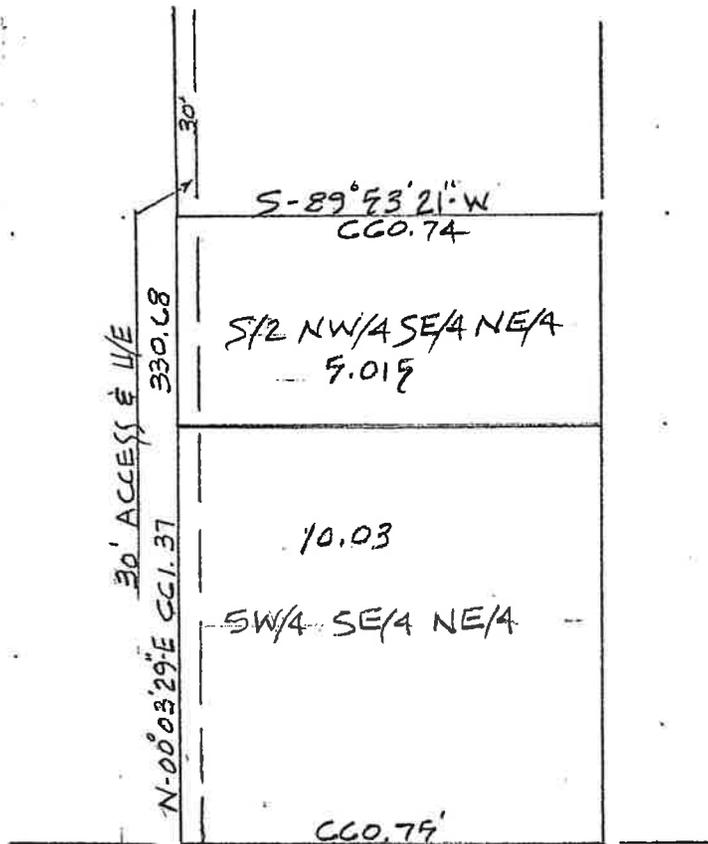
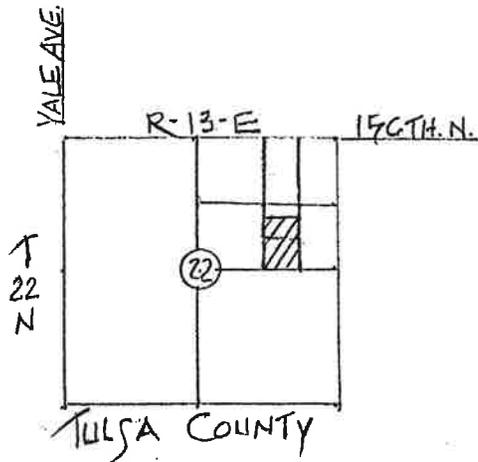
FOR: Linda Loftis

BUYER: Brandon and Lindsey Crain

ANGLE SURVEYING SERVICE

15305 North Trenton Avenue
Skiatook OK 74070-3289
(918) 396-2829

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LEGAL: TRACT 2

The S/2 NW/4 SE/4 NE/4 and the SW/4 SE/4 NE/4 of Section 22, T-22-N, R-13-E, Tulsa County, State of Oklahoma, the West 30.00' thereof reserved for Access and Utility Easement.

LEGEND

- = Set iron pin
- △ = Fd. iron pin
- X- = Fence

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

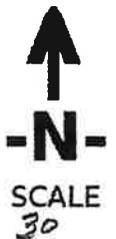
Enoch Cox

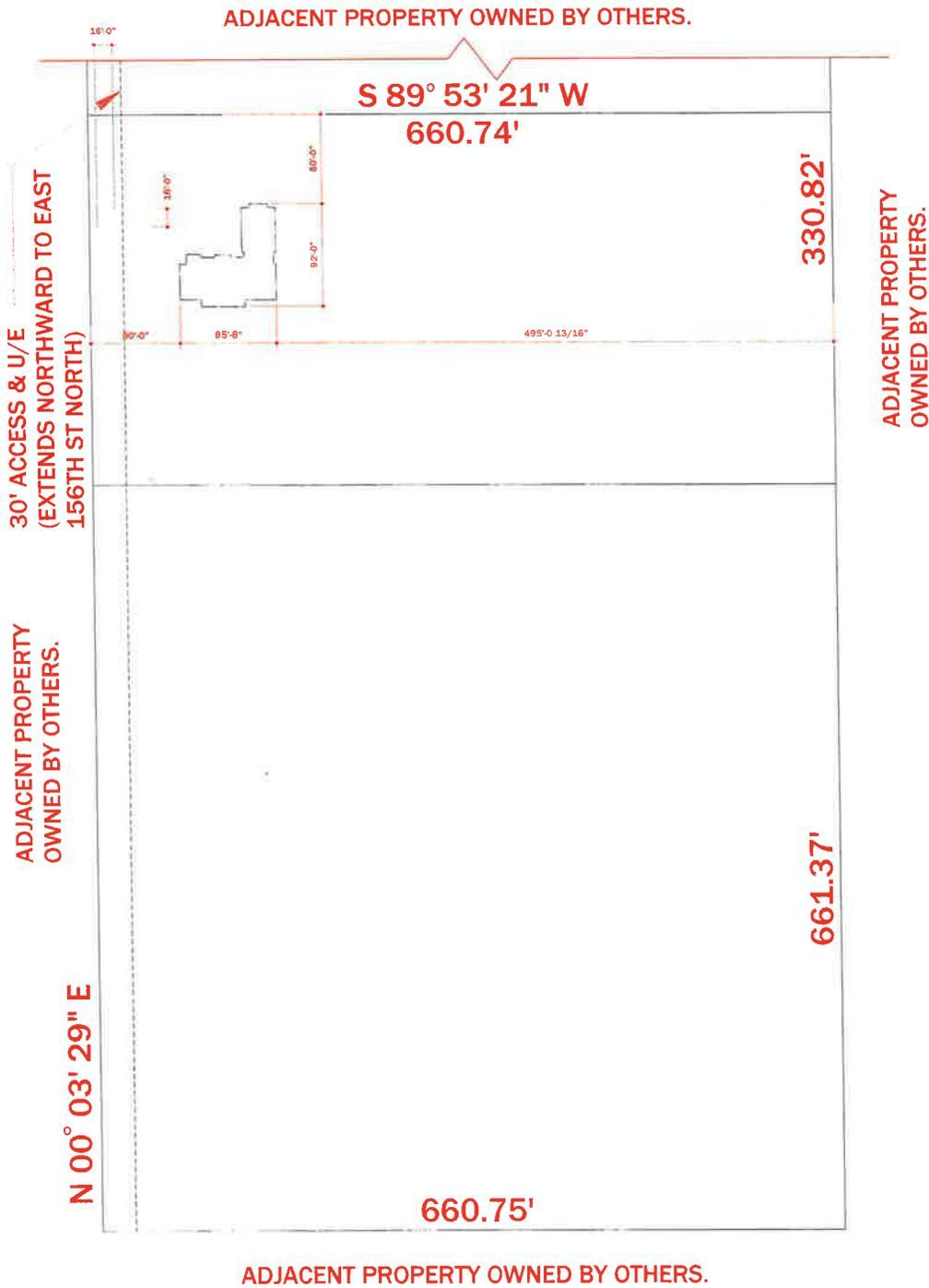
ENOCH COX, P.L.S. #286

4/30/20

DATE

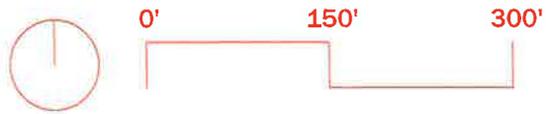
C.A. #2147





LEGAL DESCRIPTION :

The S/2 NW/4 SE/4 NE/4 and the SW/4 SE/4 NE/4 of Section 22, T-22-N, R-13-E, Tulsa County, State of Oklahoma, the West 30.00' thereof reserved for Access and Utility Easement



EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THIS Easement Agreement is made and entered into this 27th day of June, 2020, by and between Michael Glenn Hall and Teresa Gail Hall, husband and wife, party of the first part (whether one or more), hereinafter referred to as GRANTOR, and Brandon Crain and Lindsey Crain, husband and wife, party of the second part (whether one or more), hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, GRANTOR is the owner of the following described real property and premises:

The N/2 W/2 NE/4 N/E4 of Section 22, Township 22 North, Range 13 East, I.B.&M., Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows:

Commencing at the Northeast corner of said N/E4 of Section 22, Township 22 North, Range 13 East; Thence S 89°51'51" W along the North line of said NE/4 a distance of 660.74 feet to the Point of Beginning; Thence S 00°03'27" W a distance of 661.65 feet; Thence S 89°53'21" W a distance of 660.73 feet; Thence N 00°03'29" E a distance of 661.37 feet; Thence N 89°51'51" E a distance of 660.73 feet to the Point of Beginning; an access and utility easement along the West 30 feet thereof [hereinafter sometimes referred to as "Grantor's Property"];

and across the above described property the Owner has granted the following described easement to Rural Water District No. 3, Washington County, Oklahoma, to-wit:

An Easement over and across Grantor's Property, as recorded in the records of the Tulsa County Clerk at Document Number 2017093541.

WHEREAS, the GRANTOR, for good and valuable consideration has agreed and does hereby grant and convey unto GRANTEE a perpetual access and utility easement to construct, install, maintain, operate, repair, replace and remove a roadway and waterlines and other necessary appurtenances and facilities thereto (including, but not limited to, water meters), under, over and across the lands described, to-wit:

The West 30 feet of Grantor's Property, which may also be utilized by Water District for the setting, maintaining, removing, replacing, operating or repairing of waterlines and corresponding appurtenances and facilities, including, without limitation, water meters for Water District's customers.

which easement shall serve the properties described on the attached and incorporated Exhibit "A".

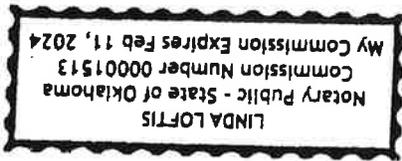
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Acknowledgment

STATE OF OKLAHOMA)
) ss.
COUNTY OF Tulsa)

Before me, the undersigned, a Notary Public in and for said County and State, on this day of June 27, 2020 , _____, personally appeared m/j wale (GRANTOR) and R/B Olson (GRANTEE) to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

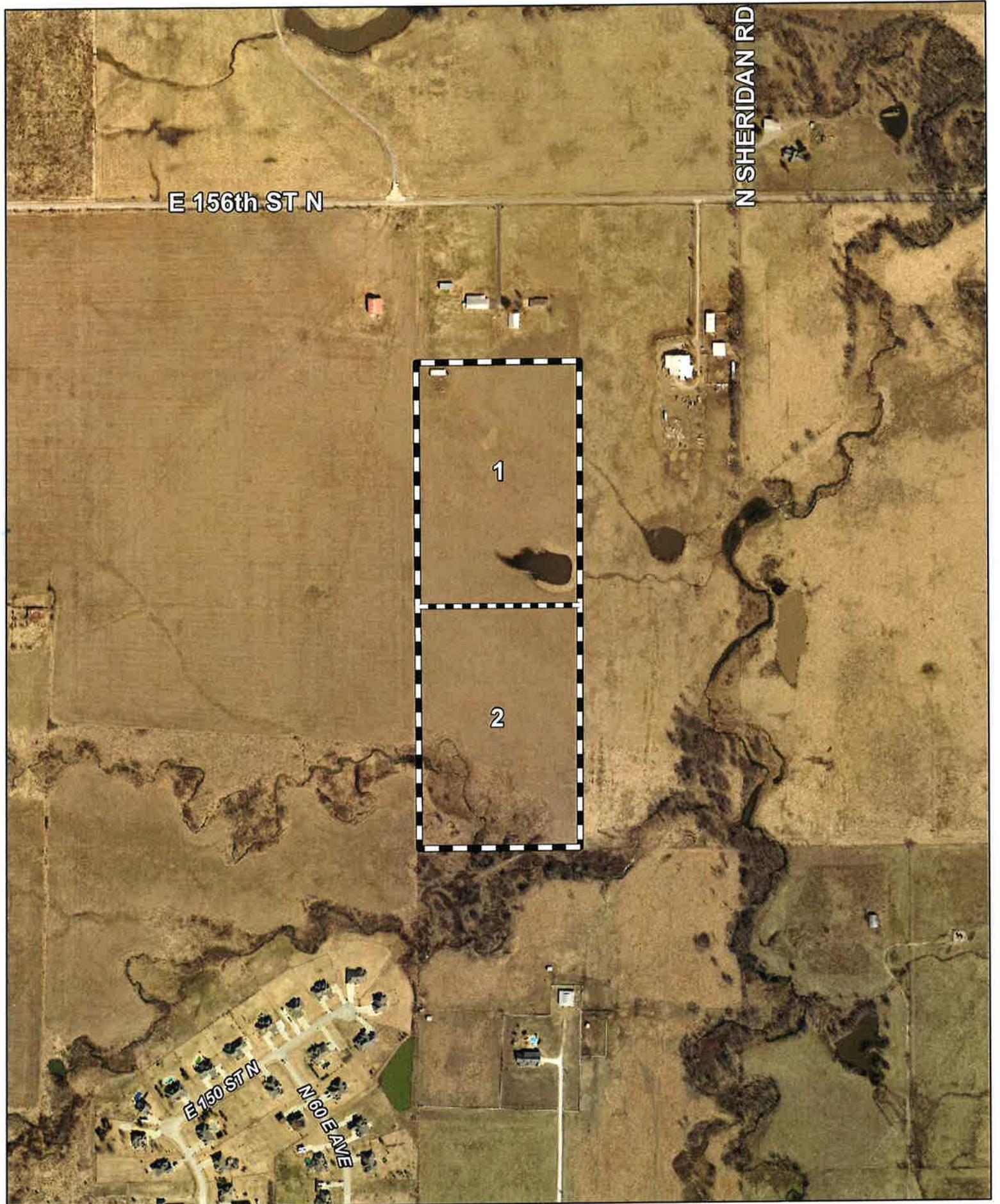
Witness my hand and official seal the day and year last above mentioned.



Linda Loftis
Notary Public

(Seal)
My Commission Expires: 2-11-24
Commission No. 00001513





E 156th ST N

N SHERIDAN RD

1

2

E 150 ST N

N 60 E AVE



Subject Tract

CBOA-2902

22-13 22

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021 **3.15**



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 0306

CASE NUMBER: **CBOA-2903**

CZM: 22

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: In Suk Fye

ACTION REQUESTED: Use Variance to permit an Agricultural Use (Use Unit 3) to permit raising pet chickens and ducks in an RS Zoned District (Section 1203).

LOCATION: 1911 E 61 CT N; 6131 N WHEELING AV E

ZONED: RS

FENCELINE: Turley

PRESENT USE: Residential/Agricultural

TRACT SIZE: 0.43 acres

LEGAL DESCRIPTION: LT 12 BLK 5; LT 11 BLK 5, SCOTTSDALE ADDN

RELEVANT PREVIOUS ACTIONS: None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RMH zoning to the north and RS zoning to the east, west, and south. All surrounding uses are residential.

STAFF COMMENTS:

The applicant is before the Board requesting a Use Variance to permit an Agricultural Use (Use Unit 3) to permit raising pet chickens and ducks in an RS Zoned District (Section 1203).

A Use Variance is required as Use Unit 3, Agriculture, is not a use permitted in an RS zoned district because of the potential adverse effects on neighboring properties. The agricultural use must be found to be compatible with and non-injurious to the surrounding area.

The applicant supplied the following statement:

"I'm asking for your mercy to let me keep whatever ducks and chickens I have left so that I can continue to live. I have lots of space and cages. No other neighbor ever complained over the 15 years, which mean they are not going complain another 15 years. They [chickens and ducks] are all gone but few left.

It's such a sorrowful heartbroken story of my life, to ridding of all my ducks and chickens that I have loved dearly. I have not raised them for the money nor dinner on the table but because I simply had love for every each one of them. They all have their knowledge of themselves and keep the laws of nature, as God hath created them. I never had any complaints about them for about 15 years. Even those parents bring their kids to show my birds. But the new neighbor, who just moved in, found so many things to complain about and the most of them was my ducks and chickens – I now don't have much to live for. I have been diagnosed with an incurable disease, but I am still here. I give thanks to God first, and because these birds have given me the strength, joy, and happiness to continue to strive to live another day, but I found

4.2

REVISED 7/22/2021

myself that I'm getting weaker, can't eat nor can't do anything because such broken heart – please have mercy! Please allow me to keep what I have left, 20 of them, so that I can continually live. I have a large space and many cages, they never were any trouble for any of my rest of neighbors for over 15 years, which means there will be no complaints for another 15 years. Thank you.”

According to the site plan provided by the applicant, the chickens and duck are being kept in four cages on the property where the applicant's house is located. The applicant has provided pictures of the fence surrounding the subject property.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed use of the land is compatible with and non-injurious to the surrounding area.

Sample Motion:

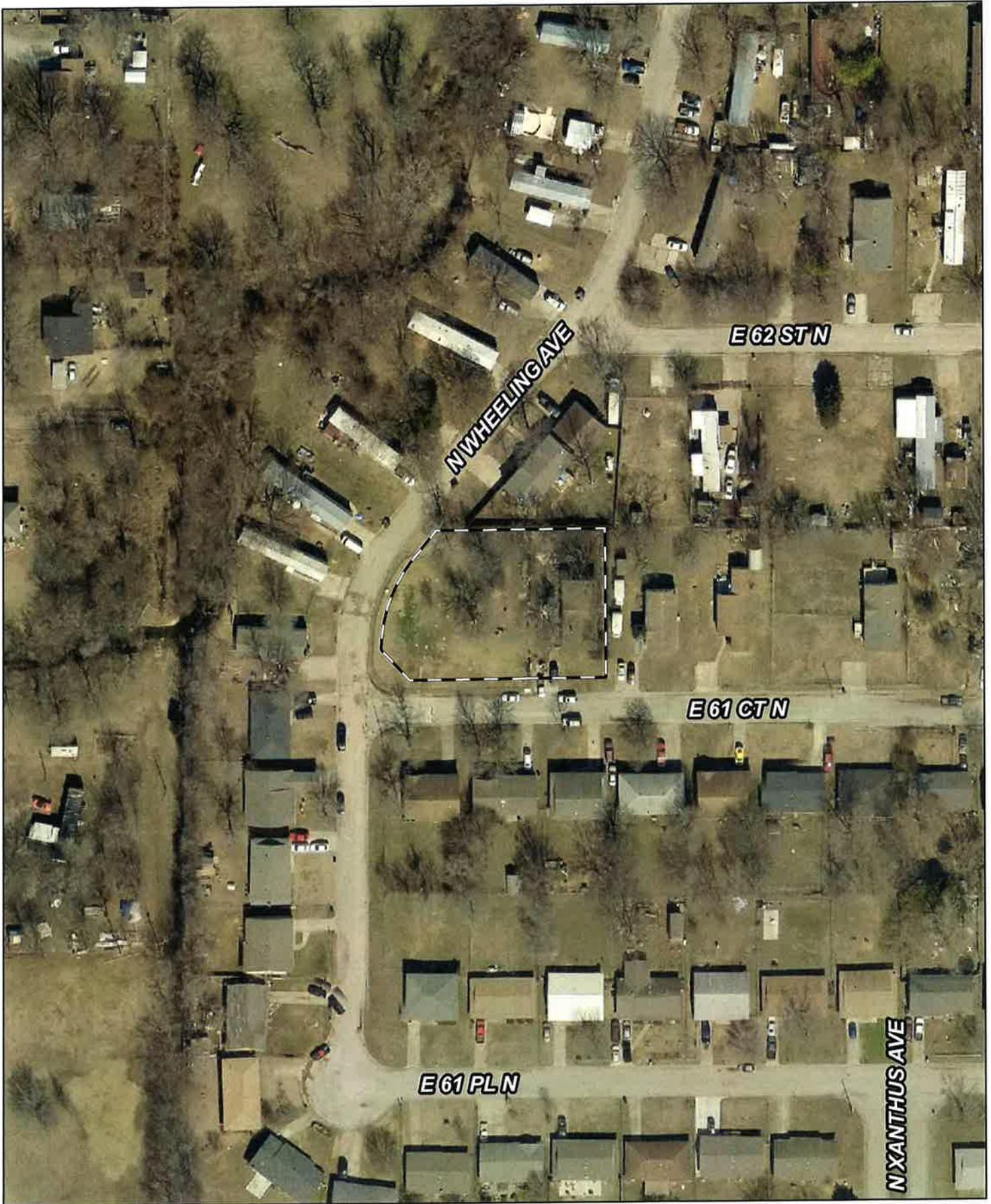
“Move to _____ (approve/deny) a Use Variance to permit an Agricultural Use (Use Unit 3) to permit raising pet chickens and ducks in an RS Zoned District (Section 1203).

Approved per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



 Subject Tract

CBOA-2903

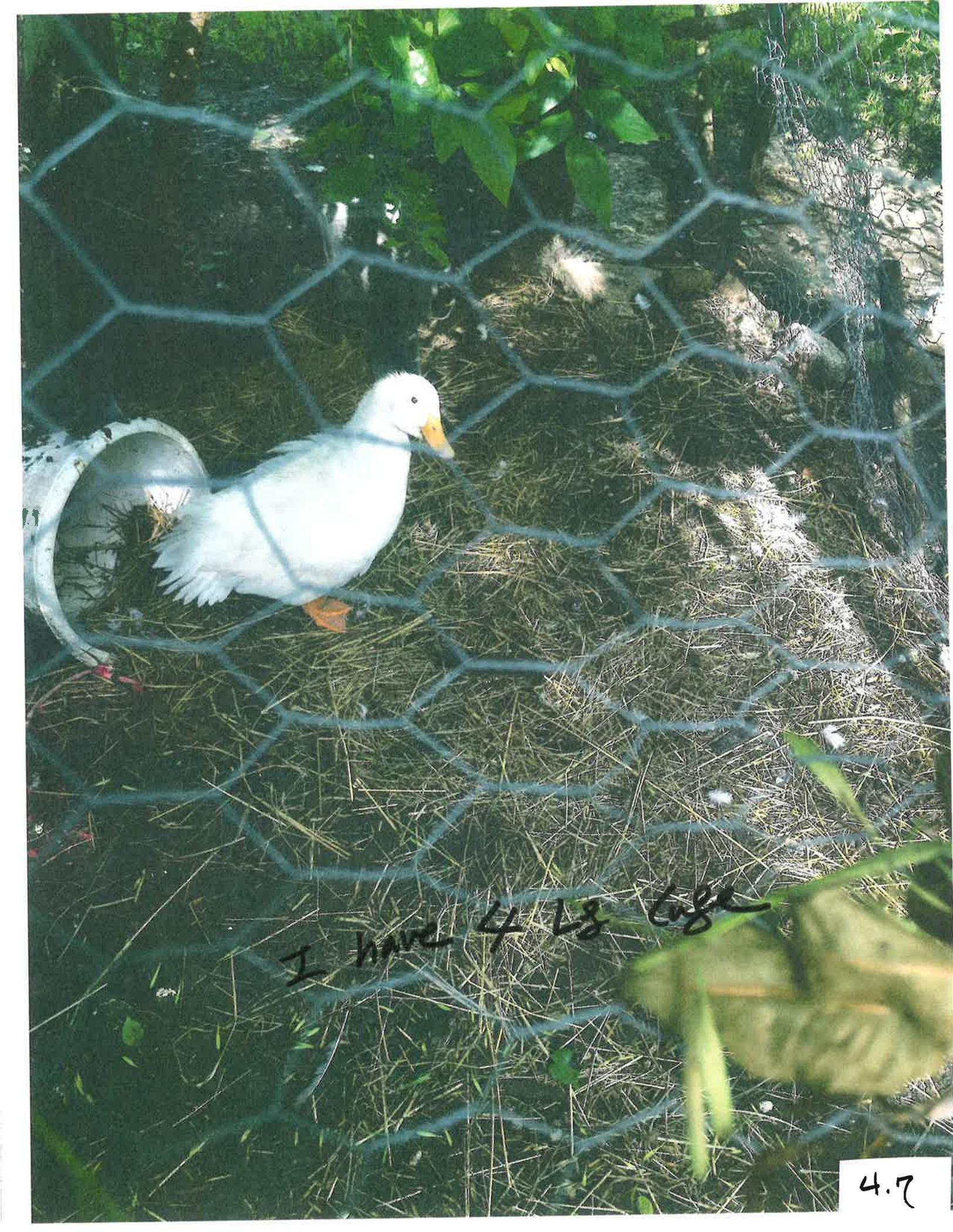
20-13 06

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



4.6

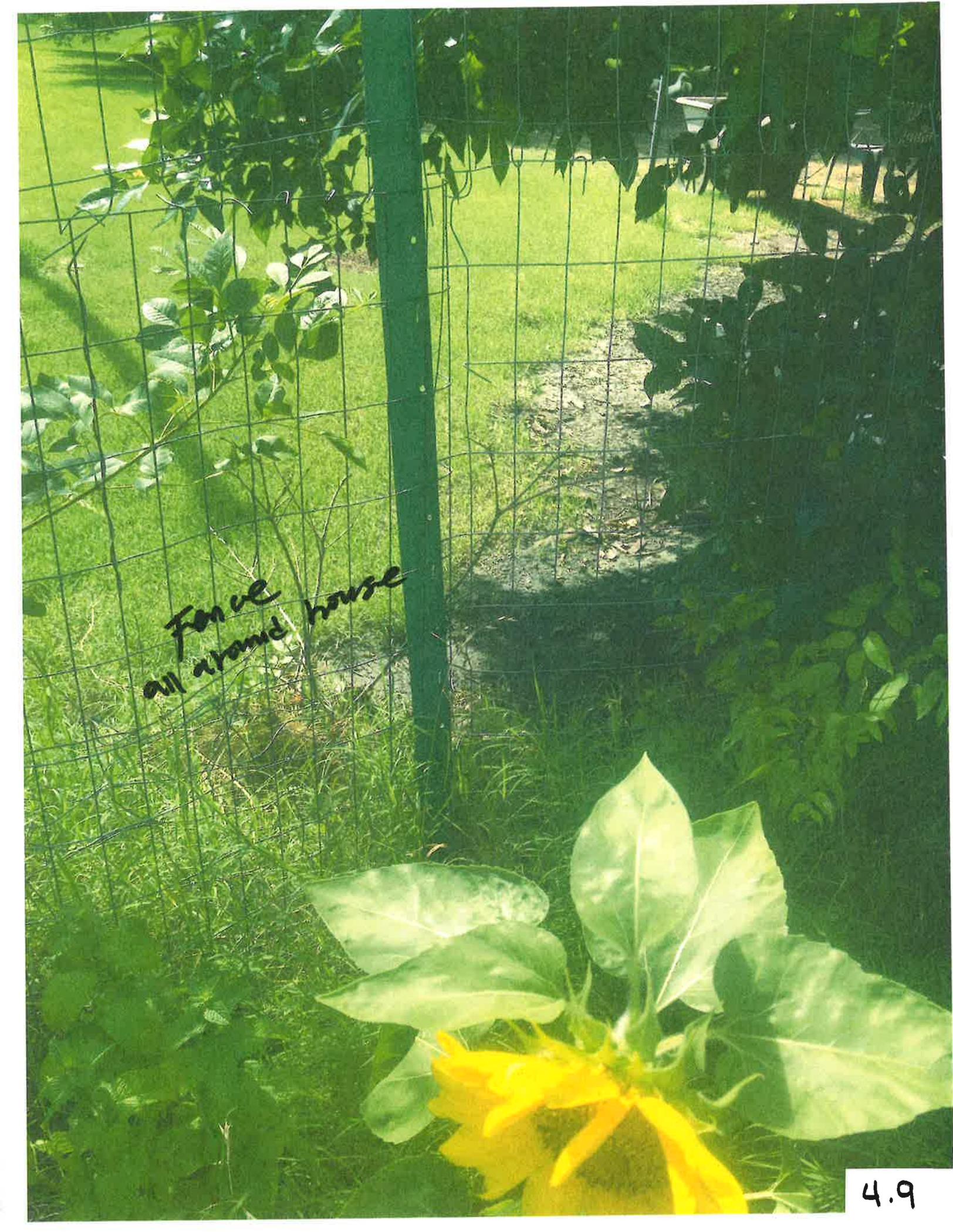
A photograph of a white duck in a wire mesh enclosure. The duck is standing on a bed of straw and hay. To the left of the duck is a large, empty metal bucket. The enclosure is made of a blue wire mesh. In the background, there are green plants and trees. The photo is taken from a slightly elevated angle, looking down at the duck.

I have 4 LG logs

4.7



2 have 4 cages
18 size

A photograph of a garden scene. In the foreground, a bright yellow sunflower with large green leaves is in focus. Behind it, a wire mesh fence runs across the frame. The background shows a lush green lawn, some bushes, and a white object, possibly a cooler or a small table, in the distance. The lighting is bright, suggesting a sunny day.

Fence
all around house



Fence
all around house



fence
all around house



Fence all around house



Fence all around the house
5" and 9" fence

4.13



Fence all around the house, 5", and 7" fence

10
Lot's space

4.15

Listing Information

MLS Listing Number: **9505923**
 MLS Status: **Expired**
 MLS Status Change Date: **07/15/1995**
 MLS Listing Date: **04/15/1995**

MLS Current List Price: **\$4,500**
 MLS Orig. List Price: **\$4,500**
 Listing Agent Name: **Kdickson-Ken W Dickson**
 Listing Broker Name: **COLDWELL BANKER SELECT**

Last Market Sale & Sales History

Recording Date: **03/02/2000** Seller: **Dunn Joe D & Stacey D**
 Closing Date: **02/23/2000** Document Number: **6333-162**
 Sale Price: **\$17,500** Deed Type: **Warranty Deed**
 Owner Name: **Luxury Homes For Executives LLC**

Recording Date	04/12/2013	03/02/2000	01/06/2000	11/15/1991	
Closing Date	03/19/2013	02/23/2000	12/29/1999	11/15/1991	09/07/1989
Sale Price	\$10,500	\$17,500	\$4,000		\$4,000
Buyer Name	Luxury Homes Of Executives LLC	Simmons Charlotte	Dunn Joe D & Stacey D	Hedley Micheline G	
Seller Name	Sheriff Of Tulsa County	Dunn Joe D & Stacey D	Hedley Micheline G		
Document Number	35883	6333-162	6314-28	5361-2527	5205-1987
Document Type	Sheriff's Deed	Warranty Deed	Warranty Deed	Quit Claim Deed	Warranty Deed

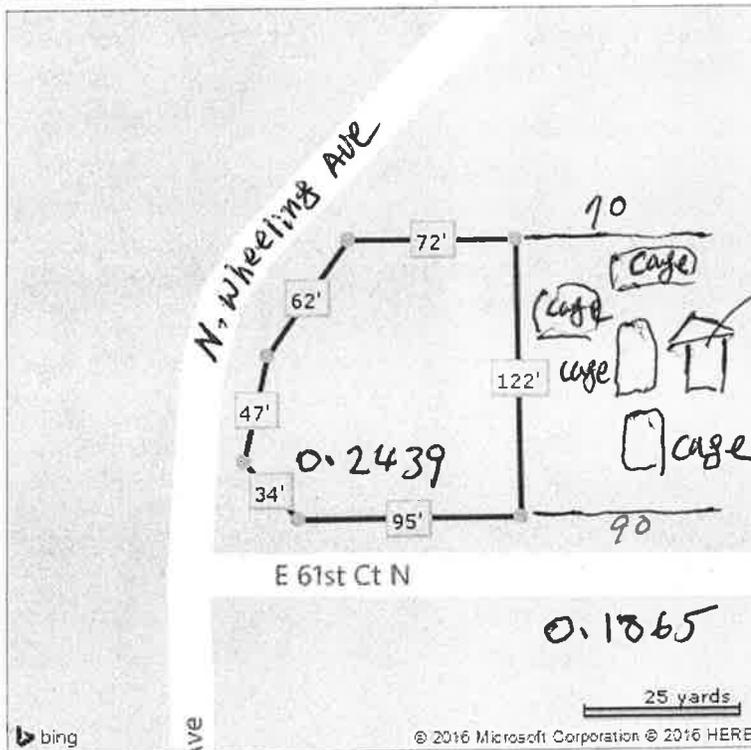
Mortgage History

Mortgage Date: **03/02/2000**
 Mortgage Amount: **\$17,100**
 Mortgage Code: **Private Party Lender**

Foreclosure History

Document Type: **Notice Of Sale**
 Recording Date: **02/26/2013**
 Final Judgment Amount: **\$10,000**

Property Map



*Lot Dimensions are Estimated

Courtesy of Yoshiko Breadon, Northeast Oklahoma Real Estate Services

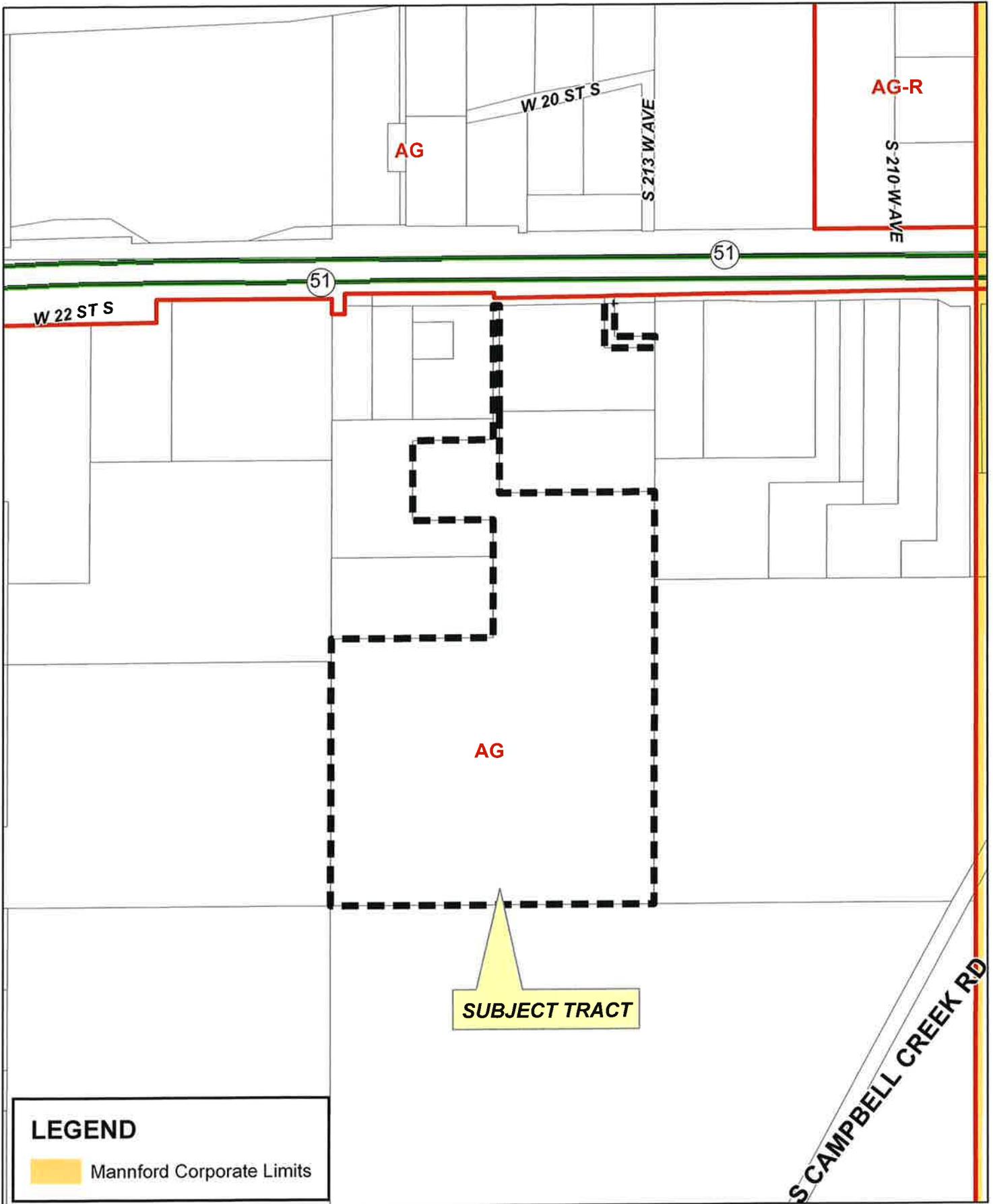
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 09/01/2016

4.16

Page 2 of 2



LEGEND

 Mannford Corporate Limits



CBOA-2904

19-10 15

5.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9015

CASE NUMBER: CBOA-2904

CZM: 33

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: Brad Sherrill

ACTION REQUESTED: Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 25 feet in the AG district to permit the construction of a single-family home (Section 207).

LOCATION: 21550 W. Highway 51

ZONED: AG

AREA: Keystone

PRESENT USE: Vacant

TRACT SIZE: 45.23 acres

LEGAL DESCRIPTION: W/2 NE LESS 5.166ACS FOR RD & LESS 29.60ACS IN 9 TRACTS SEC 15 19 10 45.233ACS,

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning in a rural area with what appear to be agricultural uses with a smattering of residential uses on large acreages.

STAFF COMMENTS:

Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 25 feet in the AG district to permit the construction of a single-family home (Section 207).

The Code requires owners of land utilized for residential purposes to maintain 30 feet of frontage on a public street or dedicated right-of-way. The submitted site plan indicates that the subject lot has 25' of frontage onto West Highway 51.

The applicant provided the following statement: *"My wife and I plan to build our dream home on this property. The deeded driveway only has 25 feet of road frontage. Section 207 of the Tulsa County Zoning Code requires a minimum of 30 feet of read frontage. This property is 45 acres."*

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed use and future development of the subject property is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Variance of the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet to 25 feet in the AG district to permit the construction of a single-family home (Section 207).

5.2

Finding the hardship to be _____.

Subject to the following conditions (if any) _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



Subject Tract

CBOA-2904

19-10 15

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

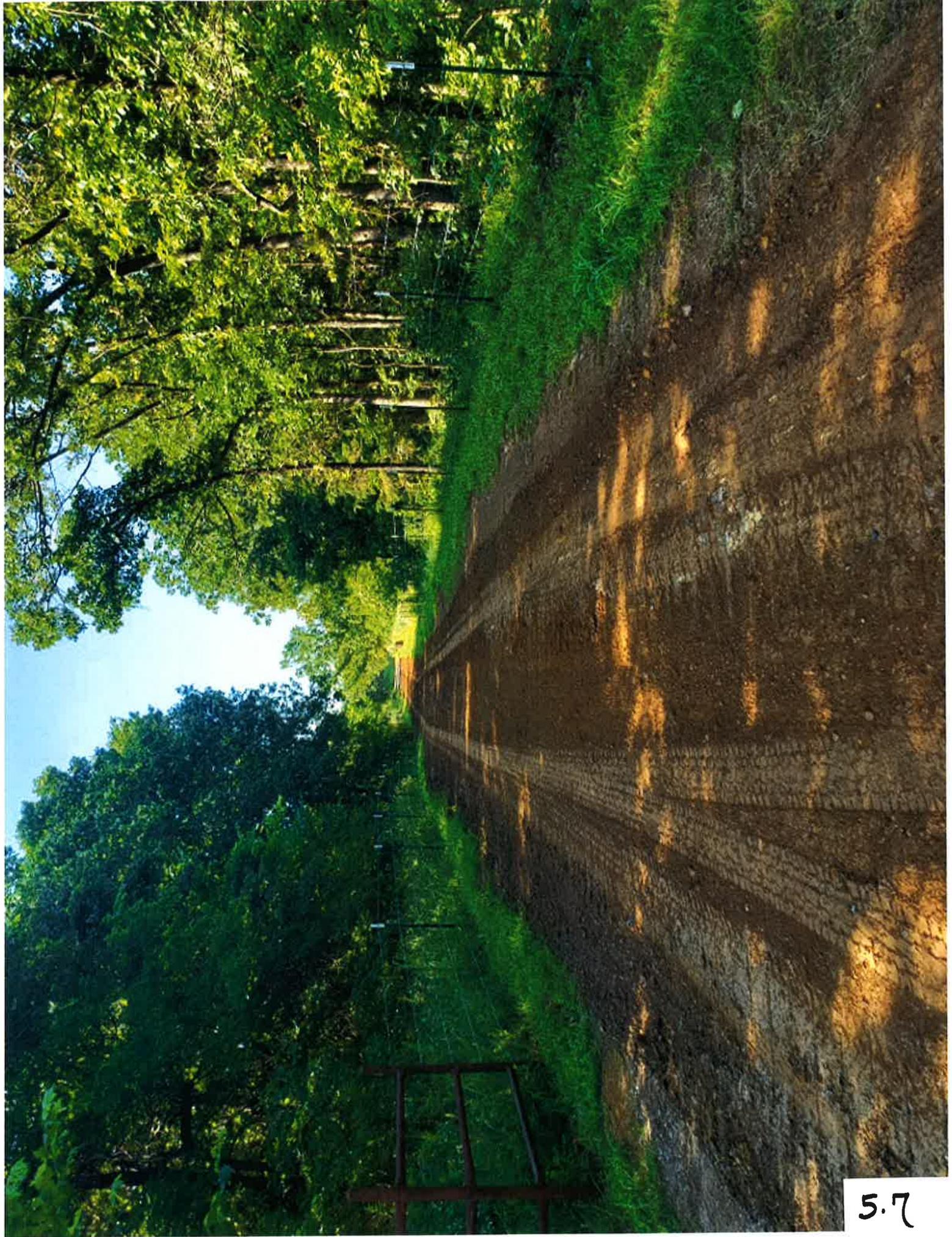


5.4





5.6

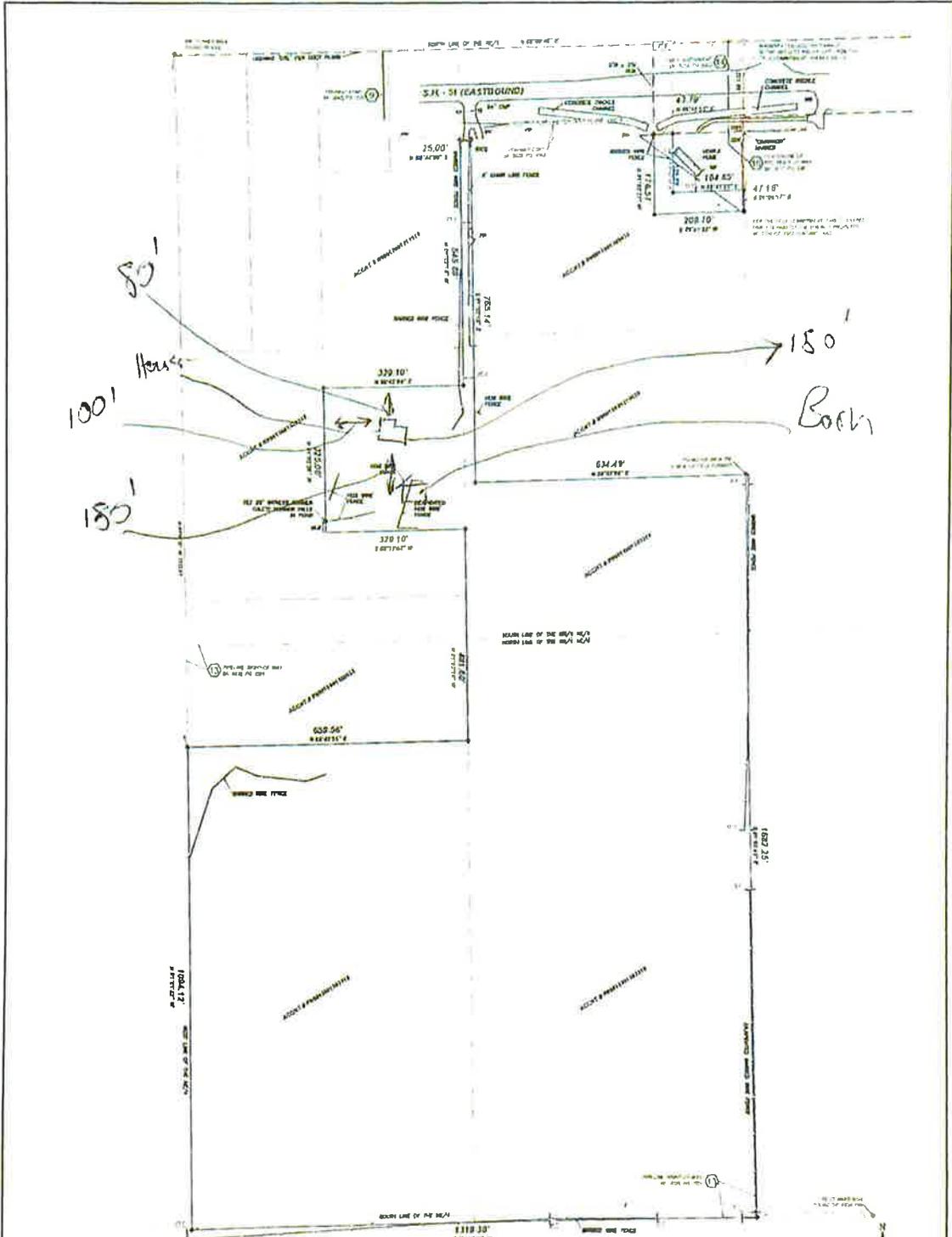


5.7



5.8

Site Plan



- EXHIBIT B - SECTION 8 NOTES**
1. THIS PLAN IS A PART OF THE SURVEY OF THE LAND OF THE COUNTY OF ...
 2. THE ...
 3. THE ...
 4. THE ...
 5. THE ...
 6. THE ...
 7. THE ...
 8. THE ...
 9. THE ...
 10. THE ...
 11. THE ...
 12. THE ...
 13. THE ...
 14. THE ...
 15. THE ...



SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of ...

THIS IS TO CERTIFY THAT THE WORK DONE BY ME AND THE SURVEYED ON THIS PLAN IS IN ACCORDANCE WITH THE ...

- LEGEND**
- UNDEVELOPED LAND
 - EASEMENT
 - FENCE LINE

ALTA TRANS LAND TITLE SURVEY 19-2016

A PART OF THE SURVEY OF SECTION 11, T10S, R10E

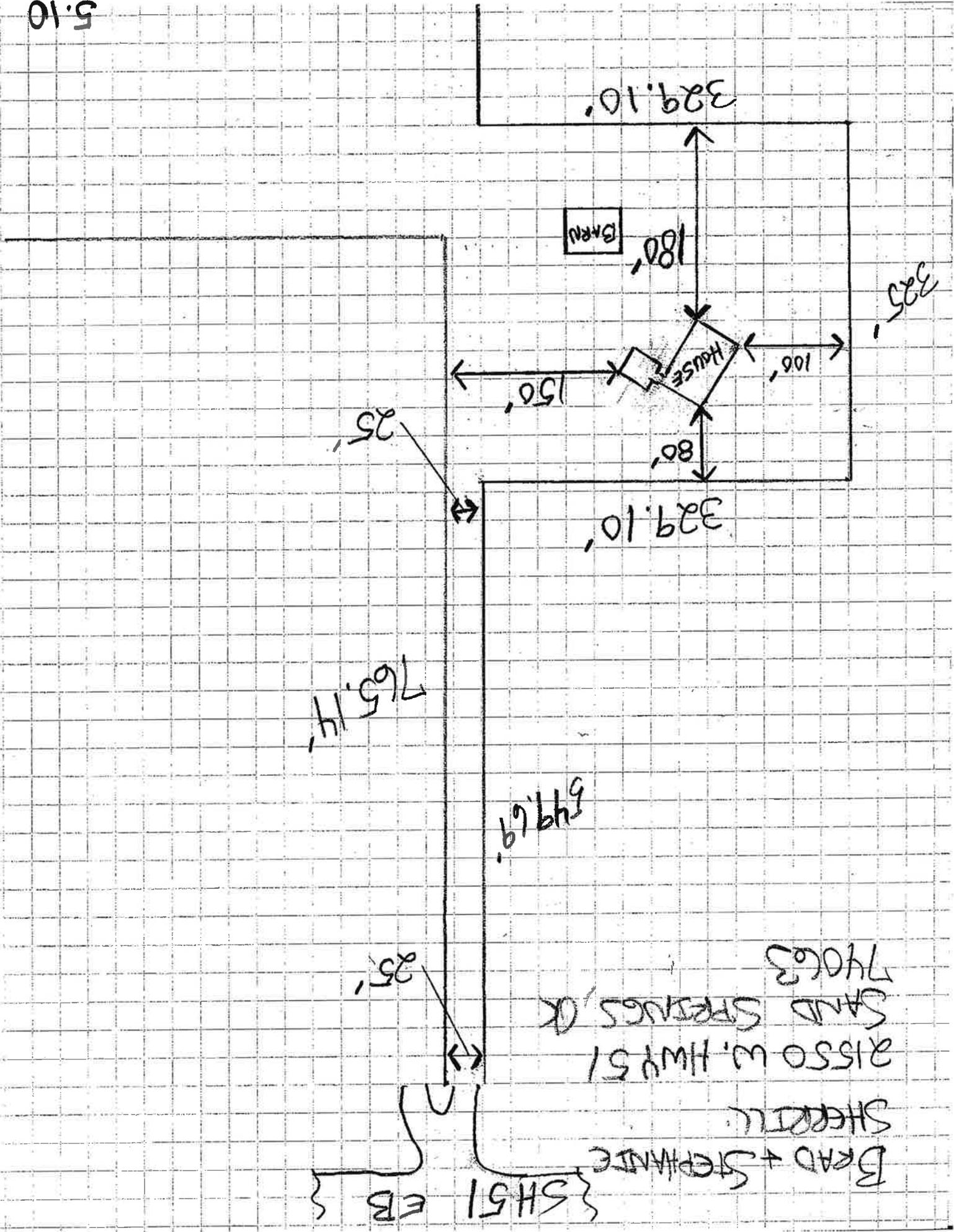
DATE OF SURVEY: 10/15/16

DATE OF PLOTTING: 10/15/16

DATE OF RECORDING: 10/15/16

SCALE: 1" = 100'

5.10



GARDEN

HOUSE

329.10'

180'

150'

106'

80'

329.10'

25'

765.14'

549.69'

25'

74063

SAND SPRINGS, OK

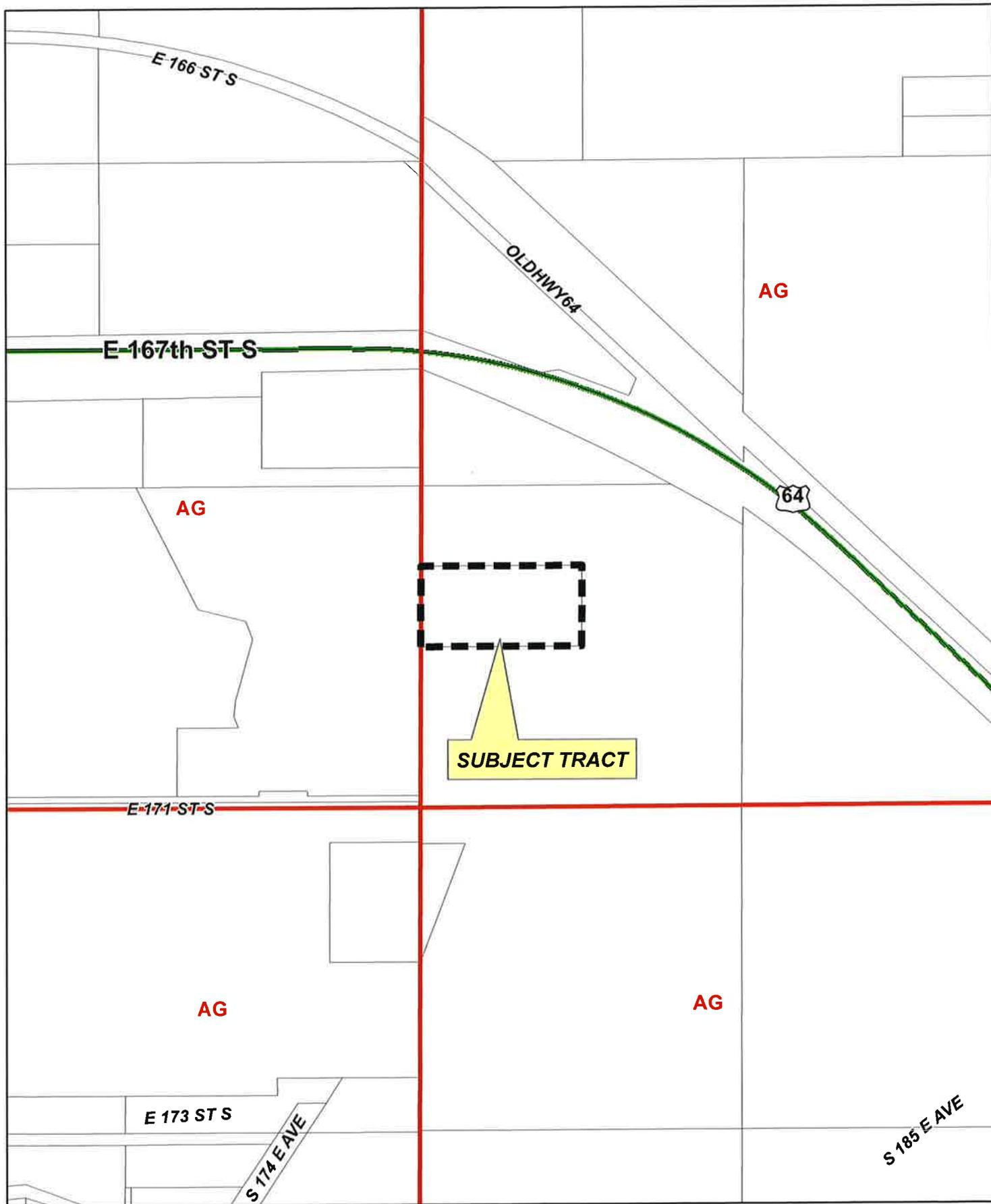
21550 W. HWY 51

SHERILL

BRAD + STEPHANIE

SH 51

EB



CBOA-2905

17-14 25

6.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7425

CASE NUMBER: CBOA-2905

CZM: 69

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: Dream Point Ranch Events, Inc.

ACTION REQUESTED: Special Exception for Use Unit 2 (Area-Wide Special Exception Uses) to allow a Wedding and Event Venue in an AG district; and a Variance from the all-weather parking surface requirement (Section 1340.D).

LOCATION: 17700 E. US HWY 64

ZONED: AG

FENCELINE: Bixby

PRESENT USE: Vacant

TRACT SIZE: 5 acres

LEGAL DESCRIPTION: S/2 NW/4 SW/4 SW/4

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2266 May 2007: The Board approved a *Variance* of the minimum street frontage required in an AG district for a lot to be used for residential purposes, from 30 ft. to 0 ft, restricted to 2.14 acres as on the application and subject to the easement being filed of record, on property located at 17777 E. 171st St. S.

CBOA-2251 May 2007: The Board denied a *Variance* of the minimum lot area required in an AG district from 2 ac. to .81 ac; a *Variance* of the minimum land area per dwelling unit required in an AG district from 2.1 ac. to .81 ac; a *Variance* of the minimum average lot from 150 ft. to 125 ft.; and a *Variance* of the minimum street frontage ft. to permit a lot split, on property located at 17777 E. 171st St. S.

Surrounding Property:

CBOA-2642 August 2017: The Board approved a *Special Exception* to permit a wedding/event venue on an AG zoned property; a *Variance* of the all-weather surface material requirement for parking subject to conceptual plans for a period of five years, on property located at east of the SE/c of East 171st Street South and South 161st East Avenue.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning with a residence south of the subject property and a related wedding venue south and southwest of the subject property.

6.2

STAFF COMMENTS:

The applicant is before the Board requesting a Special Exception for Use Unit 2 (Area-Wide Special Exception Uses) to allow a Wedding and Event Venue in an AG district; and a Variance from the all-weather parking surface requirement (Section 1340.D).

A Special Exception is required as the proposed use is not permitted by right in the AG district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the surrounding area and to the general welfare, may be permitted. The proposed wedding/event center must be found to be compatible with the surrounding area.

The applicant has submitted a site plan and drawings indicating that the site will provide parking on a gravel lot. The Wedding and Event venue will be located in a 90' x 30' (3600 sq. ft.) barn on the east side of the property.

The Code requires all parking surfaces be paved with an all-weather surface so as to maintain a minimum level of aesthetics, but more importantly to control air-borne particulates like dust and to control the tracking of dirt and mud onto public streets. The applicant has requested a variance to permit a gravel parking area.

The applicant provided the following statement. *“Applying for special exception on adjoining property to previously approved exception granted under CBOA-2642 in 2017.”*

The Bixby Comprehensive Plan as well as the Tulsa County Comprehensive Land Use Plan designate this area as Rural Agriculture (see Land Use Map). Rural Agriculture is defined as follows:

The Rural Agriculture designation denotes areas within the City of Bixby’s fenceline, but not within the City limits, that have large tracts of land for agricultural purposes. Agricultural uses may also include large-lot detached residential, accessory agricultural uses and structures to support agricultural uses. Improvements in this designation should be low impact and retain the rural character of the area.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed use is compatible with the surrounding area. The Board, if concerned with the performance of such a use, may limit approval for a temporary period to essentially establish a trial period. The Board may consider the following conditions:

- Limiting the number of onsite events per year.
- Limiting the total number of guests permitted at one time.
- Limiting the day and hours of operation.

Sample Motion:

“Move to _____ (approve/deny) a Special Exception for Use Unit 2 (Area-Wide Special Exception Uses) to allow a Wedding and Event Venue in an AG district.

Approved per conceptual plan on page _____ of the agenda packet.

Subject to the following conditions (including time limitation, if any): _____.

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.”

6.3

"Move to _____ (approve/deny) a Variance from the all-weather parking surface requirement (Section 1340.D).

Finding the hardship to be _____.

Approved per conceptual plan on page _____ of the agenda packet.

Subject to the following conditions (including time limitation, if any): _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.

Case No. 2266

Action Requested:

Variance of the minimum street frontage required in an AG district for a lot to be used for residential purposes, from 30 ft. to 0 ft. (Section 207), located: 17777 East 171st Street South.

Presentation:

Marcus Durham, 17777 East 171st Street South, proposed a lot-split for access to a public street and a 30 ft. driveway easement. He stated they have utilities. He does not have plans to subdivide. A site plan was provided (Exhibit C-1).

Comments and Questions:

The Board members cautioned Mr. Durham about platting if they are going to subdivide.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion of Charney**, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Charney "aye"; no "nays"; no "abstentions"; Hutson "absent") to **APPROVE** a Variance of the minimum street frontage required in an AG district for a lot to be used for residential purposes, from 30 ft. to 0 ft. (Section 207), restricted to 2.14 acres as on the application, and subject to the easement being filed of record, on the following described property:

SW SW SEC 25-17-14, NW NW SEC 36-17-14 Tulsa County, State of Oklahoma

Case No. 2267

Action Requested:

Variance of the maximum permitted square footage for accessory buildings in the RS district from 750 sq. ft. (Section 240.2.E), located: 12440 East 132nd Street South.

Presentation:

Todd Ferman, 12440 East 132nd Street South, Broken Arrow, Oklahoma, proposed to re-build a 31' x 33' shop that burned down. He planned to replace it with a 30' x 40' metal structure.

Interested Parties:

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 322
Tuesday, March 20, 2007, 1:30 p.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Hutson	Charney, Chair	Alberty	West, Co. Inspector
Dillard		Butler	
Tyndall, Vice Chair		Cuthbertson	
Walker, Secretary			

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, Thursday, March 15, 2007 at 3:46 p.m., as well as in the Office of INCOG, 201 W. 5th St., Suite 600.

After declaring a quorum present, Chair Charney called the meeting to order at 1:30 p.m.

Mr. Cuthbertson read the rules and procedures for the County Board of Adjustment Public Hearing.

MINUTES

On **MOTION** of **Walker**, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Hutson, "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** the Minutes of February 20, 2007(No. 321).

NEW APPLICATIONS

Case No. 2251

Action Requested:

Variance of the minimum lot area required in an AG district from 2 acres to .81 acres; a Variance of the minimum land area per dwelling unit required in an AG district from 2.1 acres to .81 acres; a Variance of the minimum average lot width required in an AG district from 150 ft. to 125 ft.; and a Variance of minimum street frontage in an AG district from 30 ft. to 0 ft. to permit a lot split, located: 17777 East 171st Street

Presentation:

Marcus Durham, P.O. Box 33124, stated this application is for mortgage purposes. He emphasized the 320 ft. elevation on the property was a hardship and there was no public road. They proposed to build a home on a portion of 2.1 acres and did not want to obligate all 39 acres for the mortgage. He submitted photographs and other exhibits (Exhibits A-1 and A-2).

Comments and Questions:

Mr. Hutson asked more than once for an explanation of the reasons for the variances. Mr. Durham responded that in the 2.1 acres there is an 80 ft. elevation change and there is a road on the top and one at the bottom. They want to keep access to the public road. Mr. Walker responded that they could just give themselves an easement. Mr. Hutson found two of the variances to be unnecessary and added that they were creating a land locked piece of property. Mr. Hutson asked what they plan to do with the rest of the land. Mr. Durham replied they do not have plans for the rest of the property.

Interested Parties:

Dave Davis, 601 South Boulder, attorney, represented Mr. Durham. He stated this application does not create any disturbance to the area. He considered the hardship is the nature of the location, terrain and the current access to the property.

Board Action:

On **Motion of Hutson**, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Hutson, "aye"; no "nays"; no "abstentions"; Charney "absent") to **DENY** Case No. 2251, finding a lack of hardship, on the following described property:

SW SW SEC 25-17-14, Tulsa County, State of Oklahoma

Case No. 2252

Action Requested:

Variance of the minimum Land Area per dwelling required in an AG district to permit a second dwelling on a 4 acre parcel (Section 330), located: 14301 East 136th Street North.

Presentation:

Carolyn Estep, 14301 East 136th Street North, proposed to build another house on the property.

Comments and Questions:

Mr. Hutson asked if they asked for this previously ten years ago. She replied they did not but it was the previous owner. They rent the existing house to a daughter.

Mr. Hutchinson asked Ms. Schiavo what kind of sound proofing she had inside the building where the receptions will be held. Ms. Schiavo stated that the way the building is constructed there will actually be two layers so it will be quiet.

Mr. Dillard asked Ms. Schiavo if there would be alcohol served. Ms. Schiavo stated that it would be served if requested, but it will be served only by a licensed and insured bartender which will probably come through the catering company.

Mr. Crall asked Ms. Schiavo about a screening fence. Ms. Schiavo stated there will be a six foot screening fence located to the east and to the west.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CRALL**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** the request for a Special Exception to allow a wedding/event venue with accessory lodging (Use Unit 2) in the AG District (Section 310); Variance to reduce the required side yard setback to 10 feet in the AG District (Section 330), subject to conceptual plan 4.9. The hours of operation will be as shown on page 4.10. There is to be a 6'-0" screening fence of the east side and the west side of the subject property. The Board has found the hardship to be that existing building was in compliance prior to the lot changing. This is approval is for a period of three years, August 2020; for the following property:

E/2 SW SE SE LESS .12 AC FOR RDS SEC 23 21 13 4.88 ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

2642—Marcus Durham

FILE COPY

Action Requested:

Special Exception to permit a wedding/event venue (Use Unit 2) on an AG zoned property (Section 310); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** East of the SE/c of East 171st Street South and South 161st East Avenue, Bixby

Mr. Hutchinson stated that there is a letter for a request of continuance on this case, and he asked if anyone would like to challenge the request.

08/15/2017/#447 (5)

6.8

CBOA-2642

FILE COPY

David W. Davis, 406 South Boulder, Suite 400, Tulsa, OK; stated the request for continuance came from L. Williams via e-mail this morning but there is no L. Williams on the notification mailing list. A continuation would place a hardship on his client. A September hearing his client will be in Canada attending a conference with flight and hotel reservations paid for. The request is untimely and there are misrepresentations in the letter.

Mr. Johnston asked Mr. Davis if there would be an objection if the case were continued to the October meeting. Mr. Davis stated that would create a hardship on his client because it is too far in the future.

John Moody, 6004 South Marion Avenue, Tulsa, OK; stated he was only hired yesterday thus the reason for late e-mail. Primary reason for the request of continuance is because his client has not had an opportunity to meet with the applicant. Mr. Moody stated that L. Williams is his client and she owns property and a house adjacent to the subject property. His client would like to meet with the applicant because in discussing the application with his client it is apparent there are a number of things that his client may not be objectionable to providing there were reasonable conditions placed on the request. There are also things that are unclear in the application that need to be cleared up. Mr. Moody stated that he challenges the Use Unit 2 classification in this request because wedding event center is not included in that section. This request should be classified under Use Unit 5 and advertised as such, because Use Unit 5 talks about community centers. Mr. Moody does not believe the application was properly noticed nor classified properly so the Board does not have jurisdiction.

Mr. Dillard asked Ms. Miller if the request was properly noticed and properly classified. Ms. Miller stated that staff is certain that the request was properly classified and noticed. An event center's function and use is more closely related to Use Unit 2 than Use Unit 5.

Mr. Davis stated that he does not know who L. Williams is because the name is not on the mailing list and what interest this party has in the application.

Mr. Moody stated that L. Williams is a property owner that has property just outside the 300 foot radius and is very near the subject property. Mr. Moody stated that his client would not have know about the application except another property owner received a notice.

Mr. Crall stated that the Board, in the past, has always suggested that an applicant speak with the neighbors because the Board does not like disharmony. The Board will highly suggest the applicant speak to the neighbors and it looks like that is what the suggestion will in this case. He would like to continue this case.

Mr. Hutchinson stated that he would like proceed but he believes it will come down to disagreements amongst the neighbors and be continued anyway, so he would like to continue the case to September or October.

08/15/2017/#447 (6)

6.9

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Mr. Johnston stated that he could go either way but the history is that cases such as this are always continued. Though the Board could hear the applicant and the interested parties to lay some ground work that way everyone will know what is proposed if the case should be continued.

Mr. Dillard does not understand why the interested party waited until the last day to raise any issues. That is not the Board's problem, that is their problem. If one party has done all their work and another party waited until the last minute to hire an attorney that is not the Board's problem. The Board determines land use. Period. Mr. Dillard thinks the case should be heard today.

Board Action:

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Charney "absent") to **HEAR** the request for a **Special Exception** to permit a wedding/event venue (Use Unit 2) on an AG zoned property (Section 310); **Variance** of the all-weather surface material requirement for parking (Section 1340.D); for the following property:

N/2 NE LESS S150 W2051.99 & LESS S220 E580.09 THEREOF SEC 35 17 14 69.772ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

Presentation:

Marcus Durham, 17350 East Highway 64, Bixby, OK; stated he would like to build a pole barn to fit into the agricultural environment. He has operated a guest ranch for a number of years with people coming in for hay rides and other things. He has retired and his daughter is taking over the operations of the ranch and she had the idea of holding wedding events at the ranch. The property consists of 180 acres and he works with the Oklahoma Wildlife Department and Biologist to develop the property in a reasonable way, keeping it as rural as possible. He is in the process of planting more trees on the subject property to help make the property a desirable place. There are no public roads within a mile of the subject property but there is a ranch road that comes from Highway 64. The ranch road is a mile long laid with white rock and he owns the property on both sides of the road. He has located the proposed wedding center as far back as possible without falling off the edge of the hilltop. There is a neighbor's house about a half mile away that is located to the northwest of the proposed location and there is an airport located about ¼ mile south. The proposed wedding barn is well within the tree barrier and totally contained on the subject property. His daughter developed restrictions for the wedding center and the plan is to have off-duty police officers and Tulsa County Sheriff Deputies. The barn will be foam insulated inside and that should create a noise barrier along with the tree barrier that is between the barn and the neighbors. In the packet given to the Board there are pictures showing horseback riding, hay rides, etc., and the ranch has been doing all these things for 15 years with the exception of the wedding events. He has worked with Oklahoma Agri-

08/15/2017/#447 (7)

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Tourism in regards to the guest ranch in the agricultural setting. Mr. Durham stated that he is in the process of separating the subject five acres for the wedding barn.

Mr. Johnston asked Mr. Durham what type of building is proposed for the wedding center. Mr. Durham stated that it will be a pole barn with two extensions, one on each side. Mr. Johnston asked if the pole barn would be fully enclosed. Mr. Durham answered affirmatively.

Sarah Coffin, 17300 East Highway 64, Bixby, OK; stated she is the daughter and she will be taking over the operations of the guest ranch and the proposed wedding center. To maintain 180 acres is not cheap so she would like to expand what has been provided to the public for years. The guest ranch is open by appointment only for guests to ride and fish and enjoy the rural experience. The property is not open to the public so there will not be people wandering around the property all the time.

Jason Coffin, 17300 East Highway 64, Bixby, OK; stated he would like to talk about the proposed pole barn. The barn will be built with 26 gauge steel with sheet rock over the steel siding on the inside.

Mr. Johnston asked Ms. Coffin if she has ever received any complaints from the neighbors about the operation of the guest ranch. Ms. Coffin stated that she has not. Ms. Coffin stated that she actually had the support of the neighbors for the trail riding that is shown in the picture.

Mr. Crall asked Ms. Coffin if there would be any shooting of any sort. Ms. Coffin stated there would not be any shooting. There are no shooting ranges or archery ranges on the subject property and they will not be available.

Mr. Johnston asked Ms. Coffin what was the largest event they have had on the property. Ms. Coffin stated they had a family wedding but she is not sure of the number of guests.

Interested Parties:

John Moody, 6004 South Marion, Tulsa, OK; stated that wedding events can only be held in Use Unit 2 in a bed and breakfast facility which has no more than 12 bedrooms. There are very specific conditions regarding that. The application does not say they are applying for a bed and breakfast, it says the applicant is asking for a wedding event center and that they are going to build a 6,100 square foot barn. That is not a definition in the County Zoning Code, because under Use Unit 2 wedding events can only be held in conjunction with a bed and breakfast. The wedding event is completely reliant upon the approval of a bed and breakfast. If the Board does not approve that then they cannot approve any of the other conditions because that is the way the Zoning Code is written. Mr. Moody believes this request was not advertised properly. A bed and breakfast is classified as a residential structure that provides 12 guest rooms and meals for overnight guests who pay a fee for services. Such structures may also be rented for events such as weddings, receptions, anniversaries, private dinner parties, business

08/15/2017/#447 (8)

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CBOA-2642

seminars, etc. as approved by the Board of Adjustment. The applicant shows an airport on his site plan that has not been used for approximately 20 years and it is not operable. The subject property does not have a public street to the proposed area but the road is an unpaved private road that leads to the ranch and to the proposed area for the event center. The Variance request is to allow the applicant not to install a hard surface parking area which may be alright but under these circumstances there is a 6,100 square foot building. Under the terms of the Zoning Code there are special parking requirements under the bed and breakfast section of the Code. So the applicant has to provide enough off-street parking to accommodate 600 people. Mr. Moody believes that is a stretch for the applicant to ask the Board to approve the parking lot of that size that is not an all weather hard surface. Mr. Moody stated the applicant must also have a hardship for the Variance to be approved that is related to the shape and configuration of the property. Mr. Moody stated that because the request is advertised as a Use Unit 2 it may include any type of a number of activity that his client would be opposed to; for example, if the applicant wants to use the venue for motorcycles or all terrain vehicles or anything that makes noise close to the houses along the south border. His client is not necessarily objecting to a reasonably well run limited wedding type center nor are they objecting to a limited number of hay rides or horse back riding. Mr. Moody stated that his client has questions about the hours of operation, about noise levels, about staying on site, where will the other activities be taking place, how many events will be held, etc. Unregulated activities could be a problem. There are also concerns about the number of automobiles that will be using the gravel road because the applicant's own web page references 600 people. Mr. Moody stated there are concerns about bands playing music. The proposed barn is set on the edge of the property high on a hill and noise does travel so it needs to be discussed. The Zoning Code does not permit what the applicant has asked for. Mr. Moody thinks the application is too broad and too general without very specific conditions. Mr. Moody stated that if the Board does approve today's requests he would ask that the Board limits the area where the activities are conducted, i.e., the northeast corner of the tract not the entire tract.

Bill Westmoreland, 16527 East 171st Street, Bixby, OK; stated he is concerned about his investment because he has spent about \$800,000 on his property. He moved to the area for the peace and quiet and he does not want to hear noise. Mr. Westmoreland is a minister and he is all about weddings but his concern are the lighting, sounds, and traffic. He is concerned about the noise level of the bands that will show up. He would like for the applicant to set the stage up for the bands so that any noise that escapes from the building is not going over the pond and down the hill to the fantastic view it would be away from his house. He is also concerned about the hours of operation for the wedding venues, If this is done well he believes everybody's property value will go up. He is concerned about how the traffic will be handled because he has heard that Highway 64 is going to be widened with a bridge added over the Arkansas River.

George Shafer, 17023 East 171st Street, Bixby, OK; stated he has lived here for 27 years and he has a ministry named Eagle Mountain Ranch Ministry. He works with children and adults and he is not upset by the proposed use of the subject property. He

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has heard noise coming from the subject property more than once but it does not bother him because he is in a ministry that takes care of kids. He recently moved in a double wide mobile on the southeast corner of his property which is about a 100 feet from the subject property. He does like the peace and quiet of the area but the applicant has not been a disturbance to him or his ministry. He would like to build more cabins on his property in the future and have a pond as well. His concerns are the traffic and as long as the traffic is not going to be on his property he is fine with the request.

R. C. Morrison, 17025 East 174th Street South, Bixby, OK; stated his house is located on 13 acres on the south border of the subject property. His concern is the impact the requested venue is going to have on his way of life. If this request is approved is there any way he can protect himself from the ATVs or the horse back riding. He does not want to be an obstructionist but he does want to protect his property.

Vicki Morrison, 17025 East 174th Street South, Bixby, OK; stated she can hear voices at her house from the subject property's barn. That is voices, not music. She is concerned about sharing a border with the subject property. Ms. Morrison is concerned about how they will provide bathroom facilities for all the people.

Laura Williams, 17533 South 174th Avenue East, Bixby, OK; stated that she is the party that lives just outside the 300 foot radius. Ms. Williams stated that the runway is owned by the association so as an association member she owns a piece of the property, all members own a piece of the runway even if they are beyond the 300 foot radius. Who wants to guess what will be done on the subject property and what the future is going to be. She is absolutely agreeable that the applicant, she and the neighbors get together to discuss the proposal. The applicant has presented specifics about the subject area but there are no specifics about the remainder of the property. A discussion is absolutely paramount and there should be no reason why we cannot get together and talk about everything to make this a successful operation for everyone. Ms. Williams stated that everyone's happiness is the end goal and there should be no reason why that could not be reached. Ms. Williams stated that she would like to see restrictions placed on the camping if it does proceed because this looks like it will only get bigger and better.

Lori Szymanski, 17219 East 174th Street South, Bixby, OK; stated this whole thing with the entire neighborhood is the fear of the unknown. The neighbors do not know what it will be like to have 600 people on the subject property because that will change the whole dynamic of the area. Fear of the unknown is not knowing whether we can trust the applicant. Will the applicant be able to change what they are doing? It is the fear of the unknown.

Mr. Dillard stated that he did not want the Board to go forward with this case if something is wrong, and he asked Ms. Miller if she was comfortable with the Use Unit 2 classification. Ms. Miller stated that Use Unit 2 has been consistently been used for an event center. The Code does not specifically say anywhere within the Code "event

08/15/2017/#447 (10)

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center" but that group of uses under Use Unit 2 is related to that. The meaning of Use Unit 5 is more institutional.

Ms. Miller left the meeting at 3:30 P.M.

Rebuttal:

Sarah Coffin came forward and stated the original purpose she is before the Board today is to have a Special Exception under Use Unit 2 approved for the wedding venue and to have a Variance approved for all-weather surface material for parking. She is not here for the activities that are currently happening on the subject property. The other activities are something that they do on their property and it was presented as a background showing that the wedding venue would tie into the activities. In response to the comment about wanting to work together, there were notices sent out of this meeting and no one approached them about their concerns.

Marcus Durham came forward and stated the request is reflected on the entire 180 acres because it is one piece of property, but the wedding venue would only be on a portion of the property.

Sarah Coffin stated that in order to maintain the agricultural status for the subject property and keep it in the family is to be able to have the proposed events and the events that are currently happening. Otherwise, they will have to sell the property to development and there will be houses on the property. She has already presented proposed self-induced restrictions for the proposal and lighting will not be an issue because those lights will be pointed toward the rear of the property. Everything that she can think of to maintain the agricultural setting is explicit in her guest agreement.

Mr. Crall asked Ms. Coffin if she has campers where on the property do they stay. Ms. Coffin stated that it will be around the pond area on the property. Mr. Crall asked Ms. Coffin about ATV riders. Ms. Coffin stated that she does not provide ATVs. Mr. Crall asked about motorcycles. Ms. Coffin stated she does not provide motorcycles to the public. Ms. Coffin stated that the guests also have to provide their own horses as well. Ms. Coffin stated that she is not providing the activities she is simply providing the location.

Mr. Hutchinson asked Ms. Coffin and Mr. Durham if they would have any objections if the Board were to approve the request with a three or five year time limit. Mr. Durham stated that he has over a quarter million dollars invested in the building and he does not think he would be able to recoup that investment.

Ms. Coffin stated that she has never had a complaint on anything that has been done on the subject property.

CSOA-2642

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Mr. Johnston asked Ms. Coffin about the 600 anticipated guests or cars. Ms. Coffin stated that 600 would be the maximum allowable for an event. Mr. Durham stated that if all the guests were in the barn and they were standing that 600 is the number of people that could fit in the barn. Mr. Johnston stated that the parking area will only support about 40 cars. Mr. Durham stated that there is an overflow area that he had not intended to pave and he estimated the parking area to hold 50 cars. Mr. West stated that parking is calculated based on the square footage of the building.

Comments and Questions:

Mr. Crall stated that he could support the request if the applicant were to come back in three years. Three years will let the neighbors know whether the applicant is doing as he says he will do.

Mr. Johnston stated that he has not heard the "continuance" mentioned. Is there any reason why the applicant shouldn't or can't visit with the neighbors.

Mr. Hutchinson stated that he does not think there needs to be a continuance. Most everything has been brought forth by the neighbors and the applicant in his opinion. Mr. Hutchinson stated that he would like to see a five year condition placed on the approval if the Board is inclined to approve the request.

Mr. Dillard asked if there can be a condition that there is no commercial use of motorcycles. Mr. Johnston stated that has nothing to do with the requested wedding chapel. Mr. Dillard stated that he can support the request if it is given the condition of five years.

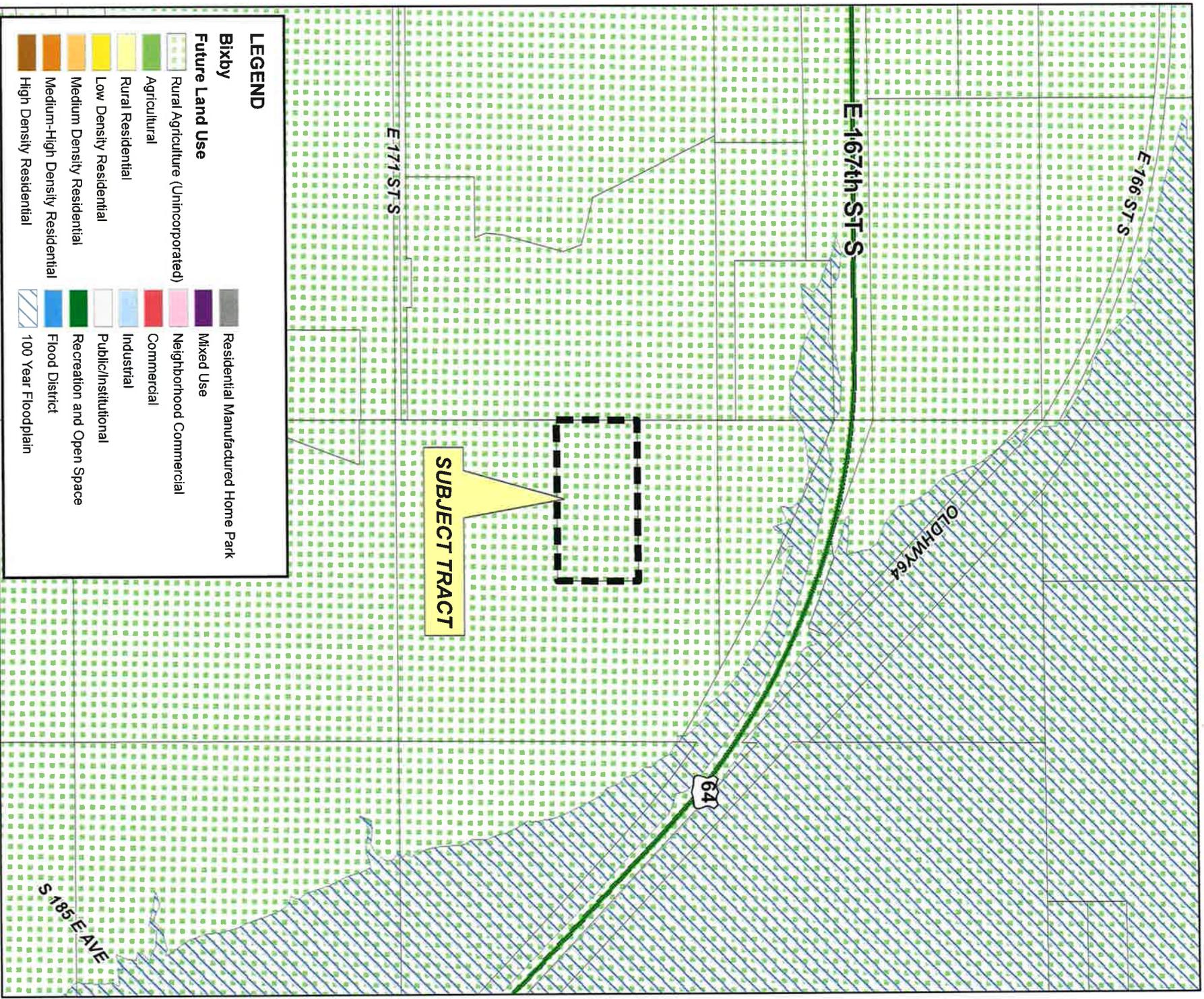
Board Action:

On **MOTION** of **CRALL**, the Board voted 4-0-0 (Crall, Dillard, Hutchinson, Johnston "aye"; no "nays"; no "abstentions"; Charney "absent") to **APPROVE** the request for a Special Exception to permit a wedding/event venue (Use Unit 2) on an AG zoned property (Section 310); Variance of the all-weather surface material requirement for parking (Section 1340.D), subject to conceptual plan 5.5, 5.6, 5.7 and 5.8. This approval is for five years, August 2022, when the applicant is to appear before the Board for a review of the project. The Board has found the hardship to be the size of the property; for the following property:

N/2 NE LESS S150 W2051.99 & LESS S220 E580.09 THEREOF SEC 35 17 14 69.772ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

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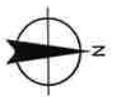


LEGEND	
Bixby	
Future Land Use	
	Rural Agriculture (Unincorporated)
	Agricultural
	Rural Residential
	Low Density Residential
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Residential Manufactured Home Park
	Mixed Use
	Neighborhood Commercial
	Commercial
	Industrial
	Public/Institutional
	Recreation and Open Space
	Flood District
	100 Year Floodplain

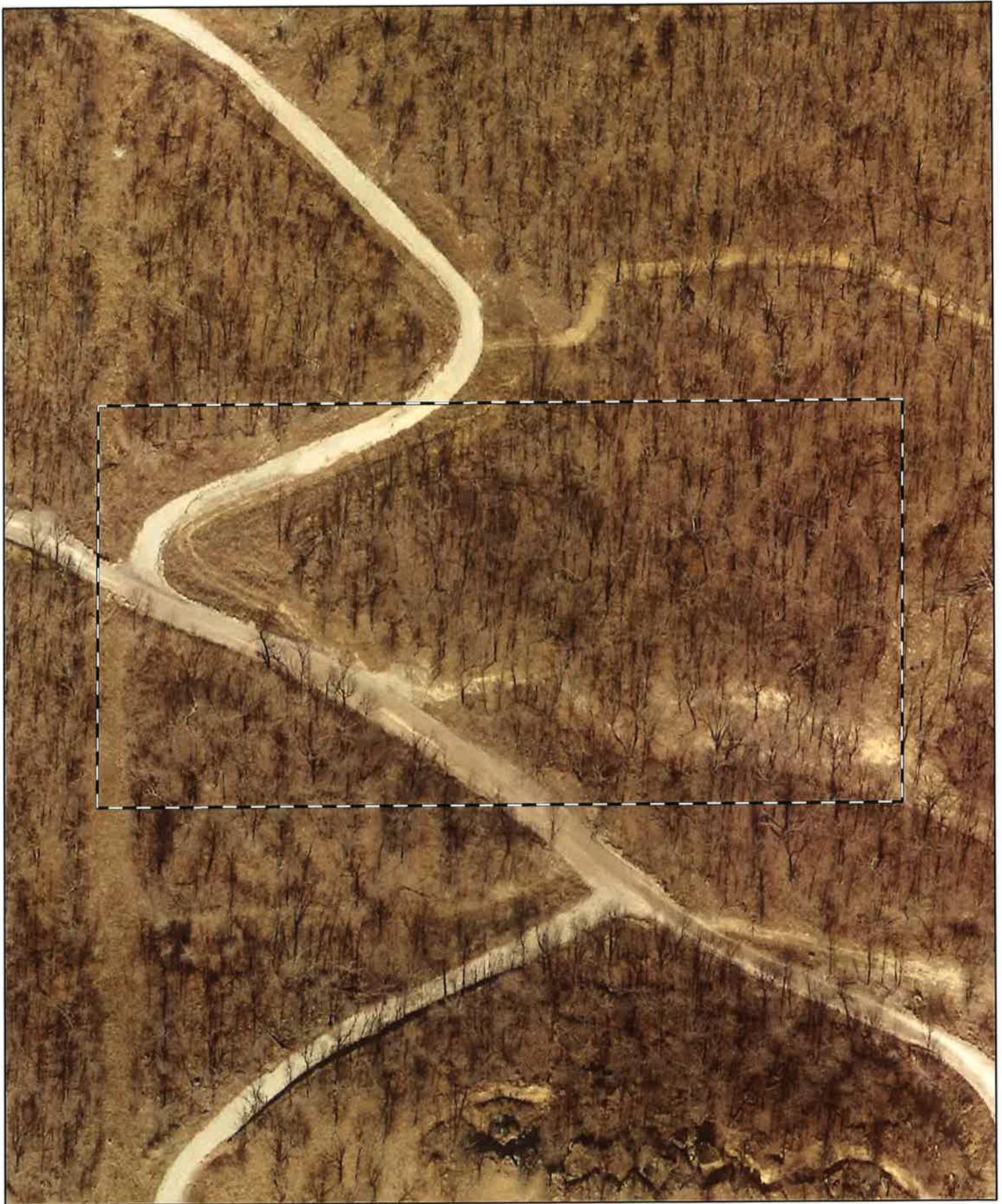


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17-14 25



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 Subject Tract

CBOA-2905

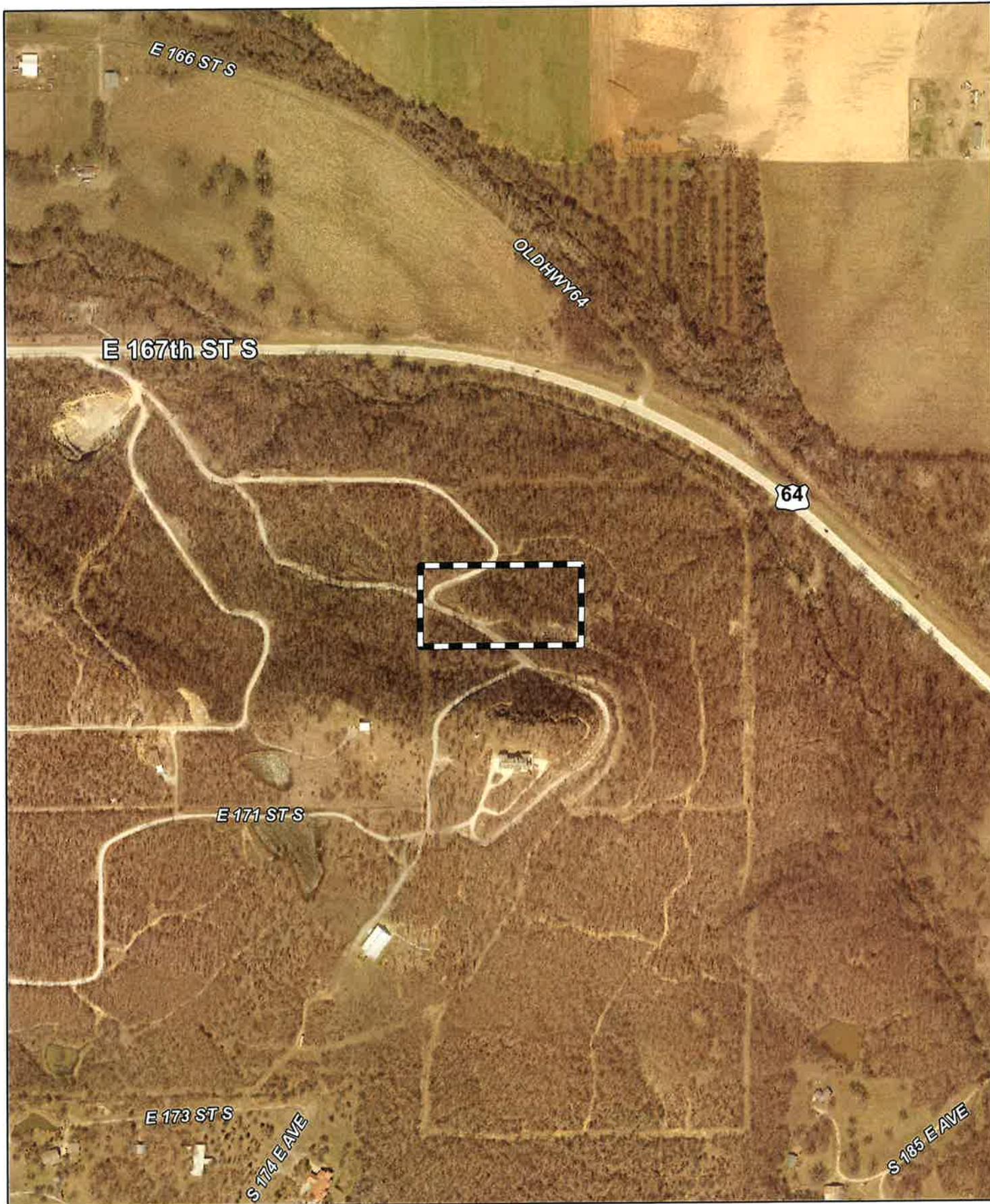
17-14 25

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



6.17



 Subject Tract

CBOA-2905

17-14 25

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



6.18

From: FX Shooter <fxshooter08@gmail.com>
Sent: Monday, August 9, 2021 4:47 PM
To: Jason Coffin <jason@dreampointranch.com>
Subject: Dream Point Ranch Letter

To whom it may concern,

My name is Jonthan McCann. I am a Sergeant with the Tulsa Police Department and I own the property to the immediate west of Dream Point Ranch (16700 S. 163rd E Ave). I have been a neighbor to the Coffin's for approximately 2.5 years. During this time, I have not had a single issue with noise or visitors at Dream Point Ranch.

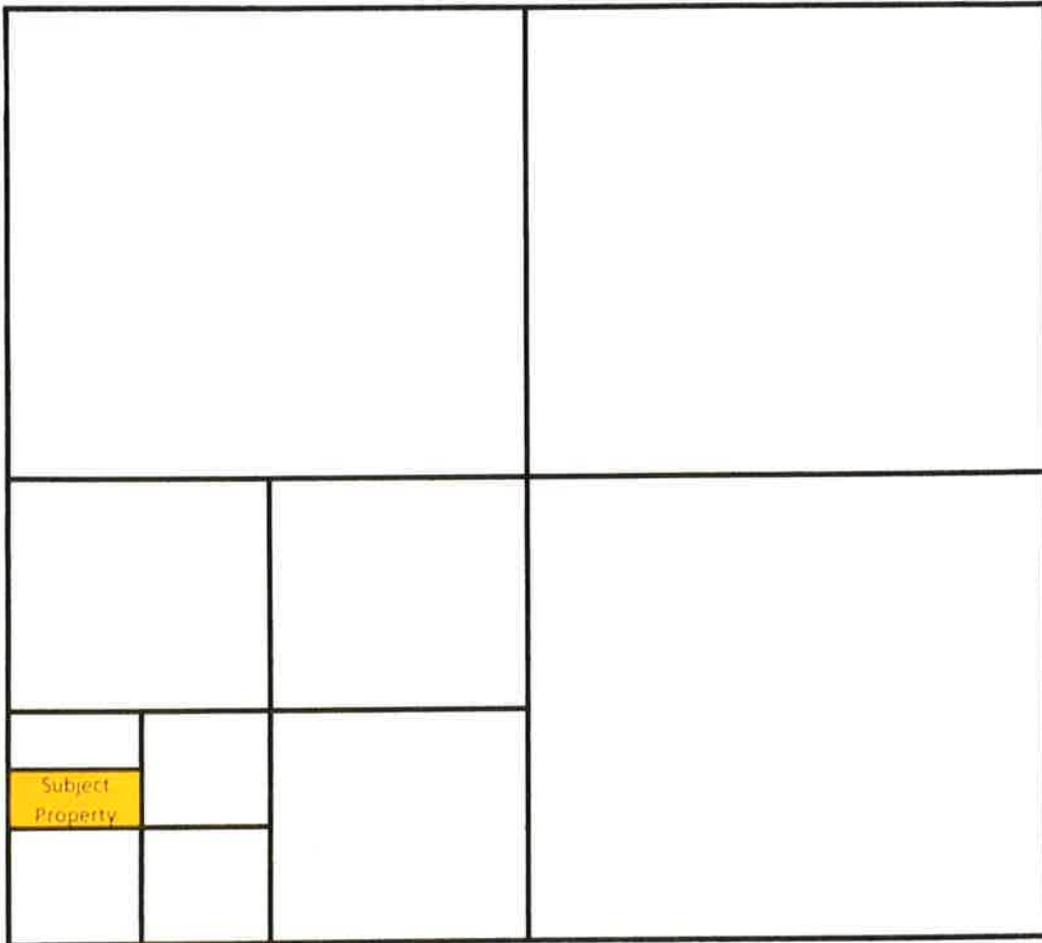
The Coffin's have not only built a beautiful location that locals can be proud of, but additionally the success of their business provides economic support for our community as a whole. I welcome the new addition they hope to build and would hope any of their other neighbors would feel the same.

Our area unfortunately has several businesses that have had to close their doors in this current economic climate, so I believe as a neighbor we should support the entrepreneurial spirit the Coffin's have shown during these difficult times.

I ask that you grant the necessary permissions/permits so Dream Point Ranch has the opportunity to flourish and continue their role as an integral part of our community.

If I can elaborate on any of these statements, please feel free to contact me at 918-810-9987.

Section 25 - Township 17N - Range 14E



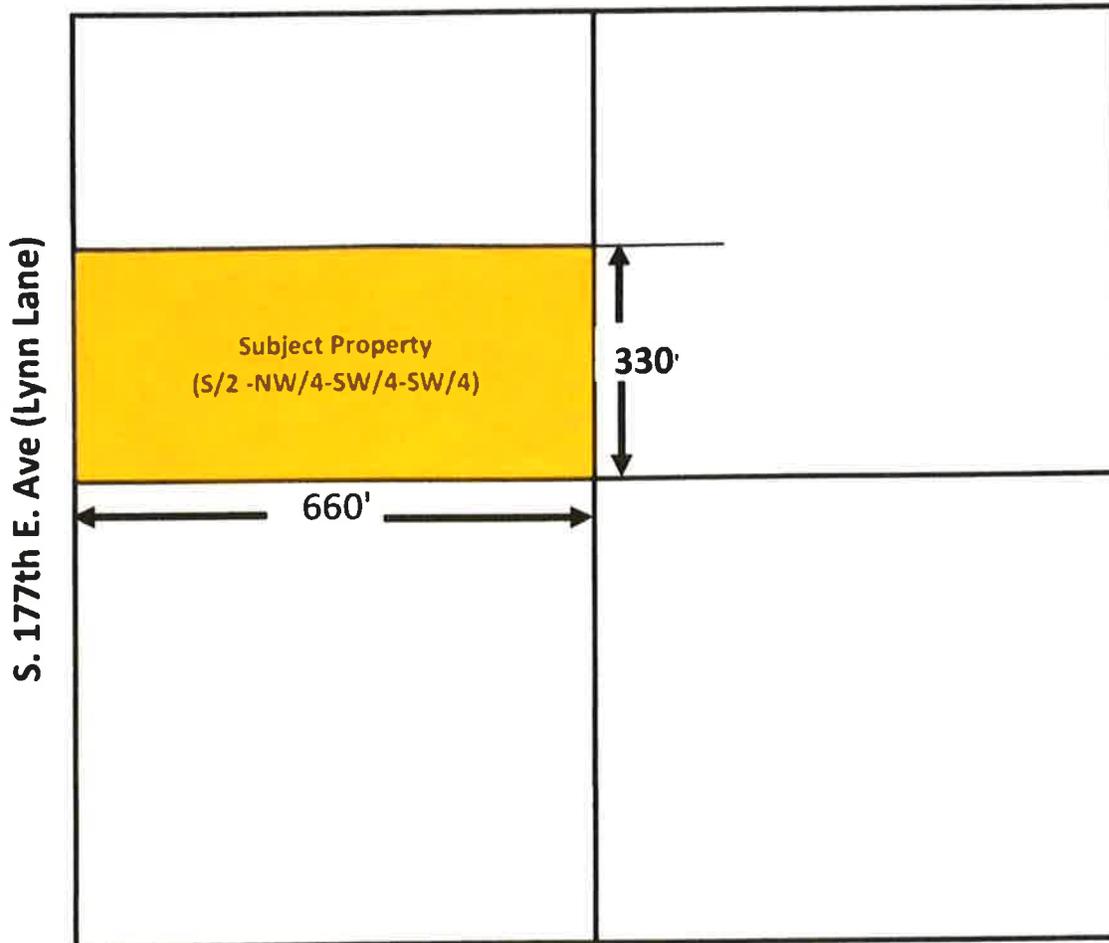
Special exception for subject property located in S/2 of the NW/4 of the SW/4 of the SW/4.

North



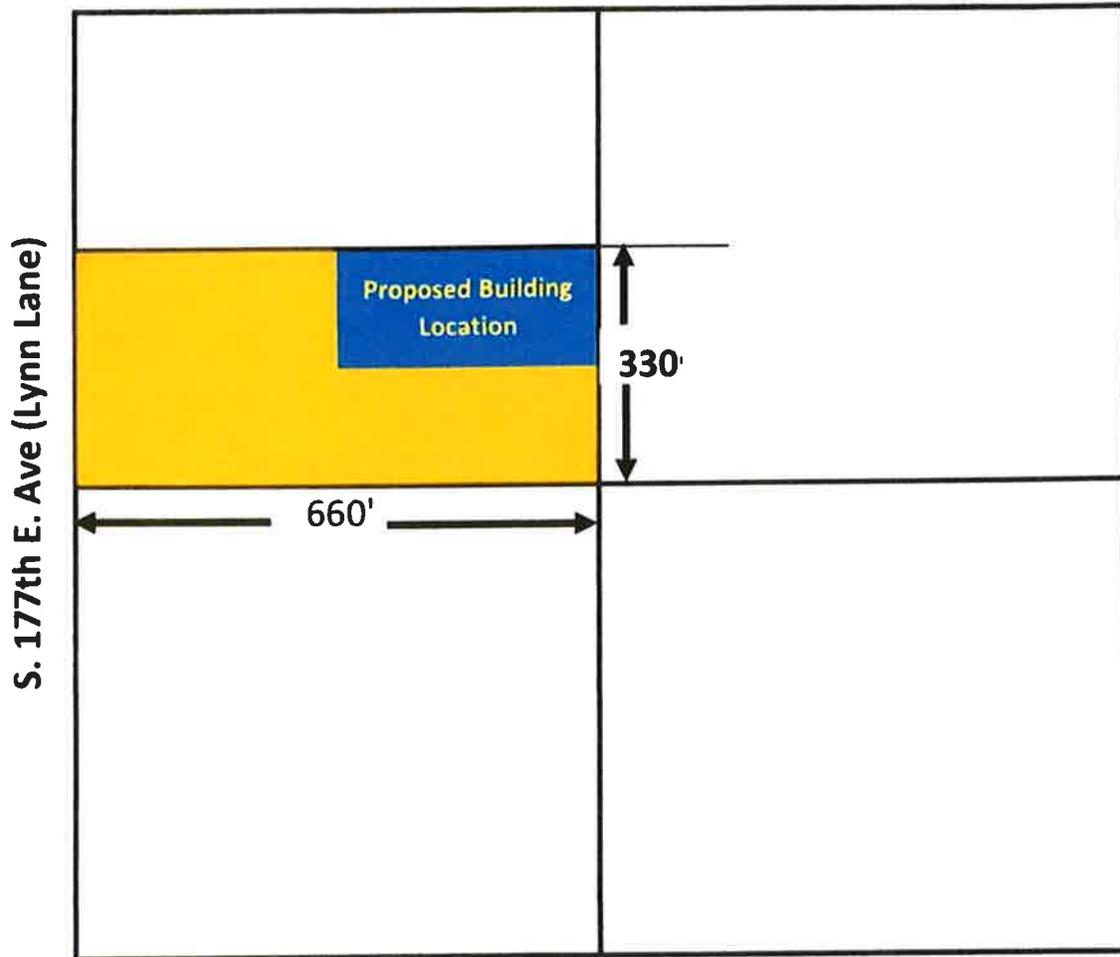
* Drawing not to scale

**Breakdown of SW/4 of Section 25, Township 17 North, Range
14 East in Tulsa County, Oklahoma**



* Drawing not to scale

Approximate Building Location in SW/4 of Section 25, Township 17 North, Range 14 East in Tulsa County, Oklahoma



* Location is proposed building site. Site work needs to be performed once approval received, but expected to be within this area.

North



* Drawing not to scale



Tulsa County Clerk - Michael Willis

Doc # 2021037508 Page(s): 3

04/06/2021 10:22:59 AM

Receipt # 21-22692

Fee: \$ 22.00

Quit Claim Deed (Individual Form)

Know all Men by These Presents:

This Indenture, made this 06 day of April, 2021 between:

Rosemary Durham Revocable Living Trust

party of the first part, and:

Concharty Mountain Resources, LLC

of the second part.

Witnesseth, that said party of the first part, in consideration of the sum of \$10.00 and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby Quitclaim, Grant, Bargain, Sell and Convey unto the said party of the second part all her interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situated in Tulsa County, State of Oklahoma, to wit:

Descriptive Exhibit A

Property Address: S/2 - NW/4 - SW/4 of Section 25, Township 17N, Range 14E

Together with all the improvements there on and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above granted premises unto the said party of the second part, his heirs and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set her hand(s) the day and year first above written

Rosemary Durham

(Please Sign in the presence of a Notary Public)

Mailing Address:

17300 East US 64 Hwy
Bixby, OK 74008

68 O.S. 3202 (4)

6.25

ACKNOWLEDGEMENT

State of Oklahoma)
) ss.
County of Tulsa)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 16th day of April, 2021 personally appeared Rosemary Durham to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal of office the day and year above written.

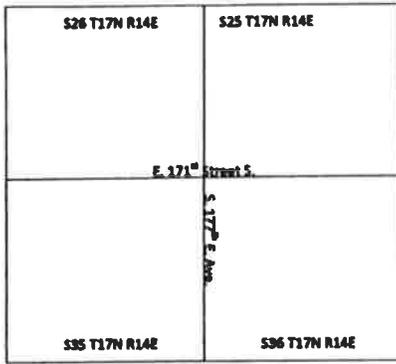
(SEAL)

Alyssa Crowell
NOTARY PUBLIC



My Commission Number: 15007752
My Commission expires: 8/20/2023





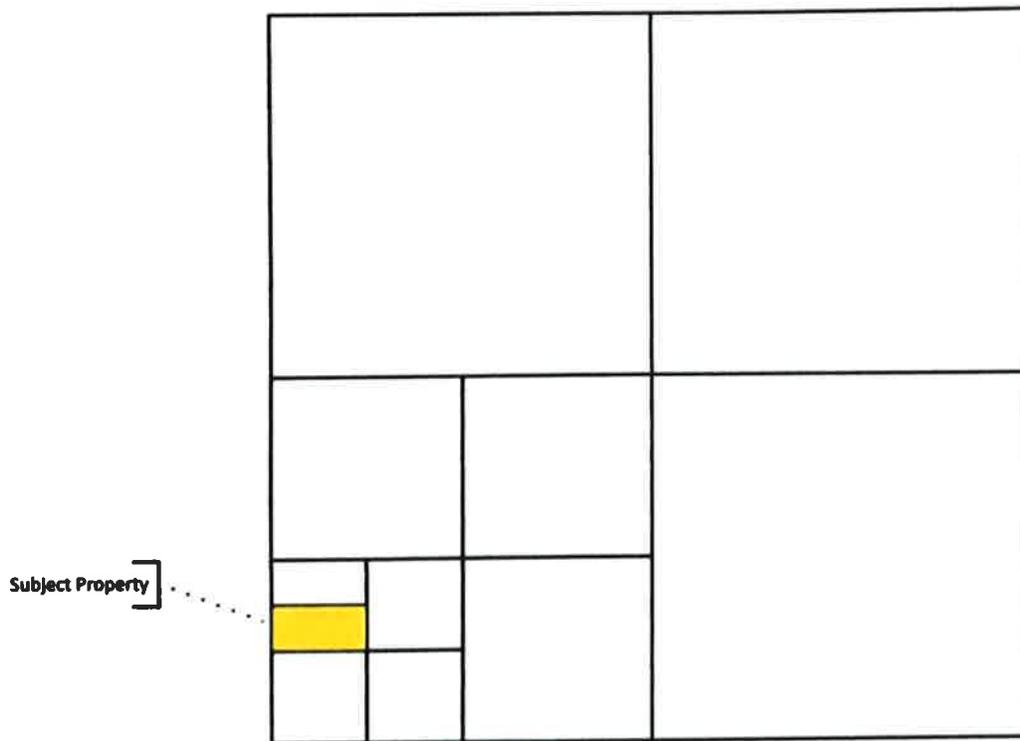
LOCATION MAP
NTS

DESCRIPTIVE EXHIBIT A



DRAWING SCALE
1" = 200'

S25 T17N R14E



FOR: Concharly Mountain Resources, LLC.

Basis of Bearings: Assumed North

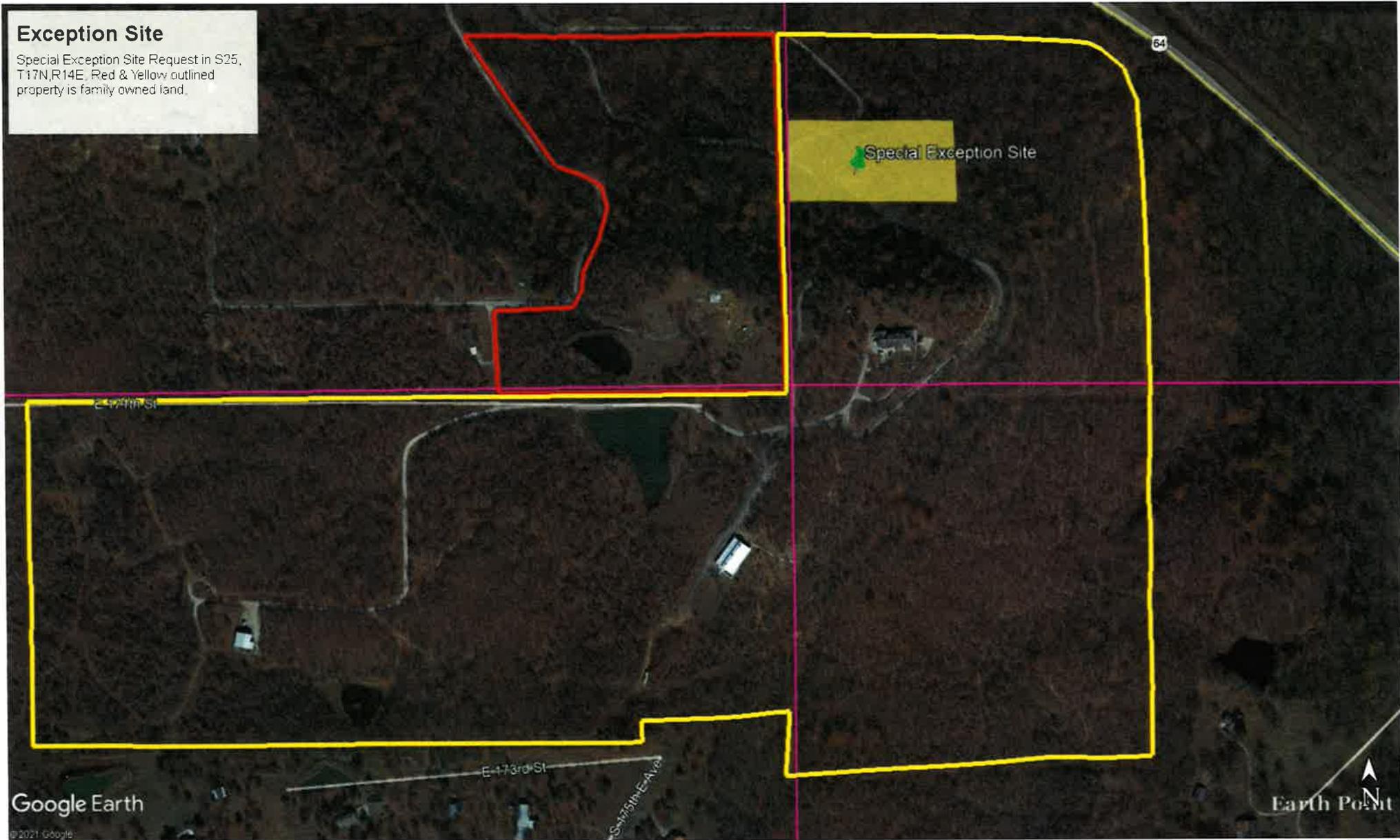
Legal Description:

A tract of land located in the S/2 of the NW/4 of the SW/4 of the SW/4 of Section 25, Township 17 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.

Containing 5.00 acres, More or less.

Exception Site

Special Exception Site Request in S25, T17N, R14E. Red & Yellow outlined property is family owned land.



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e

All Weather
Special Exception

Special Exception Site

Approximate Building & Parking Location

6.27

te

All Weather
Special Exception
alt Road
te

Special Exception Site

Approximate Building & Parking Location

90'x30' Barn Location

Existing Asphalt Entrance Road

Milled Asphalt Parking

6.28

Special



Special Exception Site

6.29

900

§2-5-12. Oklahoma Agritourism Program.

A. The Oklahoma Department of Agriculture, Food, and Forestry shall operate an "Oklahoma Agritourism Program" for the purpose of stimulating economic growth and viability in rural communities by promoting and fostering agritourism ventures within Oklahoma.

B. The Oklahoma Agritourism Program of the Oklahoma Department of Agriculture, Food, and Forestry shall:

1. Foster conferences, institutes, and exhibits on agritourism opportunities;
2. Publish reports, surveys, news bulletins, or other materials pertaining to its findings, recommendations, and work;
3. Utilize existing Department resources and related programs;
4. Cooperate with the Oklahoma Tourism and Recreation Department, the Oklahoma Department of Commerce and the Oklahoma State University Cooperative Extension Service as needed in development and operation of the Program; and
5. Facilitate an independent agritourism organization.

C. The Department may apply for, accept, and use any gift, grant, or bequest from any source for the purpose of discharging its duties.

Added by Laws 2007, c. 7, § 1, eff. Nov. 1, 2007.

§2-5-13. Agritourism Revolving Fund.

A. There is hereby created in the State Treasury a fund to be known as the "Agritourism Revolving Fund". All monies, fees, and revenues collected, authorized, or received from any source by the State Board of Agriculture or any division, officer, or employee of the State Department of Agriculture pursuant to the provisions of Section 1 of this act or any law or agreement shall be deposited in the fund.

B. The fund shall be a continuing fund and shall be expended only for purposes specifically authorized and approved by a majority vote of the five (5) members appointed to and constituting the Board. The President, in the absence of the Board, may approve disbursements for lawfully authorized purposes.

C. The Board shall have authority to employ and pay out of the fund personnel as needed or required to conduct authorized services.

D. All claims against the fund shall be paid only upon the majority approval of the Board, or the President in the absence of the Board.

Added by Laws 2007, c. 7, § 2, eff. Nov. 1, 2007.

§2-5-14. Short title - Oklahoma Agritourism Activities Liability Limitations Act.

This act shall be known and may be cited as the "Oklahoma Agritourism Activities Liability Limitations Act".

Added by Laws 2013, c. 27, § 1, emerg. eff. April 12, 2013.

§2-5-15. Definitions.

As used in the Oklahoma Agritourism Activities Liability Limitations Act:

1. "Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity;

2. "Agritourism professional" means any person who is engaged in the business of providing one or more agritourism activities, whether or not for compensation and whose agritourism activity is registered with the Oklahoma Department of Agriculture, Food, and Forestry;

3. "Inherent risks of agritourism activity" means those dangers or conditions that are an integral part of an agritourism activity including certain hazards, surface and subsurface conditions, natural conditions of land, vegetation, and waters, the behavior of wild or domestic animals, and ordinary dangers of structures or equipment ordinarily used in farming and ranching operations. Inherent risks of agritourism activity also include the potential of a participant to act in a negligent manner that may contribute to injury to the participant or others, including failing to follow instructions given by the agritourism professional or failing to exercise reasonable caution while engaging in the agritourism activity; and

4. "Participant" means any person, other than the agritourism professional, who engages in an agritourism activity.

Added by Laws 2013, c. 27, § 2, emerg. eff. April 12, 2013.

§2-5-16. Liability of agritourism professionals and exceptions.

A. Except as provided in subsection B of this section, an agritourism professional is not liable for injury to or death of a participant resulting from the inherent risks of agritourism activities, so long as the warning contained in Section 4 of this act is posted as required and, except as provided in subsection B of this section, no participant or participant's representative can maintain an action against or recover from an

agritourism professional for injury, loss, damage, or death of the participant resulting exclusively from any of the inherent risks of agritourism activities. In any action for damages against an agritourism professional for agritourism activity, the agritourism professional must plead the affirmative defense of assumption of the risk of agritourism activity by the participant.

B. Nothing in subsection A of this section prevents or limits the liability of an agritourism professional if the agritourism professional does any one or more of the following:

1. Commits an act or omission that constitutes negligence or willful or wanton disregard for the safety of the participant, and that act or omission proximately causes injury, damage, or death to the participant;

2. Has actual knowledge or reasonably should have known of a dangerous condition on the land, facilities, or equipment used in the activity or the dangerous propensity of a particular animal used in such activity and does not make the danger known to the participant, and the danger proximately causes injury, damage, or death to the participant.

C. Any limitation on legal liability afforded by this section to an agritourism professional is in addition to any other limitations of legal liability otherwise provided by law. Added by Laws 2013, c. 27, § 3, emerg. eff. April 12, 2013.

§2-5-17. Notice of warning.

A. Every agritourism professional shall post and maintain signs that contain the warning notice specified in subsection B of this section. The sign shall be placed in a clearly visible location at the entrance to the agritourism location and at the site of the agritourism activity. The warning notice shall consist of a sign in black letters, with each letter to be a minimum of one (1) inch in height. Every written contract entered into by an agritourism professional for the providing of professional services, instruction, or the rental of equipment to a participant, whether or not the contract involves agritourism activities on or off the location or at the site of the agritourism activity, shall contain in clearly readable print the warning notice specified in subsection B of this section.

B. The signs and contracts described in subsection A of this section must contain the following notice of warning:

"WARNING

Under Oklahoma law, there is no liability for an injury to or death of a participant in an agritourism activity conducted at this agritourism location if such injury or death results from the inherent risks of the agritourism activity. Inherent

risks of agritourism activities include, among others, risks of injury inherent to land, equipment, and animals, as well as the potential for you to act in a negligent manner that may contribute to your injury or death. You are assuming the risk of participating in this agritourism activity."

C. Failure to comply with the requirements concerning warning signs and notices provided in this section shall prevent an agritourism professional from invoking the privileges of immunity provided by the Oklahoma Agritourism Activities Liability Limitations Act.

Added by Laws 2013, c. 27, § 4, emerg. eff. April 12, 2013.

Dream Point Ranch

Rural Woods

- Dream Point Ranch is an official Oklahoma Agritourism location and all laws regarding Oklahoma Agritourism apply upon crossing onto Dream Point Ranch property.
- There is a 1 mile ascent from Highway 64 up to the top of Concharty Mountain on a winding gravel road of mountainous terrain. Please drive slowly and cautiously.
- Roads are either gravel or milled asphalt and parking is either in milled asphalt lots or grass lots surrounding the Venue.
- Exercise proper caution, safety and distance from all wildlife at Dream Point Ranch. This is their home too.
- The buildings at Dream Point Ranch are ADA accessible. Outdoors are not considered ADA accessible.
- The facilities are in a rural mountain setting and should be treated with respect to inherent dangers.
- No smoking, fire or open flames of any kind will be permitted indoors or outdoors. No exceptions.

Facility Use

- This new facility will be a 3,600 square foot building intended as a support building of our other structure for larger changing rooms, rehearsal dinners and bridal luncheons.
- Rentals are available in 12 hour, 7 hour and 3 hour periods.
- No rental time is ever to go beyond midnight or begin before 6am.
- Moderate outdoor power is available in select locations. All music must be amplified indoors only.
- No candles or open flames of any kind in any portion of the facility or grounds except those found in chafing dishes provided by your caterer or rental company. No smoking allowed anywhere on the property or facilities of Dream Point Ranch. Wooded grounds are a constant fire hazard.
- If using Dream Point Ranch tables and chairs, basic floor setup will be completed by Dream Point Ranch Events staff prior to or during your rented 12-hour block of time.
- Dream Point Ranch staff does not act in any way as a day-of coordinator or planner. Our presence during your rental time maintains the sole purpose of venue-related concerns.
- Event Insurance with subrogation is required by all Renters of Dream Point Ranch Venue or grounds.

Details

- Dream Point Ranch will provide a staff person at every event for assistance.
- Dream Point Ranch Events staff will not sign for, or be responsible for, any outside deliveries.
- Absolutely no screws, nails, tape or staples are allowed on any surface in the facility without prior approval in two-week walk-through. All hanging fixtures and decorations must be approved in floor plan and installed by an insured professional in that category to assure safety of guests.
- No guarantees can be made to accommodate outdoor decorations. Outdoor decor should allow for unpredictability and force of Oklahoma wind and weather.

- Dream Point Ranch and Dream Point Ranch Events and Staff is not responsible for any damage to any vehicles, persons, loss, theft of personal or private property, injuries to any persons or accessories at any time.
- Dream Point Ranch does not allow for standard confetti, paper confetti, tissue paper confetti, balloons, silk flowers or fake flowers, sparklers, fireworks, rice, flamed sky lanterns or bird seed to be used during bridal party exit celebration. Real flower petals or APPROVED immediately biodegradable items, real flower petals, petal confetti, lavender, Ecofetti, glow sticks, Wilton attached poppable streamers and bubbles may be used, but will require clean up prior to the end of the event. If Renter has other requests for exit celebration, they must receive permission prior to use. Dream Point Ranch Events Staff maintains the right to refuse items that did not receive prior approval.
- Only pre-approved pets are allowed on Dream Point Ranch property. This is for guest and pet safety. Separate liability release form for pets is required.
- Trash must be bagged, closed and placed in dumpster south of the Venue in the parking lot. All cups, bottles and ice chests must be emptied away from the Venue to prevent tracking mud in the facility and attracting wildlife.
- All trash, food and drink remnants must be picked up, swept from the bar and kitchen, wiped off the counters in the bar and kitchen and removed from the building and placed in the dumpster.
- Dream Point Ranch Events staff, contracted workers and security may disallow, at any point, any item or action deemed inappropriate or dangerous to facility, grounds, vendors or guests and may request and/or demand guests departure from Dream Point Ranch grounds if deemed necessary as well as full closure of event if safety without resolution has become a concern.

Security, Alcohol and Parking

- Dream Point Ranch has a strict NO SHOTS policy.
- Security is required for all events at Dream Point Ranch.
- Renter assumes all responsibility for consumption, conduct and behavior of all guests at all times when on Dream Point Ranch grounds.
- Failure to abide by local, state and federal laws and Dream Point Ranch policies may result in the event being immediately terminated, by Dream Point Ranch Events staff, fines being assessed, the bar being immediately closed and forfeiture of any monies paid and all guests being asked to leave the grounds.
- No cash bars allowed for any events at Dream Point Ranch unless you receive appropriate permission from the State of Oklahoma on license to sell alcohol.
- Self-service alcohol of any kind is not permitted.
- No alcohol will be served at any time unless by pre-approved, licensed and insured, bar-tending service. Any bar-tending company must have pre-approval by Dream Point Ranch Events. Failure to abide by this could risk fines as deemed necessary by Dream Point Ranch Events staff.
- All alcohol service must end 1 hour prior to guests departing, regardless of time.
- Designated drivers and taxi or shuttles are advised including Uber and Lyft. Please accommodate for drive time to get to the venue when requesting a driving service. Dream Point Ranch cannot guarantee access to any driving service company and is not responsible for guest transportation.
- Overnight parking is permitted for guests. Cars must be removed by 11am the day following the event. Any cars remaining past 11am will be subject to towing and abandoned car owners are liable and responsible for all fees should a tow occur.



REGENT PREPARATORY SCHOOL
OF OKLAHOMA
A CLASSICAL CHRISTIAN EDUCATION

July 30,2021

Attn: Tulsa County Board of Adjustments

Dear Board members:

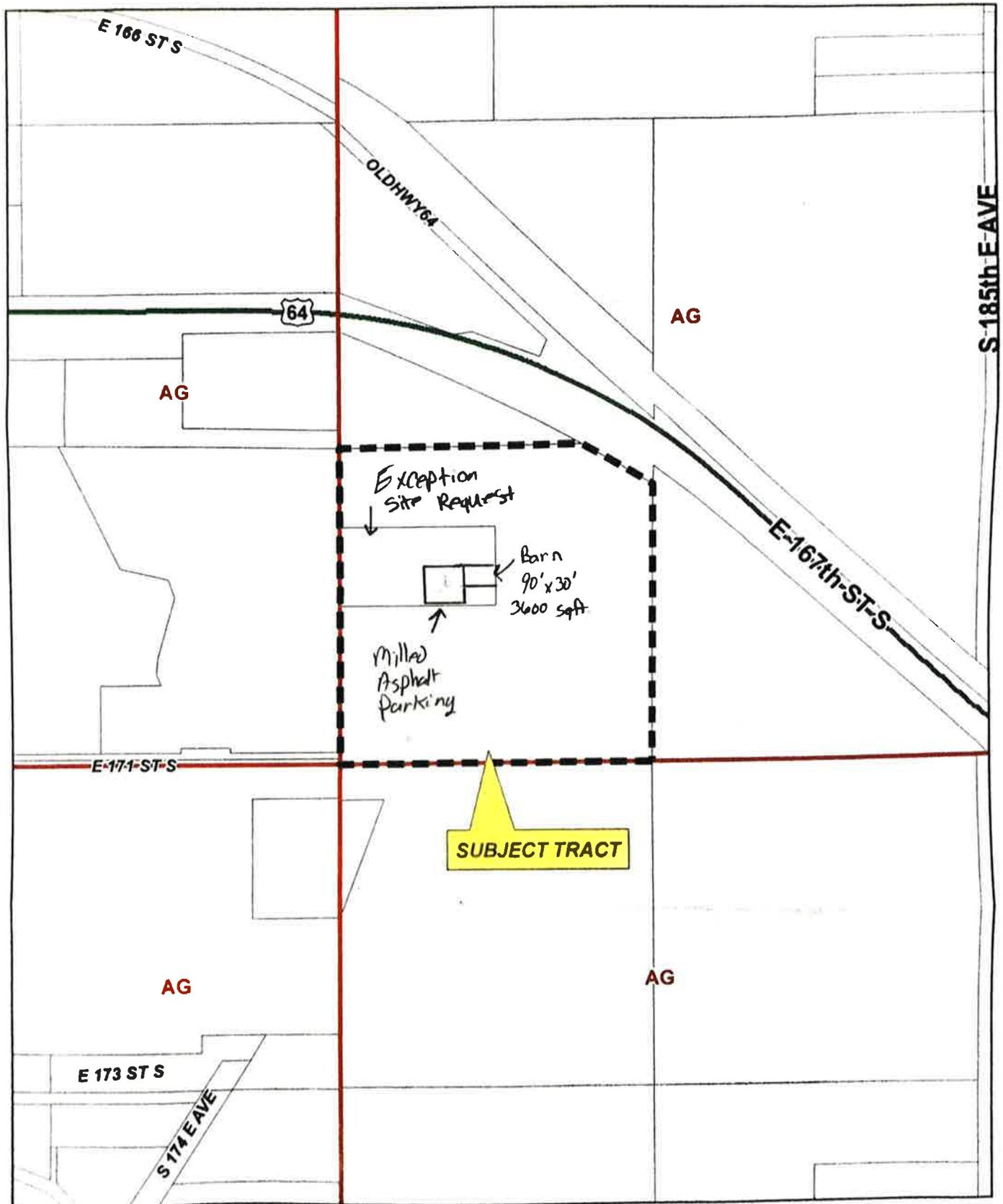
I am writing on behalf of Dream Point Ranch. We have been fortunate to have several events hosted at their location. They are professional, courteous, and generous people and have caused our events to be great successes. Our auction events are special gifts they have provided for us and have allowed us to raise money for our school.

As they look to expand, I hope you will take into consideration the level of excellence they display as a special venue here in the Tulsa area. I have also personally attended weddings at their location and have found them to be beautiful and well-coordinated.

I cannot speak highly enough of the owners and staff who continue to make Dream Point Ranch a destination point for many in the Tulsa area.

Thank you,

Andrew D. Shapleigh
Headmaster



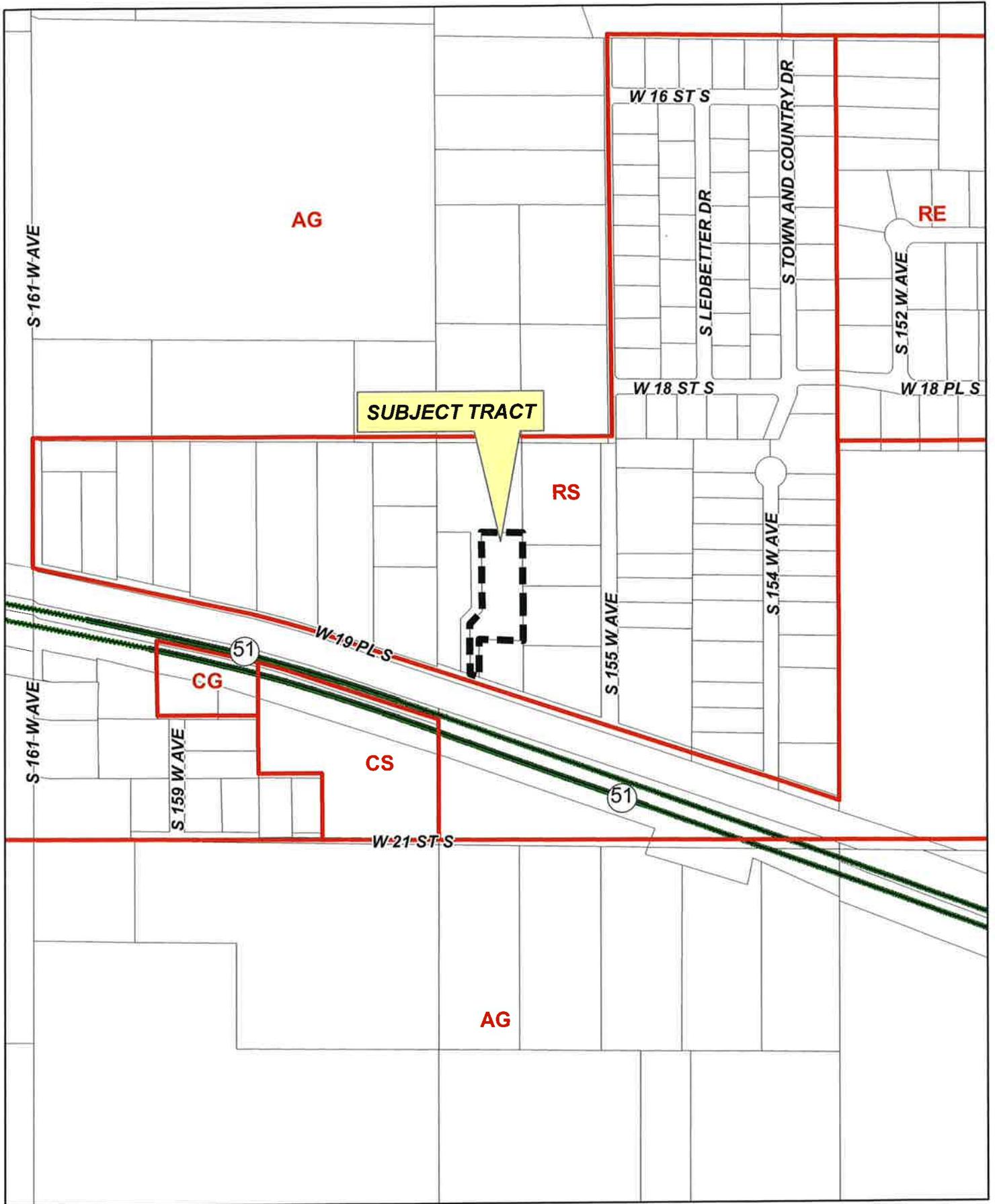
CBOA-2905

17-14 25



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CBOA-2906

19-11 08

7.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 9108

CASE NUMBER: CBOA-2906

CZM: 34

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: Russell Bell

ACTION REQUESTED: Special Exception to permit a mobile home (Use Unit 9) in an RS district (Section 410).

LOCATION: 15525 W 19 PL S

ZONED: RS

FENCELINE: Sand Springs

PRESENT USE: Vacant

TRACT SIZE: 1.25 acres

LEGAL DESCRIPTION: BEG 275E & 292S NWC SE SW TH W135 S258.92 SW60.81 S163.25 SE31.41 N125.64 E148 N348.84 POB SEC 36 19 11 1.252ACS,

RELEVANT PREVIOUS ACTIONS:

Subject Property: None Relevant

Surrounding Property:

CBOA-2240 April 2007: The Board approved a *Variance* of the maximum permitted dwelling units in an RS district to permit two dwelling units on one lot of 1.25 acres; and a *Special Exception* to permit a mobile home in an RS district, on property located at 15545 West 19th Place South.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RS zoning to the west, north, and east. It abuts Highway 51 with AG zoning south of the highway.

STAFF COMMENTS:

Special Exception to permit a mobile home (Use Unit 9) in an RS district (Section 410). A special exception is required as the proposed mobile home is a use which is not permitted by right in the RS district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted. The mobile home must be found to be compatible with the surrounding neighborhood.

According to the site plan, the applicant is proposing to place an 80' x 14' mobile home in the center of the property. There is an existing shop located in the northeast portion of the property.

If inclined to approve the request the Board may consider any condition it deems necessary in order to ensure that the proposed mobile home is compatible and non-injurious to the surrounding area.

7.2

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit a mobile home (Use Unit 9) in an RS district (Section 410).

Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.

Subject to the following conditions, if any: _____.

In granting a Special Exception, the Board must find that the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Presentation:

Curtis Mathes, 4302 South 67th West Avenue, proposed to add a second dwelling for a family member on one lot. He informed the Board that the bedrooms were all on the second floor and not easily accessible to the elderly. He added that he could add-on to the existing house but they did not need more floor space.

Interested Parties:

Cyd Flemons, 4215 South 69th West Avenue, expressed concern that a mobile home would not be consistent with the neighborhood.

Mr. Cuthbertson responded to the comments of the interested party that they could place a mobile home by right in the AG zoning, but the issue is the density and land area per dwelling.

Charles Voss, 4100 South 67th West Avenue, expressed concern if it is temporary or permanent.

Applicant's Rebuttal:

Mr. Mathes stated he would be willing to agree to a temporary approval, though he did not really want that condition.

Mr. Hutson allowed Ms. Flemons to speak again. Ms. Flemons asked if the approval could be temporary and approved for the original use only.

Board Action:

On **Motion of Charney**, the Board voted 4-0-0 (Walker, Tyndall, Hutson, Charney "aye"; no "nays"; no "abstentions"; Dillard "absent") to **APPROVE** a Variance of required 2.1 acres per dwelling unit to permit two dwelling units on a tract of 3.38 acres (Section 330.), subject to the temporary use by Virginia Griffiths until she no longer resides there; finding the size of the tract is peculiar to the area; the heavily wooded nature of the property; and the existing septic fields, the proposed location is reasonable; on the following described property:

E 260 NW SE NE LYING S OF CO HIWAY SEC 30-19-12 Tulsa County, State of Oklahoma

Case No. 2240

Action Requested:

Variance of the maximum permitted dwelling units in an RS district to permit two dwelling units on one lot of 1.25 acres (Section 206); Special Exception to permit a mobile home in an RS district (Section 410), located: 15545 West 19th Place South.

FILE COPY

Presentation:

Sandra Bernard, 15545 West 19th Place South, Sand Springs, Oklahoma, proposed to place a mobile home on this large property for their son and his family. They have shared their plans with the closest neighbors and found them in support.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Walker**, the Board voted 4-0-0 (Walker, Tyndall, Hutson, Charney "aye"; no "nays"; no "abstentions"; Dillard "absent") to **APPROVE** a Variance of the maximum permitted dwelling units in an RS district to permit two dwelling units on one lot of 1.25 acres (Section 206); and a Special Exception to permit a mobile home in an RS district (Section 410), finding the zoning would allow many more dwellings than two, but the desire is to keep it under the same ownership, on the following described property:

BEG NWC W/2 SE SW TH E275 S292 W135 S258.92 SW60.81 S163.25
NW31.41 NW70.17 N727.03 POB SEC 36 19 11 3.123ACS Tulsa County, State
of Oklahoma

On **MOTION** of **Charney**, the Board voted 4-0-0 to go into Executive Session.

On **MOTION** of **Charney**, the Board voted 4-0-0 to exit the Executive Session.

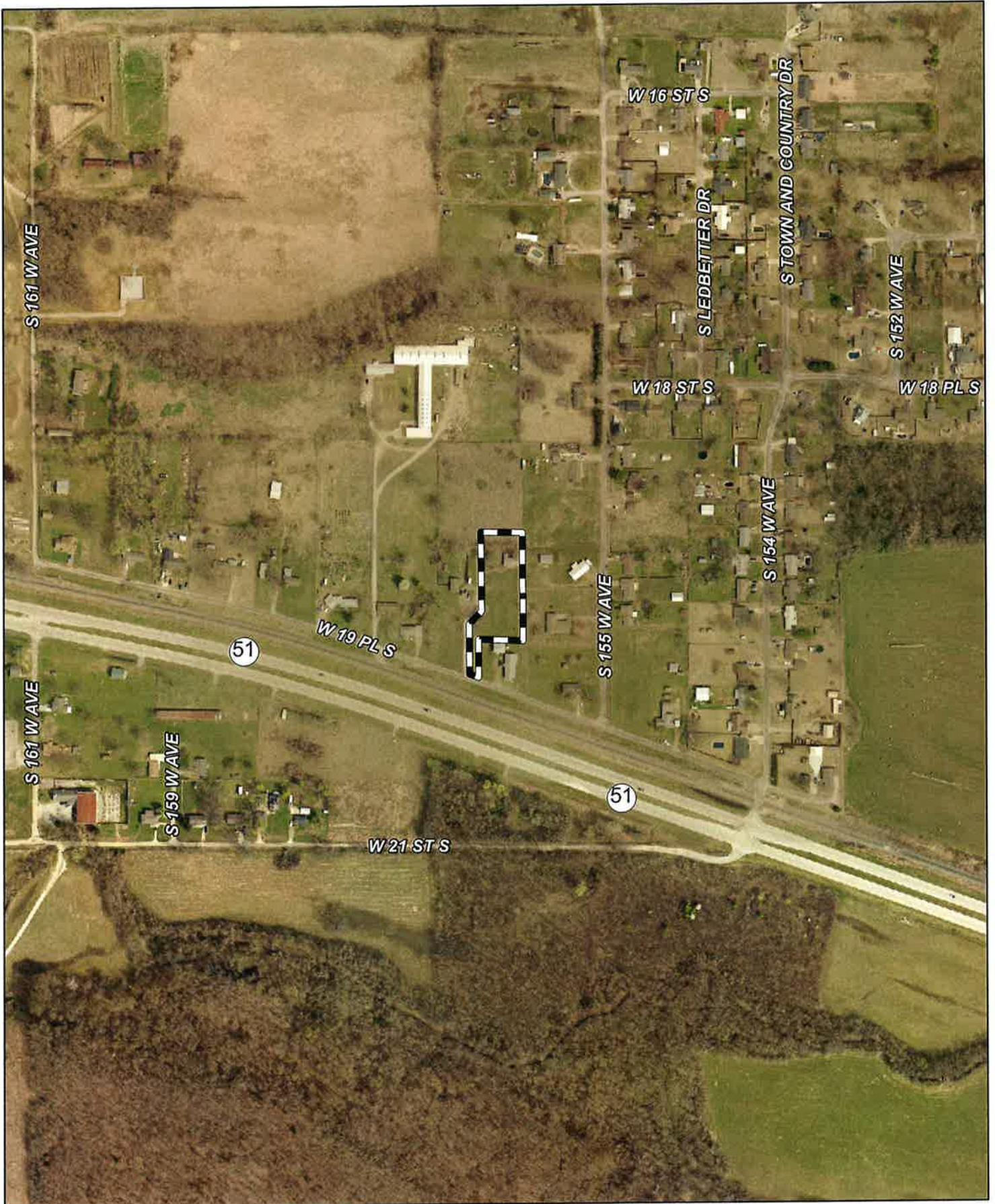
Mr. Cuthbertson announced the Board is out of Executive Session.

On **MOTION** of **Charney**, the Board voted 4-0-0 (Walker, Tyndall, Hutson, Charney "aye"; no "nays"; no "abstentions"; Dillard "absent") that the Tulsa County Board of Adjustment await the court directive in Case No. 2056 to give an order for the Board to proceed in accordance with that court's order.

There being no further business, the meeting adjourned at 2:56 p.m.

Date approved: Feb. 20, 2007


Chair



Subject Tract

CBOA-2906

19-11 08

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



7.6



W 19 PLS

S 155 WAVE

51

51



Subject Tract

CBOA-2906

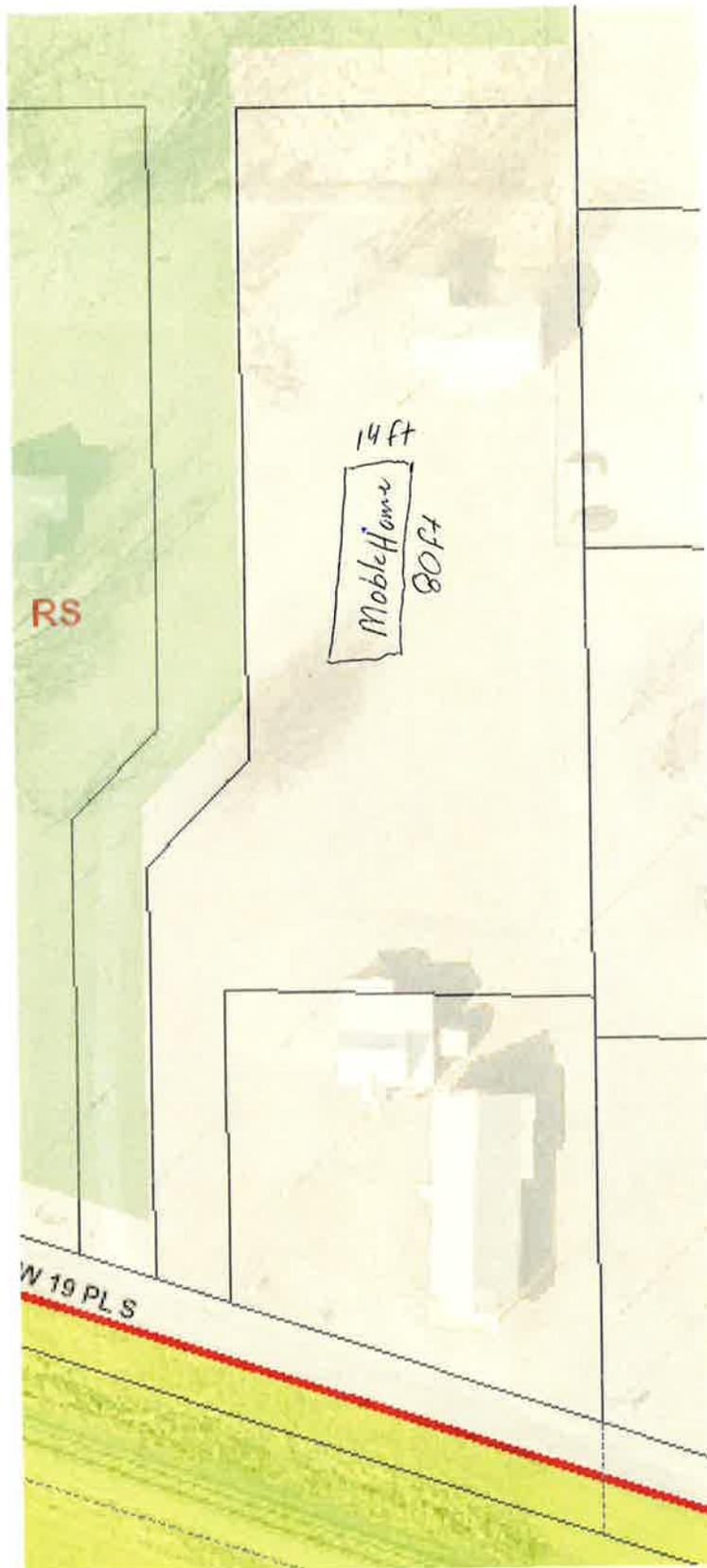
19-11 08

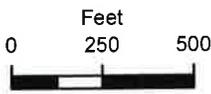
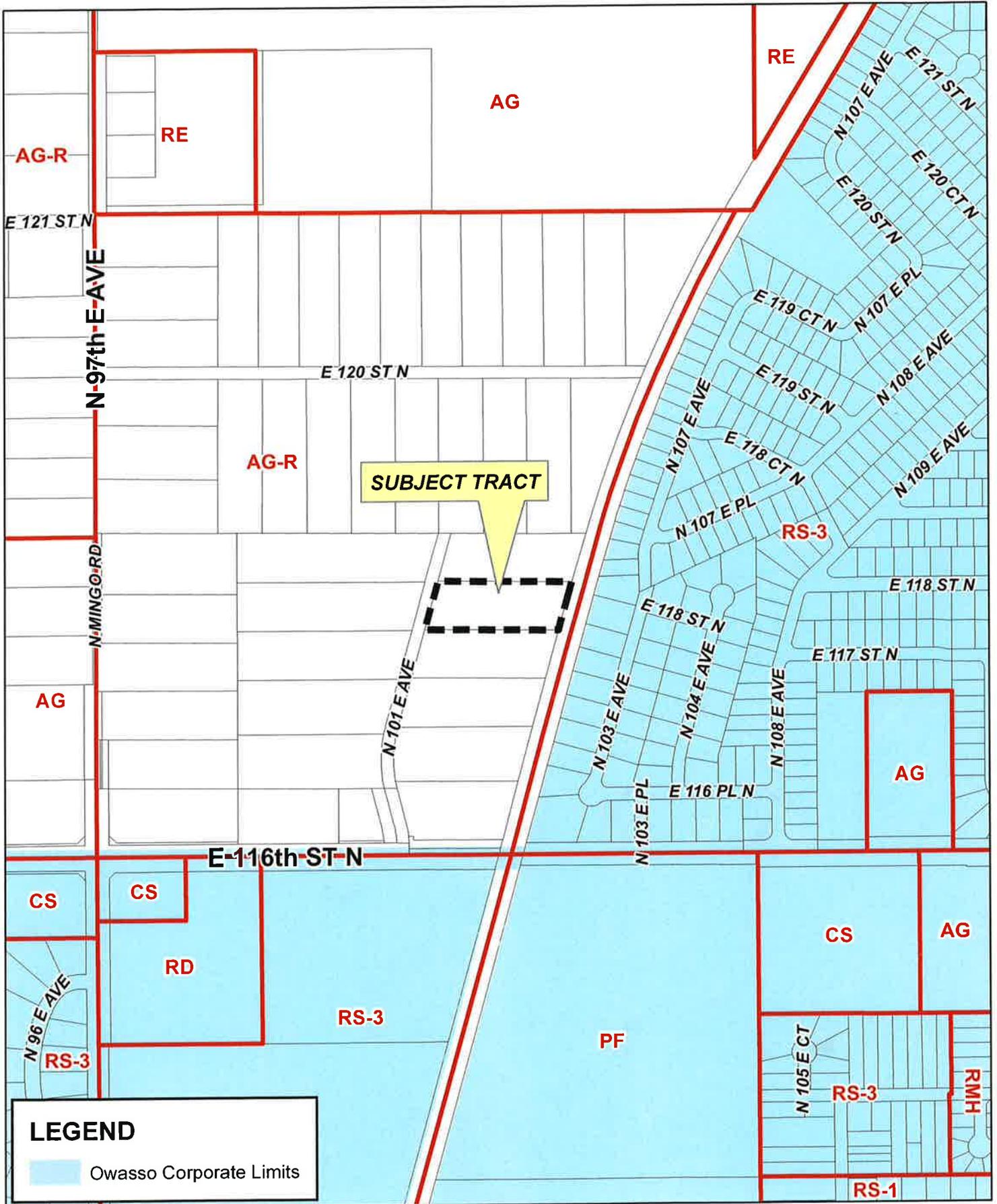
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

7.7







CBOA-2907

8.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1406

CASE NUMBER: CBOA-2907

CZM: 12

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: Michael Boosalis

ACTION REQUESTED: Special Exception to permit a Horticulture Nursery in an AG-R district (Section 310 Table 1); and a Variance from the all-weather parking surface requirement (Section 1340.D).

LOCATION: 11665 N 101 AV E

ZONED: AG-R

FENCELINE: Owasso

PRESENT USE: Residential

TRACT SIZE: 2.52 acres

LEGAL DESCRIPTION: TR BEG 1640.98E & NELY967.17 TO PT ON RR R/W TH W550 NE207.56 E550 SW207.56 POB SEC 6 21 14 2.525AC,

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts AG-R zoned property to the north, west and south. It abuts RS-3 zoning property within the city limits of Owasso to the east. All surrounding uses appear to be residential.

STAFF COMMENTS:

The applicant is before the Board requesting a Special Exception to permit a Horticulture Nursery in an AG-R district (Section 310 Table 1); and a Variance from the all-weather parking surface requirement (Section 1340.D).

A Special Exception is required as the proposed Agricultural Use (Use Unit 3) is a use which is not permitted by right in the AG-R district because of potential adverse effects, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted. The proposed use must be found to be compatible with the surrounding area.

The Code requires all parking surfaces be paved to maintain a minimum level of aesthetics, but more importantly to control air-borne particles like dust and to control the tracking of dirt and mud onto public streets. The applicant is requesting a Variance from the all-weather parking surface requirement (Section 1340.D).

The attached site plan shows existing metal building behind the single-family residence where the proposed horticulture nursery will operate if approved. It also illustrates a gravel driveway leading to the building.

The applicant has provided the following statement: *"I originally thought the land was zoned AG. Since learning it AG-R. I ask for a special exception. To my knowledge, the neighbors will not be affected and I'd love to be part of the community. Thank you."*

8.2

The parcel is located in the fenceline of Owasso and is included in their Comprehensive Plan as well as the Tulsa County Comprehensive Land Use Plan. The plan calls for a Transitional use designation which can be viewed on the attached Land Use Map. The definition for Transitional reads as follows:

The Transitional Land Use District represents a transition zone from single-family residential development to non-residential development. Typical uses found in the transitional use zone include attached housing (e.g., duplexes, apartments, townhouses) and office uses. This district would not be suitable for multiple story office buildings if adjacent to single-family neighborhoods. Office areas within this district would include planned office complexes and single use office facilities.

Transitional zones generally act as a buffer between higher intensity uses such as commercial and lower intensity uses such as single-family residential. Additionally, there is normally a connection to an arterial street from the Transitional District. Transitional Districts can also be integrated with planned unit developments as part of a larger neighborhood master plan.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the current and future use of the subject lot is compatible with the surrounding area.

Sample Motion:

“Move to _____ (approve/deny) Special Exception to permit a Horticulture Nursery in an AG-R district (Section 310 Table 1).

Approved per conceptual plan on page _____ of the agenda packet.

Subject to the following conditions (including time limitation, if any): _____.

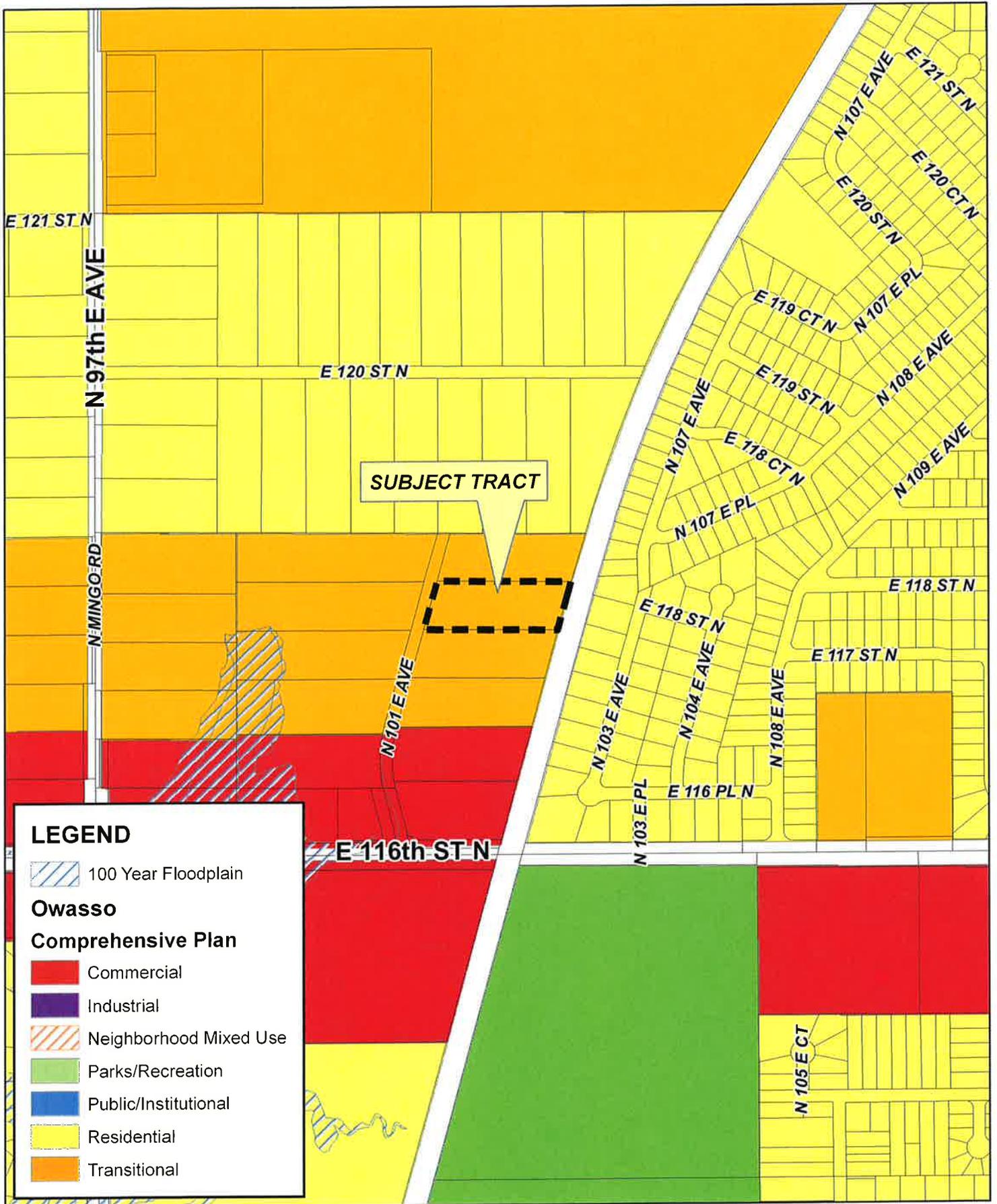
Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Move to _____ (approve/deny) a Variance from the all-weather parking surface requirement (Section 1340.D).

Approved per conceptual plan on page _____ of the agenda packet.

Subject to the following conditions (including time limitation, if any): _____.

Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



LEGEND

-  100 Year Floodplain
- Owasso**
- Comprehensive Plan**
-  Commercial
-  Industrial
-  Neighborhood Mixed Use
-  Parks/Recreation
-  Public/Institutional
-  Residential
-  Transitional

CBOA-2907



21-14 06



8.4



Subject Tract

CBOA-2907

21-14 06

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



8.6

change of occupancy (garage to grow)

for

LIKO CANNABIS COMPANY

11665 north 101st east avenue
collinsville, oklahoma

index of drawings

- architectural
- A000 title sheet
- A100 site plan
- A110 project data and floor plan

PROJECT DATA

ADDRESS: 11665 N 101ST E AVE

LEGAL DESCRIPTION: TR BEG 1640.98E & NELY967.17 TO PT ON RR ROW TH W550 NE207.56 E550 SW207.56 POB SEC 8 21 14, 2.525 A

PARCEL #: 91406-14-06-56320

CODE: IBC 2015
IFC 2018

BUILDING'S NEW USE AND FORMER USE: EXISTING BUILDING IS TO BE REVAMPED AND OCCUPANCY CHANGED TO CANNABIS GROW, F-1. FORMER USE OF THE BUILDING WAS RESIDENTIAL ACCESSORY, DETACHED GARAGE.

CONSTRUCTION TYPE: VB (SECTION 602.5 AND TABLE 601)

OCCUPANCY: FACTORY GROUP F-1, SECTION 306.2

AREA LIMITATIONS: MAXIMUM ALLOWABLE, TABLE 503:
F-1: MAXIMUM ALLOWABLE: 8,500 SQ. FT.
ACTUAL AREA: 480 SQ. FT.
BUILDING AREA COMPLIES

FIRE AREAS: BUILDING AREA IS SMALLER THAN 12,000 SF THUS ONLY ONE FIRE AREA REQUIRED.

FIRE BARRIER WALLS: SECTION 707, TABLE 707.3-10:
FIRE BARRIER WALL(S) IS NOT REQUIRED

OCCUPANCY AREAS: 480 SQ. FT.:
480 SQ FT/100 SQ FT/OCC= 5 OCCUPANTS

OCCUPANT LOAD: TABLE 1004.1.1:
WH: 5 OCC X 2'/OCC = 1" REQUIRED
164" PROVIDED, (3 EXITS @ 32" EACH, 1 EXIT AT 68"), COMPLIES

EXITS: ONE (1) EXIT REQUIRED AND 1 PROVIDED. TRAVEL DISTANCE IS LESS THAN 75', PER TABLE 1006.3.2(2) ONE EXIT IS COMPLIANT

FIRE WALL: NOT REQUIRED

EXTERIOR WALLS: SECTION 602.2: TABLE 602, IIB CONSTRUCTION REQUIRES NO RATING WHEN SEPARATION IS GREATER THAN 10 FEET.

PARAPETS: NO PARAPET IS REQUIRED PER 704.11 EXCEPTION 1.

STORIES W/O OPNGS: 903.2.11.1: BUILDING CONFORMS.

RESTROOM CALCULATIONS: TABLE 2902.1: F-1: 5 OCCUPANTS
WATER CLOSETS: 1/100 OCC, 1 WC PROVIDED, COMPLIES
LAVATORIES: 1/100OCC REQD, 1 PROVIDED, COMPLIES PER
PORTABLE (ADA COMPLIANT) TOILET
DRINKING FOUNTAINS: 1 REQUIRED (1 REQ'D/400 OCC;
NOT PROVIDED, BOTTLED WATER UNIT TO BE PROVIDED
SERVICE SINK: 1 REQD, 1 PROVIDED, COMPLIES.

HAZARDOUS MATERIAL: NO PLANT PROCESSING OR EXTRACTING PROCESSES UTILIZING FLAMMABLE GASES OR SOLVENTS WILL BE PERFORMED IN THIS BUILDING.



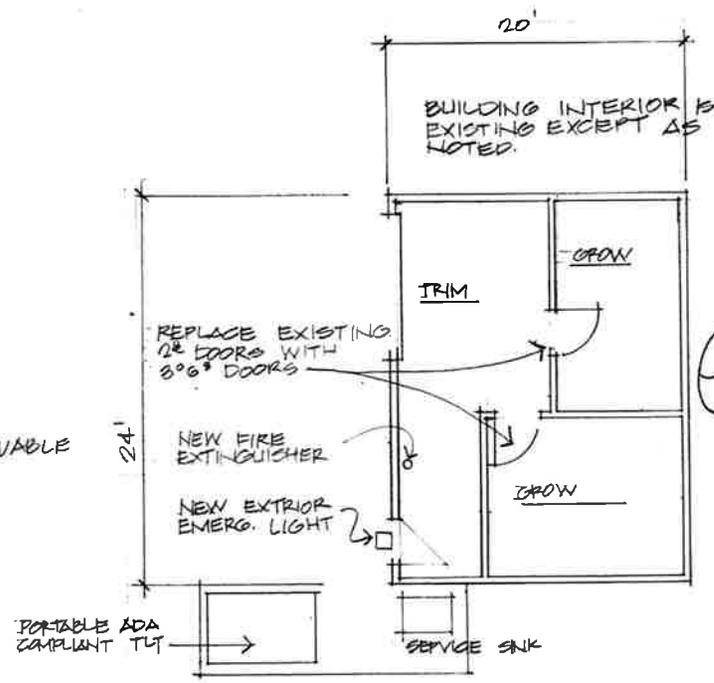
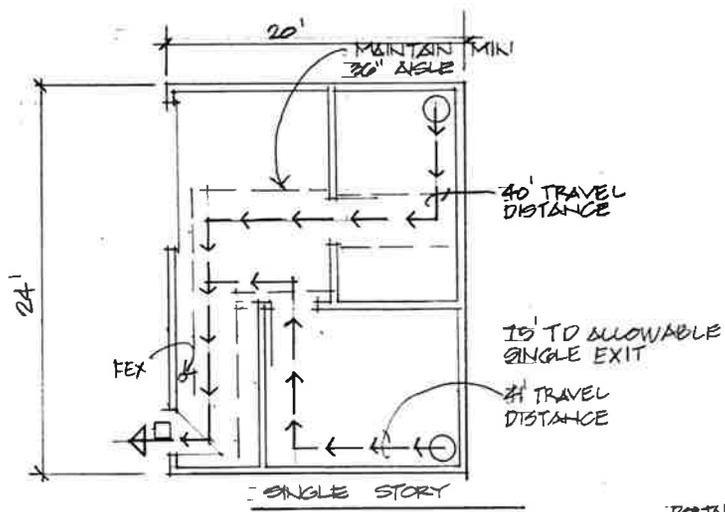
rob coday architect, llc
11665 north 101st east avenue
collinsville, oklahoma

change of occupancy
(residential accessory
building, garage, to grow)
for
LIKO CANNABIS
COMPANY

11665 north 101st east avenue
collinsville, oklahoma
28 June 2021

A000

8.7



28 JUNE 2021

rob codary architect, llc
 401. 555. 1234
 1100 N. 101st
 OKLAHOMA CITY, OK 73102
 www.robcodary.com

change of occupancy
 (residential accessory
 building, garage, to grow)
 for
**LIKO CANNABIS
 COMPANY**

1100 N. 101st
 OKLAHOMA CITY, OK 73102
 28 June 2021

A110

1 LIFE SAFETY PLAN
 1/8" = 1'-0"



2 FLOOR PLAN
 1/8" = 1'-0"

8.8

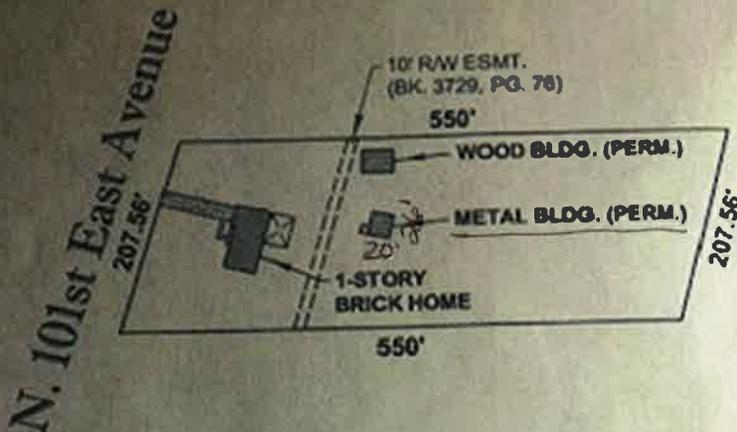


Looking east from N. 101st E. Ave. towards home on subject property



Looking east from N. 101st E. Ave. towards accessory buildings on subject property

REGISTERED LAND SURVEYOR'S
MORTGAGE INSPECTION REPORT



SPECIAL EXCEPTIONS:
PROVIDED ON SHEET 2.

LEGAL DESCRIPTION:
PROVIDED ON SHEET 2.

PHYSICAL ADDRESS: 1185 N. 101ST EAST AVENUE, COLLINGSVILLE, OK 74021

SURVEYOR'S STATEMENT:

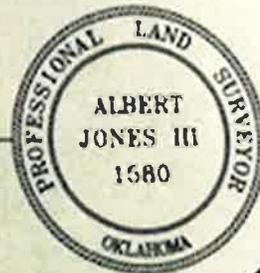
I, ALBERT JONES III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA HEREBY STATE THAT IN MY PROFESSIONAL OPINION THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCRUMPTIONS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO ME; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGE AND IS NOT A LAND OR BOUNDARY LINE SURVEY, THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION, AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE OWNER OR OCCUPANT.

FILE # 10116634
BUYER: ALANA M. ALDANA
CLIENT: APEX TITLE & CLOSING SERVICES, LLC

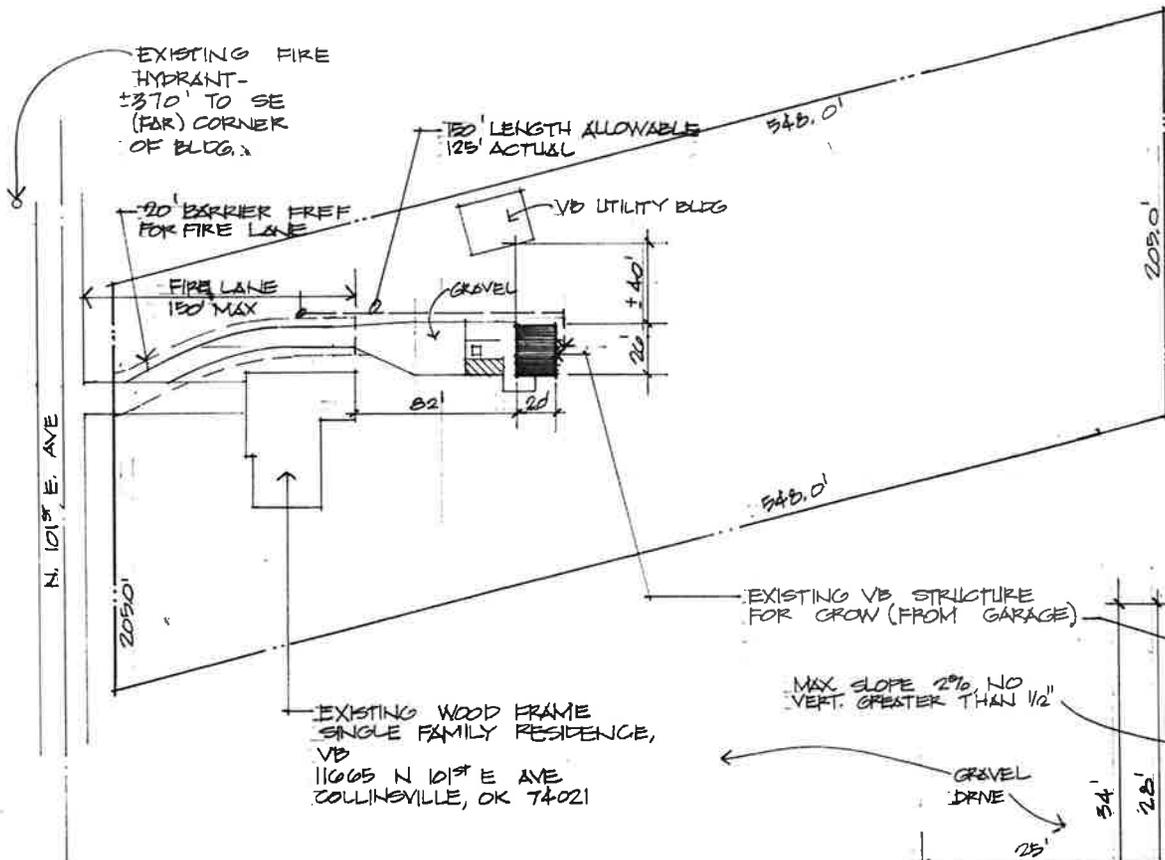


ALBERT JONES III
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

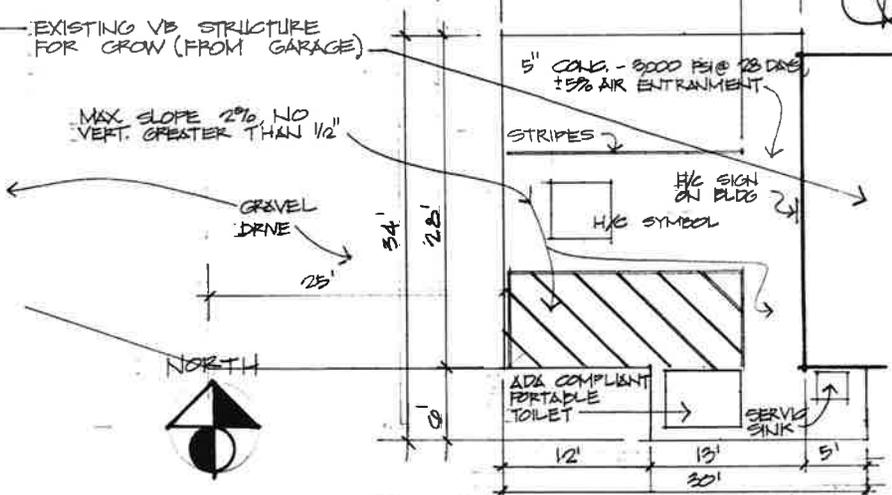
11.5.18



SHEET 1



1 SITE PLAN
1" = 60'



2 PARTIAL SITE PLAN
1" = 10'

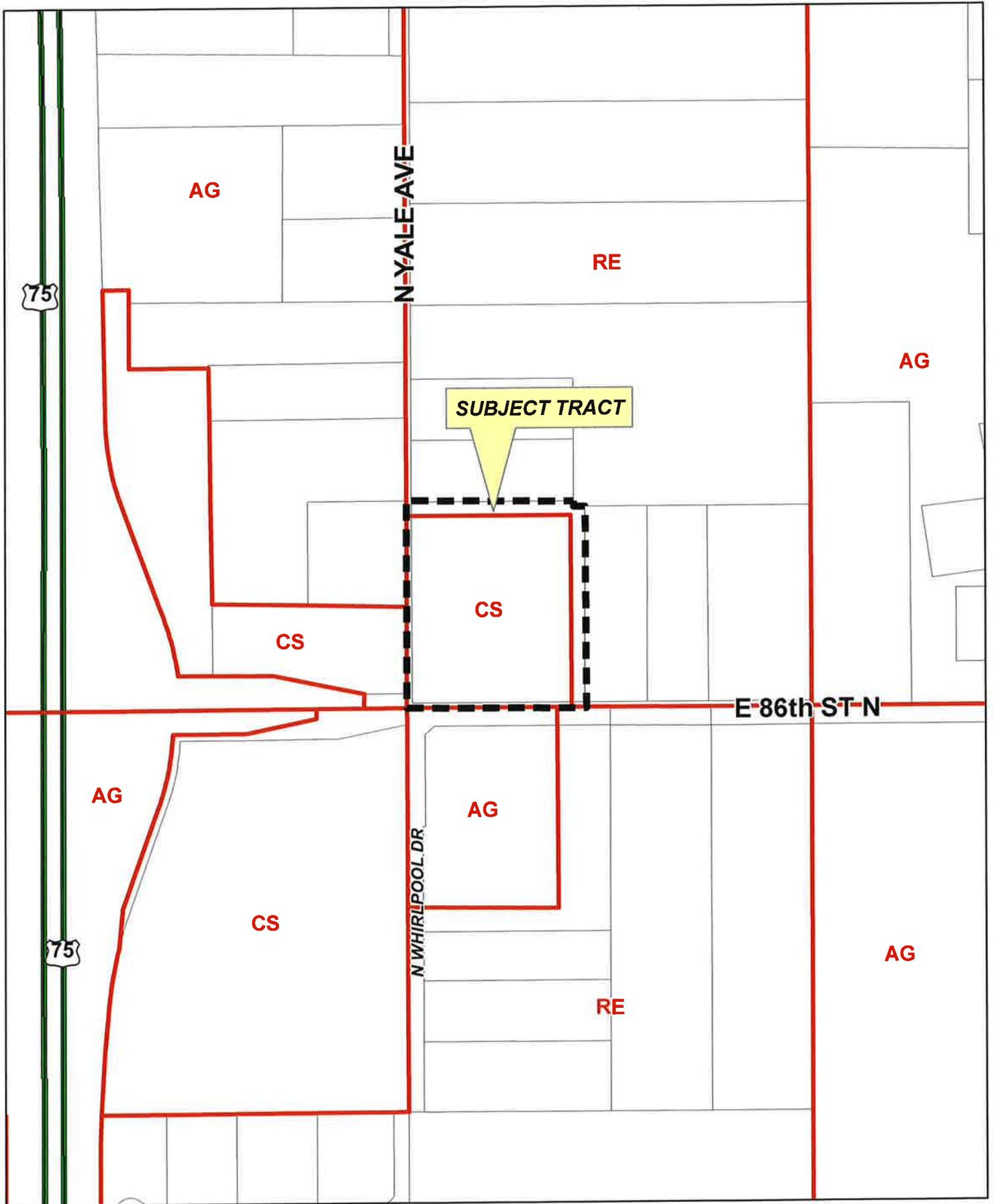


rob coday architect, llc
200 W. 12th St
Tulsa, OK 74107
918.482.0000
www.robcodayarchitect.com

change of occupancy
(residential accessory
building, garage, to grow)
for
LIKO CANNABIS COMPANY
1700 north 16th and avenue
collinsville, oklahoma
28 Jun 2021

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CBOA-2908

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TULSA COUNTY BOARD OF ADJUSTMENT CASE REPORT

TRS: 1322

CZM: 17

CASE NUMBER: **CBOA-2908**

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: C. Robert Reed

ACTION REQUESTED: Special Exception to allow Use Unit 16 for a Mini Storage in a CS/RS District (Section 710 and Section 1216).

LOCATION: 8711 N YALE AV

ZONED: CS

AREA: North Tulsa County

PRESENT USE: Vacant

TRACT SIZE: 8.7 acres

LEGAL DESCRIPTION: BEG SWC SW TH N678 E545 S17.99 E45.20 S660.01 W590.56 POB LESS S16.5 FOR RD & LESS W16.5 N661.5 S678 SW FOR RD SEC 22 21 13 8.696ACS,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

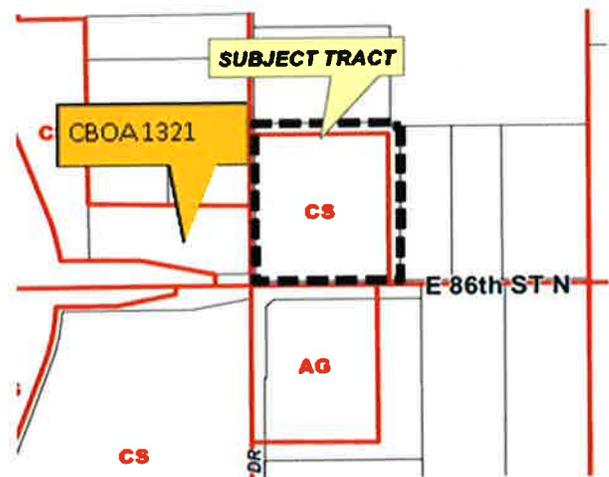
CBOA-2536 May 2015: The Board approved a *Special Exception* to allow a mini-storage (Use Unit 16) in a CS District, on property located on the northeast corner of East 86th Street North and North Yale Avenue.

CZ-434 August 2014: All concurred in approval of a request for rezoning a 7.79± acre tract of land from RE to CS on property located on the northeast corner of East 86th Street North and North Yale Avenue.

Surrounding Property:

CBOA-1321 January 1976: The Board approved a *Special Exception* to permit mini-storage in the CS district at the NW/c of 86th St. N. & N. Yale Ave.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RE zoning the north and east. It abuts AG zoning to the south and a combination of CS and AG zoning to the west. Surrounding uses appear to be residential with a church use to the south. The approved mini-storage (CBOA-1321) on the northwest corner of E. 86th St. N. & N. Yale Ave. has either been removed or it was never constructed.



9.2

STAFF COMMENTS:

The applicant is before the Board requesting a Special Exception to allow Use Unit 16 for a Mini Storage in a CS/RS District (Section 710 and Section 1216).

The applicant provided the following statement: *"To allow the self-storage facility by right would mean rezoning to CG. The exterior finish will match the appearance and brand of existing Reed Bros Storage on HWY 20 & Sheridan. Combining clean, modern steel with "Green Walls" in lieu of wood fencing & rock accents. Wood & rock can date the project, create a lifetime of upkeep and make the brand of the facility unrecognizable. Steel continues to look great over time. Green Walls cover the majority of the exterior walls to provide an eco-friendly, aesthetically pleasing appearance. ** Green Wall = 20' wide x 9' tall framework covered in Crossvine, a flowering, evergreen plant."*

A Special Exception is required as a mini-storage facility, Use Unit 16, is not a use permitted in the CS district by right due to potential adverse effects.

Use Unit 16, Mini-Storage, is described as: A structure(s) which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. These facilities are designated to accommodate access only from regular size passenger vehicles and two-axle trucks (Section 1216.1). The following Use Conditions apply:

1216.3 Use Conditions

- A. The uses included in Use Unit 16, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District. *It is not clear in the site plan if fencing will be provided.*
- B. Within the CS district, there shall be no open-air storage of any kind that is visible at ground level from an R district, O district, or from a public street.
- C. The development site should have frontage on and access to an arterial street. *According to the Major Street and Highway Plan, E. 86th Street North is considered a Primary Arterial and North Yale Avenue is considered a Secondary Arterial.*

The property is located within the fenceline of Owasso, but it is not in Owasso's corporate limits. Both, The Owasso Comprehensive Plan and Tulsa County Comprehensive Land Use Plan, identify the future land use as Rural Commercial. See the attached Land Use Plan map. Rural Commercial is defined as follows:

The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.

Access is a key factor in the location of Commercial Districts. A site with poor access or that is difficult to get to is prone to fail; whereas a site with good and safe access will stand a

better chance of survival. In general, the development of long commercial strips around the perimeters of square miles should be avoided as can present problems with access control. In all cases of commercial development, access management should be carefully controlled with design treatments such as mutual or shared access drives and cross connections easements or agreements.

A mini-storage had been approved on this site (CBOA-2536 May 2015) previously, but it lapsed after 3 years because it was not acted upon. Section 1680.4 states that a Special Exception which has not been utilized within three years from date of the order granting same shall thereafter be void, provided that the Board has not extended to time for utilization.

Sample Motion:

“Move to _____ (approve/deny) a Special Exception to allow Use Unit 16 for a Mini Storage in a CS/RS District (Section 710 and Section 1216).

Approved per conceptual plan on page _____ of the agenda packet.

Subject to the following conditions (if any): _____.

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.”

the State permitted operating window. This approval has a five year time limit until June 2020; for the following property:

E479.2 W849.7 LYING S OF MVRR LESS BEG 370.50E & 353.81N SWC SW TH N APR 128.67 SE APR 168.76 SW APR 119.19 POB & LESS S24.75 THEREOF FOR ST SEC 19 17 14 2.204ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

NEW APPLICATIONS

FILE COPY

2536—Joseph Watt

Action Requested:

Special Exception to allow a mini-storage (Use Unit 16) in a CS District (Section 710). **LOCATION:** NE/c of East 86th Street North and North Yale Avenue, Owasso

Presentation:

Joseph Watt, 9936 East 55th Place, Tulsa, OK; stated the beginnings of this property was when the nine acres was separated out years ago. There was a perimeter of 90 feet on the north and 120 feet on the east zoned RE and the rest of the land was zoned agriculture. Mr. Watt stated that he has not been able to find the records for the separation so he does not know how it came about. The CS zoning is more restrictive for commercial development but yet part of this is to allow storage units and a commercial building. Prior to today he had to do all the storm water details and determinations so the proposed usage would not be displacing water on anyone else. Matter of fact, he will be taking water away from portions of the property that is now draining to the northeast and it will be pulled back to the south and the west holding it in the detention facility for the subject property, and it is proposed to regrade the site so there will be no water whatsoever displaced onto the neighbors to the north or to the east.

Interested Parties:

Calvin Swindle, 5206 South Harvard, Unit 319, Tulsa, OK; stated he has concerns about the drainage.

Mr. Charney stated that in order to have a building constructed on the subject site there will be platting and an engineering effort made to control the stormwater in a manner that is consistent with all the stormwater regulations. The Board of Adjustment does not focus upon that, but focus on the land use is appropriate. The stormwater drainage, the stormwater retainage and the stormwater detention and the release will all be addressed at the platting stage and it will be reviewed very carefully, then it will be stamped by an Engineer that the applicant is not releasing stormwater at a faster rate in the post development stage than is being release currently.

05/19/2015/#420 (13)

9.5

CBOA - 2536

FILE COPY

Ms. Miller stated that this case has been before the Tulsa Metropolitan Planning Commission and the County Commission, and the applicant did commit to platting the property. Ms. Miller asked Mr. Watt what his timeline was for platting the property. Mr. Watt stated that as soon as he receives approval for his Variance he will be submitting the plan as soon as possible.

Rebuttal:

Joseph Watt came forward for questions from the Board.

Mr. Charney stated that in order to approve a Special Exception the Board needs to make certain findings that what is being proposed is not going to be injurious or detrimental to the neighborhood. This is an increasingly important and critical corridor. To the west is Sperry and to the east is Owasso and that makes it an important corridor for each community with lots of public spending on the roadways to improve the corridor. Mr. Charney asked the applicant if any thought had been given to those structures, as to whether they have something attractive about them because there are things that might normally be relevant so the Board could determine whether it would potentially be detrimental to this developing corridor. Mr. Watt stated that what he has done is looked at the perimeter fencing in a way that will not detract from the community, he does not want chainlink or wooden fencing. The thinking is masonry columns with capstones with the interworking wrought iron between the columns to achieve the London street look. There is a perimeter landscaping plan with varying canopy heights of trees so people could partially see through but not see the entire facility. Mr. Watt stated that on the south side of the facility, which faces 86th Street North, the same thing is planned but the fencing will be different because in the future where the commercial building area is planned there is a planned veneer on the building that will be cohesive with the surrounding homes. The two drives, possibly three, were placed so as to keep the cueing traffic down on the intersections. There will be two drives from Yale and one from 86th Street North, but these are early concepts and have since looked at a possible third point from Yale.

Mr. Charney asked Mr. Watt to describe the veneer of the proposed building. Mr. Watt stated that stucco or stone is being discussed because he wants a very nice and longer lasting veneer for the building.

Comments and Questions:

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Crall, Dillard, Hutchinson, Walker "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request for a Special Exception to allow a mini-storage (Use Unit 16) in a CS District (Section 710). The perimeter fencing is to be ornamental in nature with masonry columns. There is to be landscaping. The buildings that face 86th Street North have a masonry veneer or be stucco; for the following property:

FILE COPY

CBOA - 2536

BEG SWC SW TH N678 E545 S17.99 E45.20 S660.01 W590.56 POB LESS S16.5 FOR RD & LESS W16.5 N661.5 S678 SW FOR RD SEC 22 21 13 8.696ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

2537 – Big Blast – Sherry Barbour

Action Requested:

Special Exception to allow a fireworks stand (Use Unit 2) in an AG District (Section 310, Table 1); Variance of the all weather parking surface requirement (Section 1340.D). **LOCATION:** 7409 East 146th Street North, Collinsville

Mr. Hutchinson recused himself at 3:02 P.M.

Presentation:

Harry Barbour, 18622 South 62nd East Avenue, Bixby, OK; stated he is before the Board representing his wife, the applicant, because she could not be here today. There will be a tent placed on the property with a semi-trailer and RV for the sales. There will be a gravel parking lot installed and there will be a 24 foot culvert. The gravel is a necessity because without it there would be no access to the land due to mud. He works with nonprofit groups and this is one way funds are raised. After the three week selling period the property will look just as it does currently.

Mr. Dillard stated that the application has asked for the December 20th through January 2nd selling time, as well as a Variance to the all-weather surface. Mr. Dillard asked Mr. Barbour if he is saying he does not want those requests. Mr. Barbour stated that basically the business is the Fourth of July season, and he was not aware that his wife had requested the New Year season.

Interested Parties:

Ronald Folsom, 7503 East 146th Street North, Tulsa, OK; stated the property and all the lots are designated as agricultural and residential, and he would request that it remain the same. Mr. Folsom stated he lives on a 2 ½ acre tract that is immediately east of the subject property. The traffic on Highway 20 has been getting worse for the past 40 years. He was one of the first people to build a house on the land in the area when it was just a field. The aerial map that is in the Board's agenda packet does not show the rise in the road at the subject tract. Any of these lots, all the way to 77th East Avenue, coming from their lot onto Highway 20 cannot see the traffic coming over the hill. The posted speed limit is 55 miles per hour on Highway and most people don't drive 55 miles per hour. There have been a lot of accidents on Highway 20 because there is no shoulder and the person pulling onto Highway 20 from their driveway cannot see the oncoming traffic because of the rise in the roadway. A school bus and a horse trailer have slipped into the culvert. The shoulder of the road in the subject area is very

05/19/2015/#420 (15)

9.7

Action Requested:

Special Exception to permit a mini-storage in a CS zoned district - **SECTION 710. PRINCIPAL USES IN THE COMMERCIAL DISTRICTS** - Use Unit 17, located northwest corner 86th Street North and North Yale Avenue.

Presentation:

The applicant, **Kathryn Tumleson**, Route 1, Box 512, Sperry, Oklahoma, submitted a plot plan (Exhibit B-1, and requested permission to construct a mini-storage facility on the subject tract. She informed that the first phase is proposed at this time, and future expansion could take place if the business is successful.

Comments and Questions:

In reply to Mr. Tyndall, the applicant stated that the buildings will be of metal construction.

In reply to Mr. Gardner, the applicant informed that a field is directly north, with a house farther north, and a chain link fence with slats is proposed for that property line.

Protestants:

Gene Palmer stated that he lives to the west of the subject tract and is opposed to the mini-storage, because the use will generate a lot of traffic in the neighborhood.

Mr. Alberty advised that CS zoning has been approved for the property, and a retail business would be permitted by right.

Mr. Palmer stated that he was not aware of the pending zoning change.

Mr. Alberty advised that platting will be required if the application is approved.

Board Action:

On **MOTION** of **ALBERTY** the Board voted 3-0-0 (Alberty, Eller, Tyndall, "aye"; no "nays"; no "abstentions"; Looney, Walker, "absent") to **APPROVE** a **Special Exception** to permit a mini-storage in a CS zoned district - **SECTION 710. PRINCIPAL USES IN THE COMMERCIAL DISTRICTS** - Use Unit 17; per plan submitted; subject to platting and a building permit; and subject to the installation of a 6' screening fence; finding the use to be compatible with the area, and in harmony with the spirit and intent of the Code; on the following described property:

A tract of land beginning at the southeast corner of Section 21, T-21-N, R-13-E thence South 88°37'41" West along the section line a distance of 333.56' to a point thence North 1°22'19" West a distance of 33' to a point; thence North 79°52'00" West a distance of 285.70' to a point; thence South 88°37'41" West a distance of 23.84' to

Case No. 1321 (continued)

point; thence North 2°00'33" West a distance of 259.10' to a point; thence due East a distance of 640.87' to a point on the East line of said Section 21; thence South 1°17'45" East a distance of 333.73' to the point of beginning, less and except approximately 1/2 acre highway right-of-way heretofore conveyed, and located on the northwest corner of E. 86th Street and North Yale Avenue, Tulsa, Oklahoma.

Case No. 1322

Action Requested:

Use Variance to permit auto storage in an AG zoned district - **SECTION 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS** - Use Unit 27, located 1004 East 76th Street North.

Presentation:

The applicant, **Robert Utley**, 1004 East 76th Street North, Sperry, Oklahoma, requested that a four-acre portion of his property be used for automobile storage. He explained that the area is surrounded by trees and is barely visible from the street.

Pam Utley, 1004 East 76th Street North, Sperry, Oklahoma, stated that their home is on the property and they do not have a salvage operation on their land, nor do they want one near their home.

Comments and Questions:

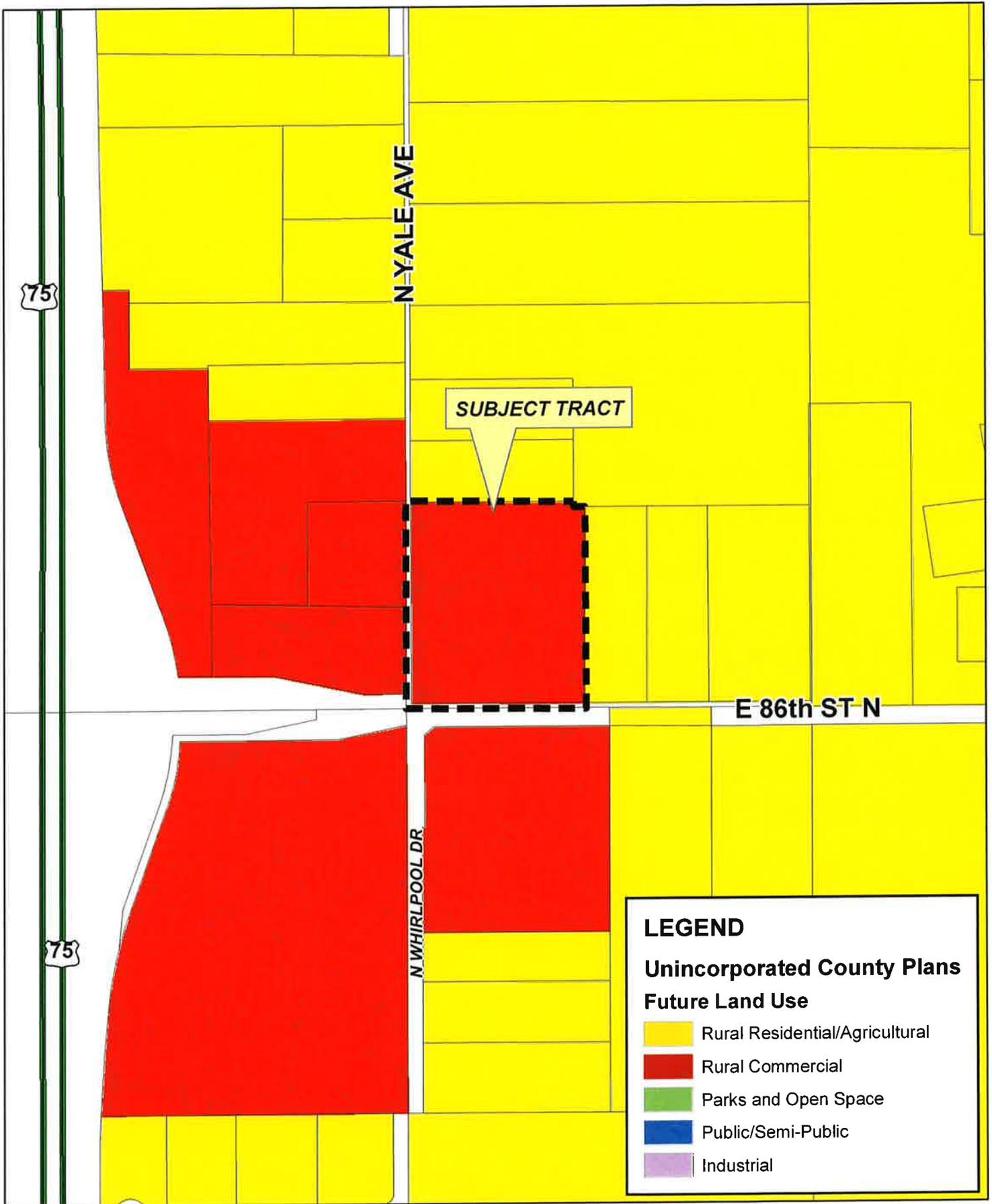
Mr. Tyndall asked if parts are removed from the vehicles, and the applicant replied that the entire car is removed if a part is needed.

Mr. Tyndall inquired as to the maximum number of stored vehicles, and Mr. Utley stated that approximately 100 cars will be stored at this location. He informed that there are 40 to 50 on the lot at this time.

In reply to Mr. Tyndall, Mr. Utley informed that the vehicles have been on the property since the time of purchase, which was approximately seven months ago. He added that the cars are lined up in an orderly fashion and there are no salvage parts on the property. Mr. Utley stated that he owns a salvage operation at another location. Photographs (Exhibit C-1) were submitted.

Protestants:

Glenna Long, 7128 North Peoria, noted that the neighborhood is saturated with salvage businesses, and asked that the Board deny the request for another salvage operation in this area. She pointed out that the street is narrow and cannot accommodate the heavy traffic generated by Mr. Utley's business. Ms. Long noted that the land west of the railroad track is not proposed for this type of use.



LEGEND

**Unincorporated County Plans
Future Land Use**

- Rural Residential/Agricultural
- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial



CBOA-2908

21-13 22



9.10



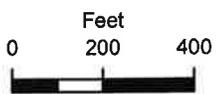
75

N YALE AVE

E 86th ST N

75

N WHIRLPOOL DR



Subject Tract

CBOA-2908

21-13 22

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



9.11



N YALE AVE

N WHIRLPOOL DR

E 86th ST N



Subject Tract

CBOA-2908

21-13 22

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



9.12



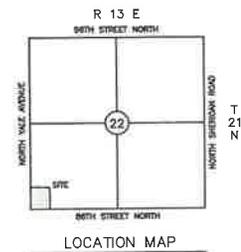
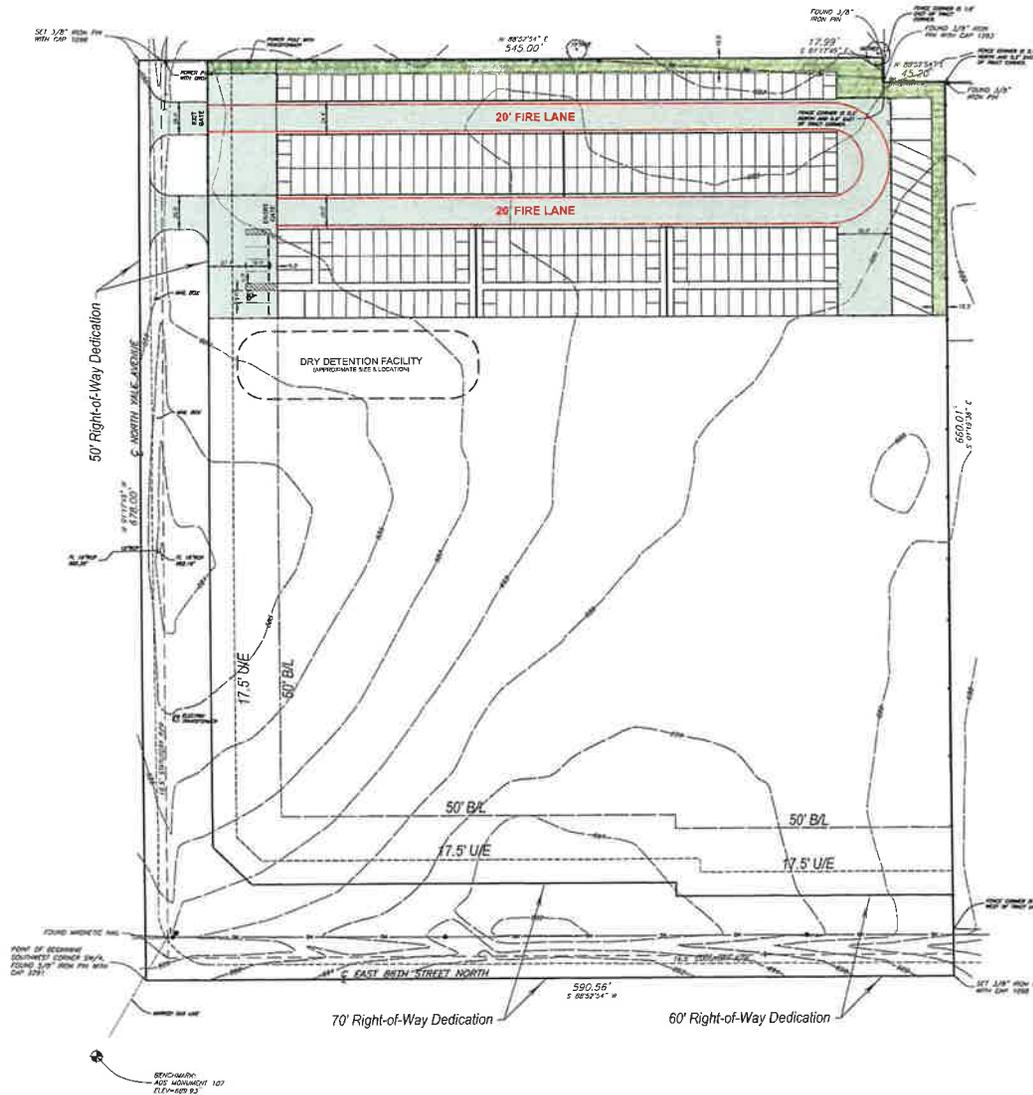
Looking southeast from N. Yale Ave. just north of intersection at E. 86th St. N. - subject property is on the left.



Looking north from N. Yale Ave. at intersection of E. 86th St. N. - subject property is on the northeast corner of the intersection.

Reed Bros Storage Facility

CS Zoning



Tulsa, OK

July 14, 2021

Conceptual Site Plan



ENGINEERED BY DESIGN

Engineered by Design, PLLC
P.O. Box 15567, Del City, OK 73155
Ph: 405-734-0949



DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 796-8555

9.14



Tulsa, OK

Example of Design Intent

July 14, 2021

9.15



Tulsa, OK

Proposed Fence Design

July 14, 2021

9.16

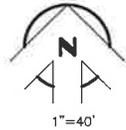
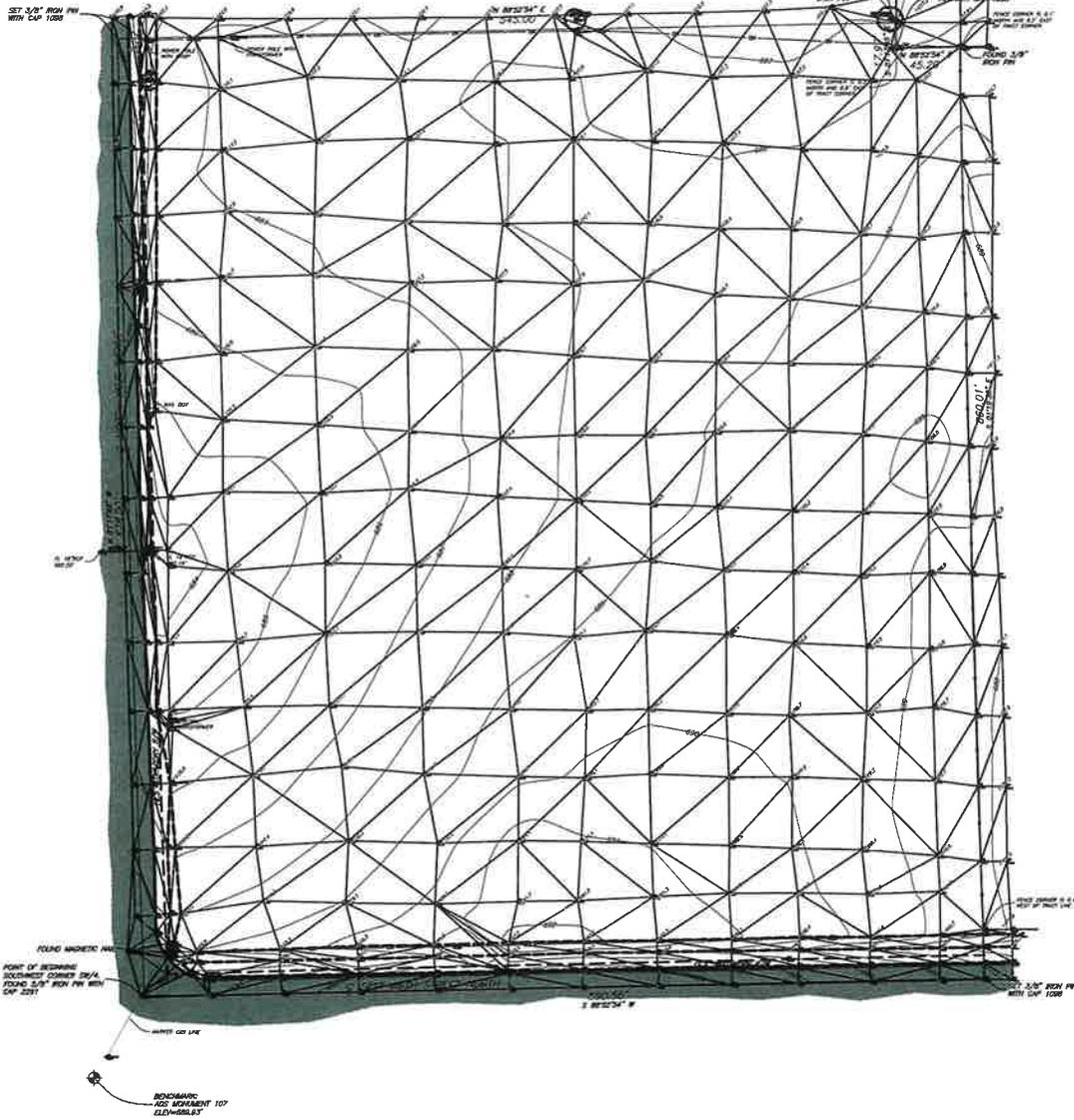


Tulsa, OK

Storage Unit

July 14, 2021

216



GENERAL NOTES

INVOICE NO. SK 14-74001
 THE ELEVATIONS SHOWN HEREIN ARE BASED ON NAAD 1988 DATUM.
 THE BEARINGS SHOWN HEREIN ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.
 THE PROPERTY DESCRIBED HEREIN CONTAINS 0 MARKED PARKING SPACES.
 THE PROPERTY DESCRIBED HEREIN CONTAINS 8.17 ACRES, MORE OR LESS.
 THIS PROPERTY LIES IN ZONE "X-HIGHWAY" FLOOD HAZARD AREA PER FURAL COMMUNITY PANEL NO. A00210 010A, AS LAST REVISED OCTOBER 14, 2012.
 ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES AND PERSONALS ARE LOCATED AND SHOWN HEREIN. NOT ALL UNDERGROUND UTILITY LINES WERE PLACED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.
 THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE DATE SHOWN HEREIN.
 THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 NO CURRENT TITLE OPINION OR COMPANION FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY. THEREFORE, NO CERTIFICATION IS MADE THAT ALL DEPENDENCIES AND DEFICIENCIES OF OTHER ENCUMBRANCES ARE SHOWN HEREIN.

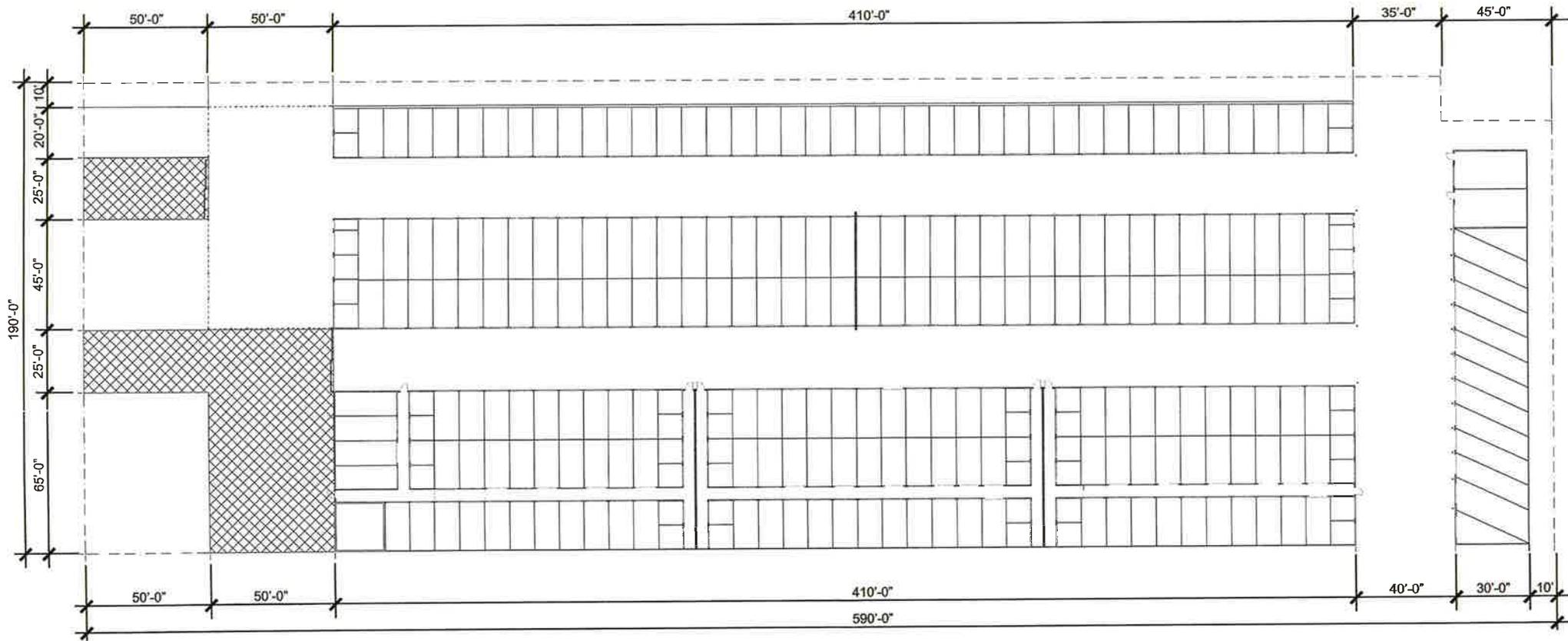
LEGEND

- SEWER MANHOLE
- SANITARY SEWER LINE
- REINFORCED CONCRETE PIPE
- CHORD BEARING
- WATER METER
- WATER VALVE
- ▲ GAS METER
- TELEPHONE PIEDESTAL
- POWER POLE
- LIGHT POLE
- IRRIGATION CONTROL BOX
- ELECTRIC SERVICE
- GAS SERVICE
- TELEPHONE SERVICE
- FIRE HYDRANT
- OVERHEAD UTILITIES
- FENCE LINE
- GUARD POST
- CONCRETE
- ASPHALT

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW4) OF SECTION TWENTY TWO (22), TOWNSHIP TWENTY ONE (21) NORTH RANGE THIRTIETH (30) EAST OF THE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE INGRAM BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE SW4 OF SAID SECTION 22, THENCE DUE NORTH AND ALONG THE WEST LINE OF THE SW4 OF SAID SECTION A DISTANCE OF 676.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 49' 21" EAST A DISTANCE OF 545.00 FEET TO A POINT; THENCE DUE SOUTH A DISTANCE OF 17.89 FEET TO A POINT; THENCE SOUTH 89 DEGREES 49' 21" EAST A DISTANCE OF 45.50 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01' 51" EAST A DISTANCE OF 660.01 FEET TO A POINT ON THE SOUTH LINE OF THE SW4 OF SAID SECTION; THENCE NORTH 89 DEGREES 49' 21" WEST AND ALONG THE SOUTH LINE OF THE SW4 A DISTANCE OF 690.56 FEET TO THE POINT OF BEGINNING.

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Tulsa, OK

July 14, 2021

Proposed Site Plan

SGA Design Group, P.C. 

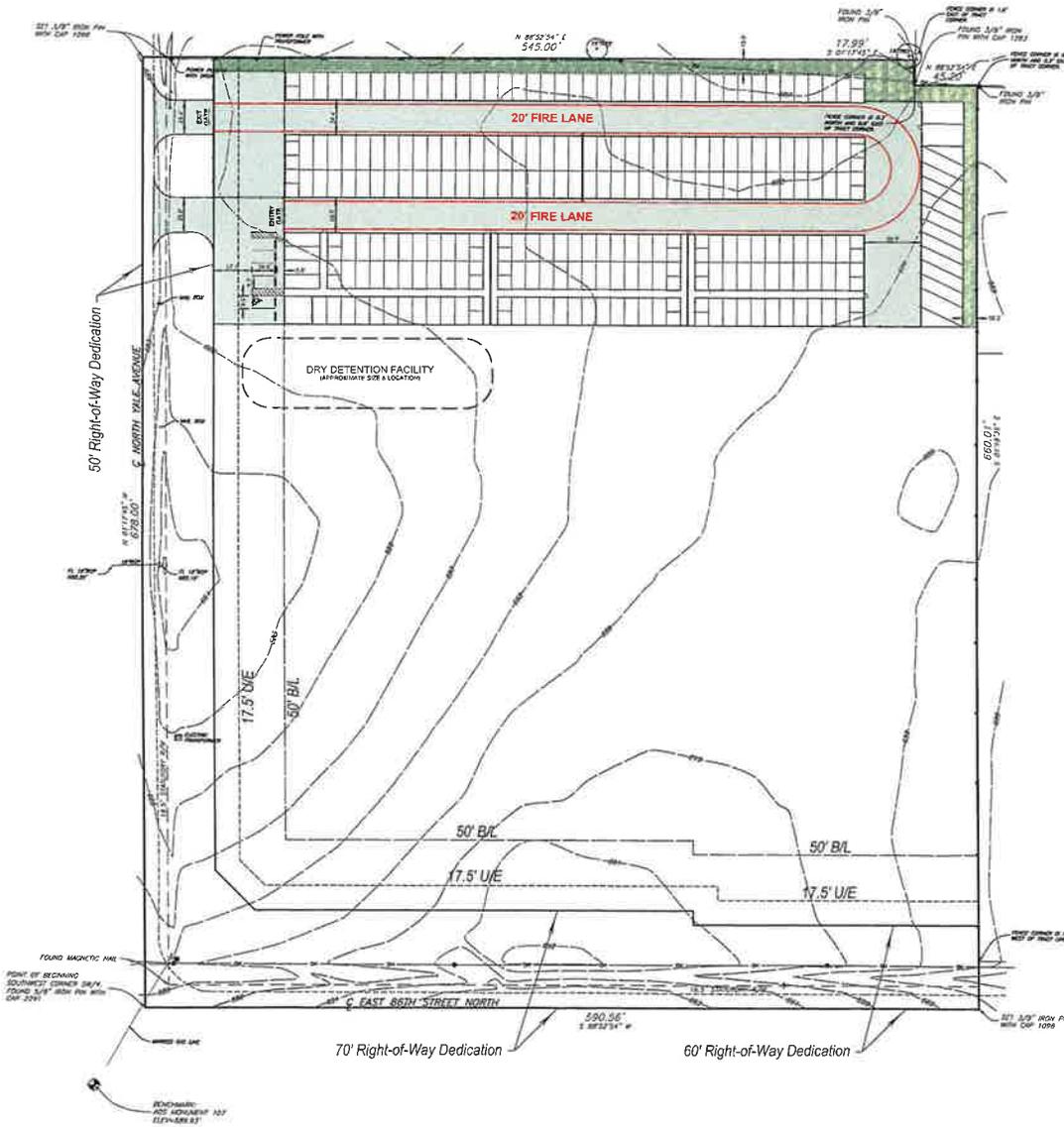
Mitchel Ray Garrett - Architect
 1437 South Boulder, Suite 550
 Tulsa, Oklahoma 74119.3609
 p: 918.587.8600
 f: 918.587.8601
 www.sgadesigngroup.com

9.19

CONCEPTUAL SITE PLAN

Reed Bros Storage Facility

CS Zoning



ENGINEERED BY DESIGN
 ENGINEERING
 CONSULTING
 ARCHITECTURE
 INTERIOR DESIGN

Select design
 DEVELOPMENT AND SITE
 PROJECT MANAGEMENT
 SURVEYING & DESIGN

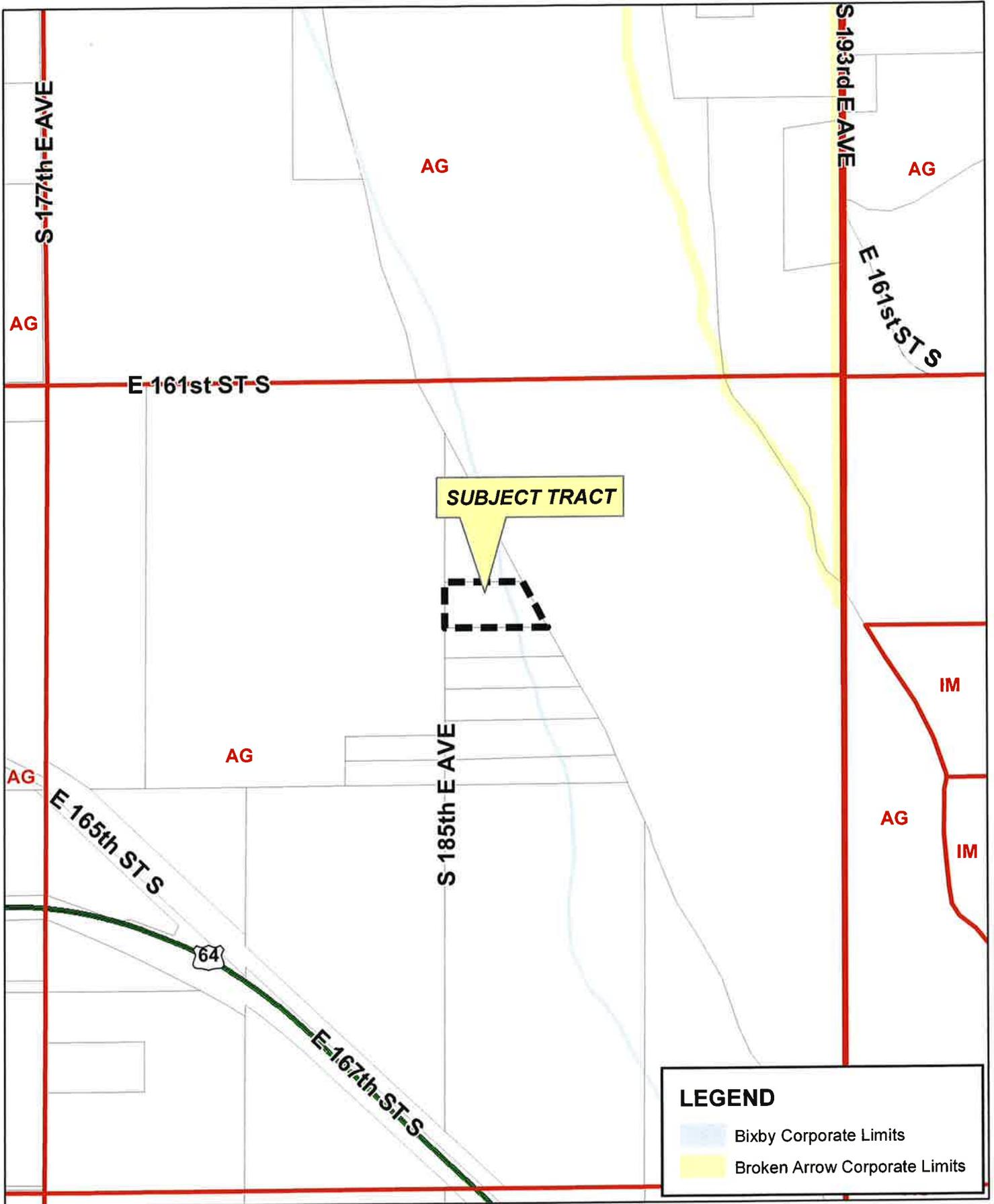
700 West Main
 Suite 1000
 P.O. Box 1000
 Eau Claire, WI 54601
 Phone: (715) 835-1234

Date Prepared: July 14, 2017

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CBOA-2909

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17-14 25



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 7425

CASE NUMBER: **CBOA-2909**

CZM: 69

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: JR Donelson

ACTION REQUESTED: Variance of the minimum land area per dwelling unit requirement from 2.1 acres and minimum lot area requirement from 2 acres in the AG district (Tracts A and B); and a Variance from the minimum lot width requirement from 150' to 147' (Tracts A and B) in an AG district to permit a lot split (Sec. 330, Table 3).

LOCATION: 16333 S 185 AV E

ZONED: AG

FENCELINE: Bixby

PRESENT USE: AG

TRACT SIZE: 4.01 acres

LEGAL DESCRIPTION: N294 GOV 4 SEC 25 17 14 4.015AC,

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoning, and it borders the Arkansas River to the east. Surrounding uses appear to be agricultural with some residential.

STAFF COMMENTS:

The applicant is before the Board to request Variance of the minimum land area per dwelling unit requirement from 2.1 acres and minimum lot area requirement from 2 acres in the AG district (Tracts A and B); and a Variance from the minimum lot width requirement from 150' to 147' (Tracts A and B) in an AG district to permit a lot split (Sec. 330, Table 3).

The AG district (Section 330, Table 3) requires a minimum lot area of 2 acres and a minimum land area per dwelling unit of 2.1 acres. The Code also requires a minimum lot width of 150' in an AG district.

The applicant provided the following statement:

"The hardship is the width of the property after a lot split would be 147 feet, less than the County Agriculture zoned property width of 150 feet; and a parcel being created less than 2.0 acres.

This property is located in the southeast portion of Tulsa County and is used for agriculture purposes. The desire is to obtain a lot split on the property and sell the north half of the property with the existing barn to a sod company. The sod company wishes to use the property to park its equipment in the barn. The width of the property for both parcels would be 147 feet, if the lot split is approved. The minimum width for the 'AG' zoning is 150 feet. The Arkansas River abuts this tract of land to the east. The east boundary of the

10.2

Government Lot 4 is a Meander line. Splitting the property into two parcels would create a north parcel being 1.91 acres and a south parcel being 2.105, with the recorded Meander Line. The 1.91-acre north parcel would be less than the 2.0 acres required in Tulsa County for 'AG' zoned property.

The Arkansas River Meander line to the east can and does change. Therefore, the total property at times could exceed the 4.015 acres as listed by the Tulsa County Assessor, making the north parcel equal to or greater than 2.0 acres."

As shown on the submitted survey and figures describing the lot sizes after the required dedication of right-of-way, the proposed lot split will create two lots. Tract B will be 1.91 acres and the proposed lot width is 147 ft.; Tract C will be 2.1 acres and the proposed lot width is 147 ft. With an approved lot split, the applicant may be required to dedicate right-of-way which would leave the tract sizes slightly smaller, so relief is required from the County Board of Adjustment.

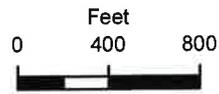
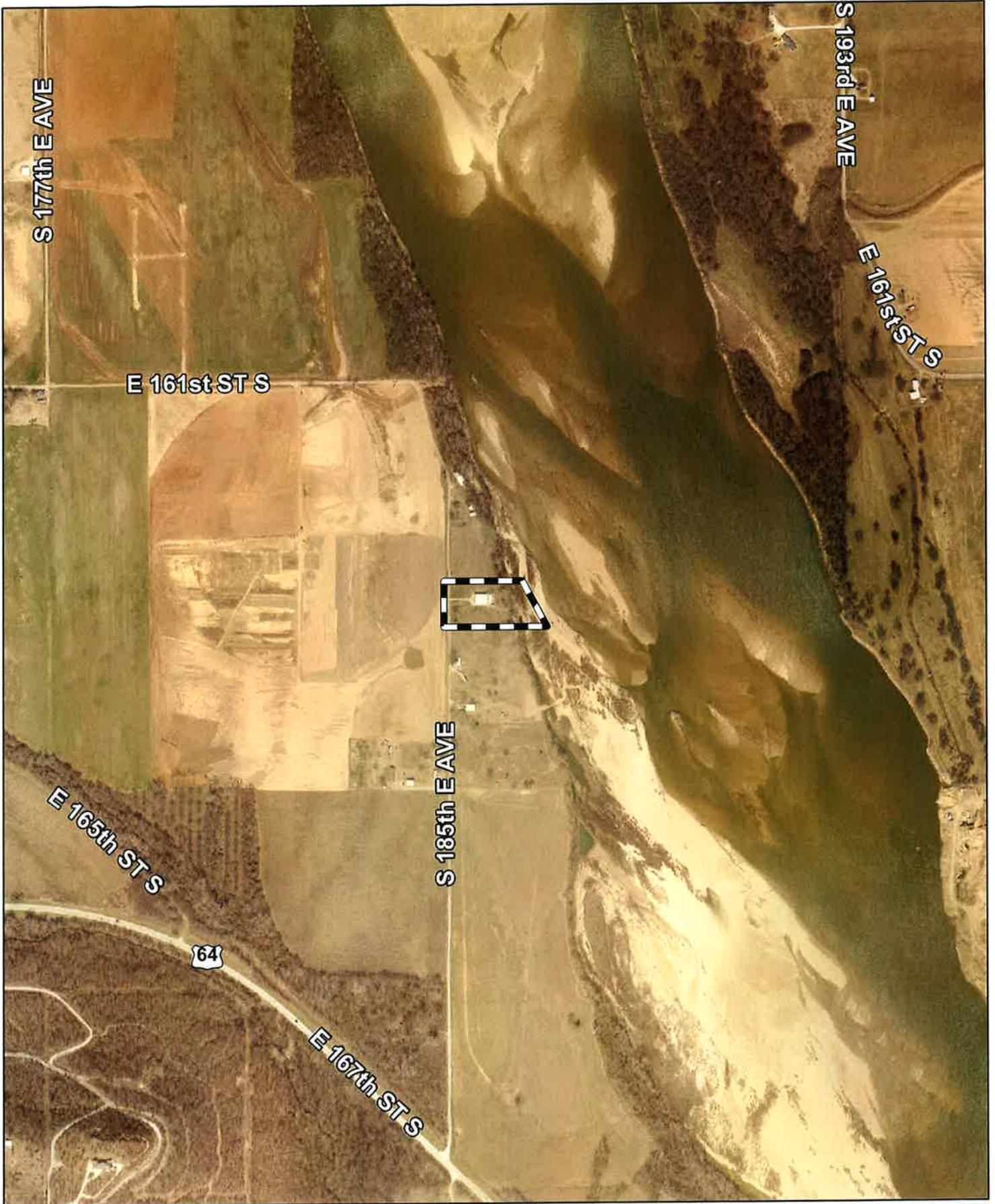
The applicant has also requested variance of the minimum lot width from 150 ft. to 147 feet on both tracts.

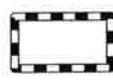
Sample Motion:

"Move to _____ (approve/deny) a Variance of the minimum land area per dwelling unit requirement from 2.1 acres and minimum lot area requirement from 2 acres in the AG district (Tracts A and B); and a Variance from the minimum lot width requirement from 150' to 147' (Tracts A and B) in an AG district to permit a lot split (Sec. 330, Table 3).

- Finding the hardship(s) to be_____.
- Subject to the following conditions (if any) _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."



 Subject Tract

CBOA-2909

17-14 25

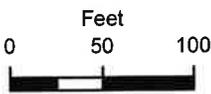
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



10.4

S 185th E AVE



Subject Tract

CBOA-2909

17-14 25

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



10.5

EXHIBIT A

LOT SPLIT PLAT
PARENT TRACT A



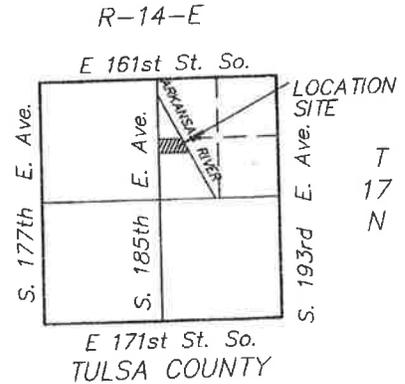
NO SCALE

OWNER:

MARTHA J. & DANIELS J. VASICEK

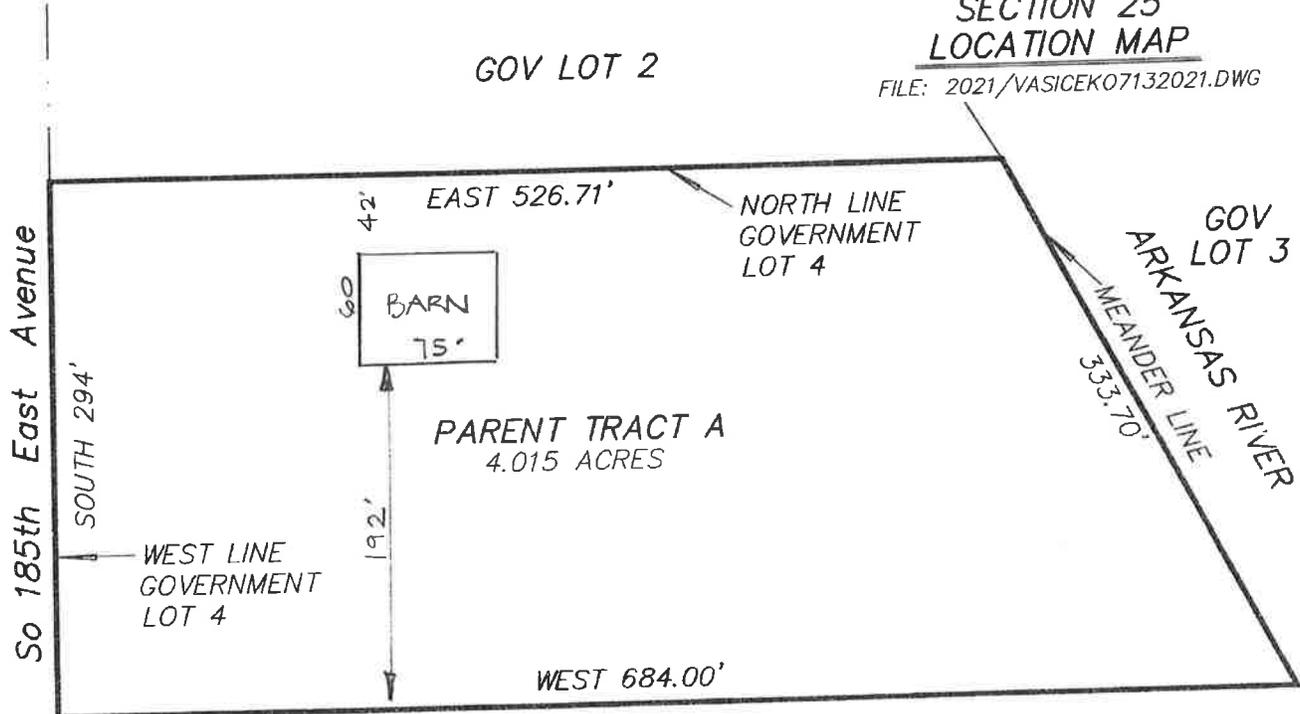
SITE ADDRESS:

16333 SO. 185TH E AVE
BIXBY, OKLAHOMA 74008



SECTION 25
LOCATION MAP

FILE: 2021/VASICEK07132021.DWG



LEGAL DESCRIPTION
PARENT TRACT A

THE NORTH 294.00 FEET OF GOVERNMENT LOT 4, LOCATED IN SECTION 25, T-17-N, R-14-E, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, CONTAINING 4.015 ACRES, MORE OR LESS.

I, CHARLES K. HOWARD CERTIFY THAT THE ABOVE PLAT OF SURVEY FOR A LOT SPLIT CLOSES IN ACCORD WITH EXISTING RECORDS AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED.

Charles K. Howard

CHARLES K. HOWARD
PLS 297 C.A. NO. 5611 EXP.DATE: 6/30/23

7/15/21
DATE



EXHIBIT B

**LOT SPLIT PLAT
TRACT B**

R-14-E

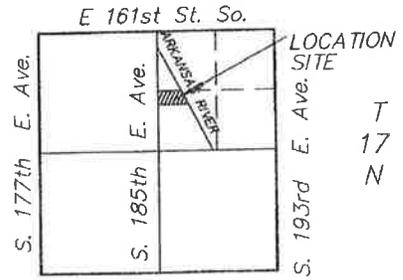


NO SCALE

OWNER:

MARTHA J. & DANIELS J. VASICEK

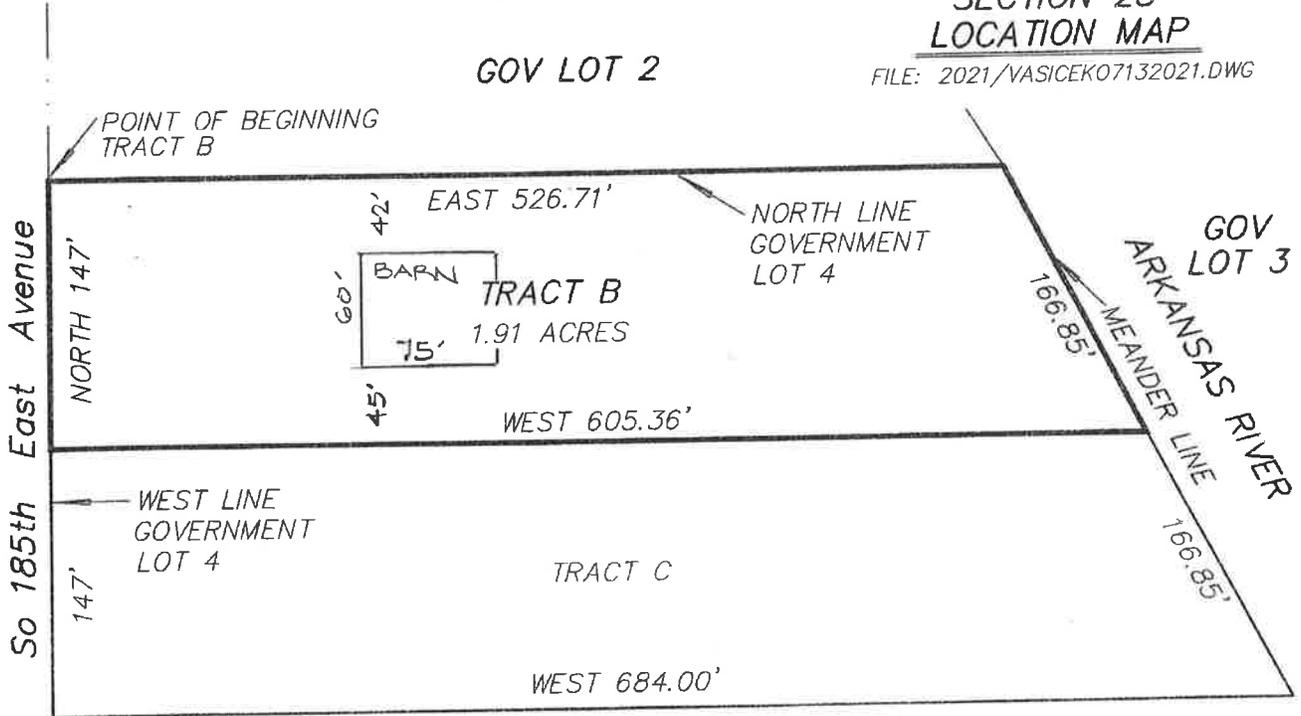
SITE ADDRESS:
16333 SO. 185TH E AVE
BIXBY, OKLAHOMA 74008



E 171st St. So.
TULSA COUNTY

**SECTION 25
LOCATION MAP**

FILE: 2021/VASICEKO7132021.DWG



**LEGAL DESCRIPTION
TRACT B**

THE NORTH 147.00 FEET OF THE FOLLOWING TRACT OF LAND;

THE NORTH 294.00 FEET OF GOVERNMENT LOT 4, LOCATED IN SECTION 25, T-17-N, R-14-E, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE EAST A DISTANCE OF 526.71 FEET; THENCE SOUTHEAST A DISTANCE OF 166.85 FEET; THENCE WEST A DISTANCE OF 605.36 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 4; THENCE NORTH AND ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 147.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.91 ACRES, MORE OR LESS.

I, CHARLES K. HOWARD CERTIFY THAT THE ABOVE PLAT OF SURVEY FOR A LOT SPLIT CLOSES IN ACCORD WITH EXISTING RECORDS AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED.

Charles K. Howard

CHARLES K. HOWARD
PLS 297 C.A. NO. 5611 EXP. DATE: 6/30/23

7/15/21
DATE



EXHIBIT C

**LOT SPLIT PLAT
TRACT C**



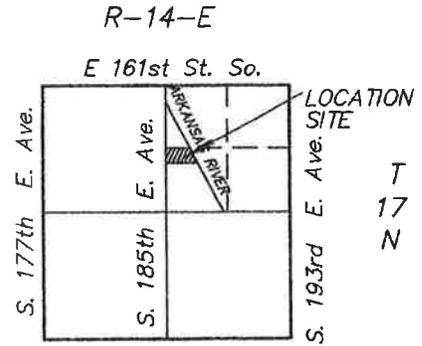
NO SCALE

OWNER:

MARTHA J. & DANIELS J. VASICEK

SITE ADDRESS:

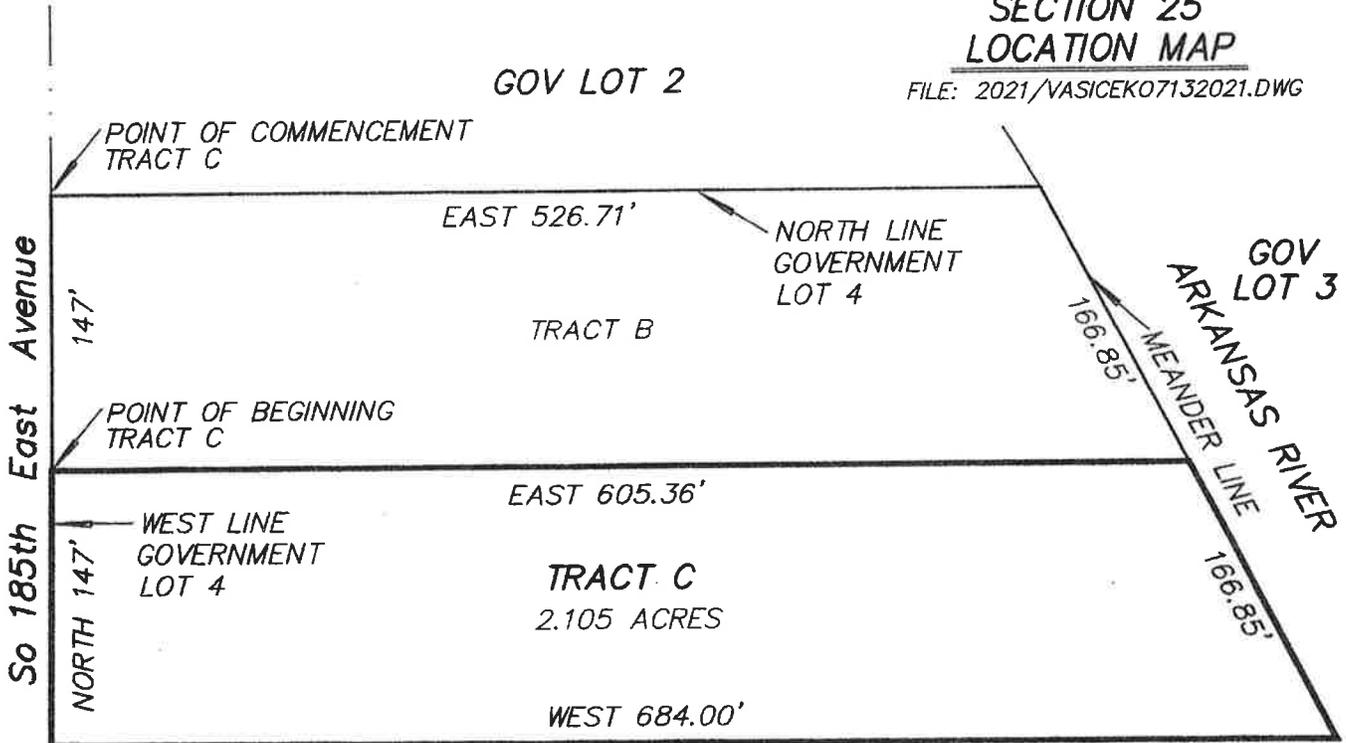
16333 SO. 185TH E AVE
BIXBY, OKLAHOMA 74008



E 171st St. So.
TULSA COUNTY
SECTION 25
LOCATION MAP

FILE: 2021/VASICEK07132021.DWG

LEGEND
GOV GOVERNMENT



**LEGAL DESCRIPTION
TRACT C**

THE SOUTH 147.00 FEET OF THE FOLLOWING TRACT OF LAND;

THE NORTH 294.00 FEET OF GOVERNMENT LOT 4, LOCATED IN SECTION 25, T-17-N, R-14-E, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE SOUTH ALONG THE WEST LINE OF GOVERNMENT LOT 4, A DISTANCE OF 147.00 FEET TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 605.36 FEET; THENCE SOUTHEAST A DISTANCE OF 166.85 FEET; THENCE WEST A DISTANCE OF 684.00 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 4; THENCE NORTH AND ALONG THE WEST LINE OF GOVERNMENT LOT 4, A DISTANCE OF 147.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.105 ACRES, MORE OR LESS.

I, CHARLES K. HOWARD CERTIFY THAT THE ABOVE PLAT OF SURVEY FOR A LOT SPLIT CLOSSES IN ACCORD WITH EXISTING RECORDS AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED.

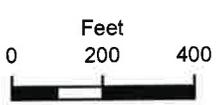
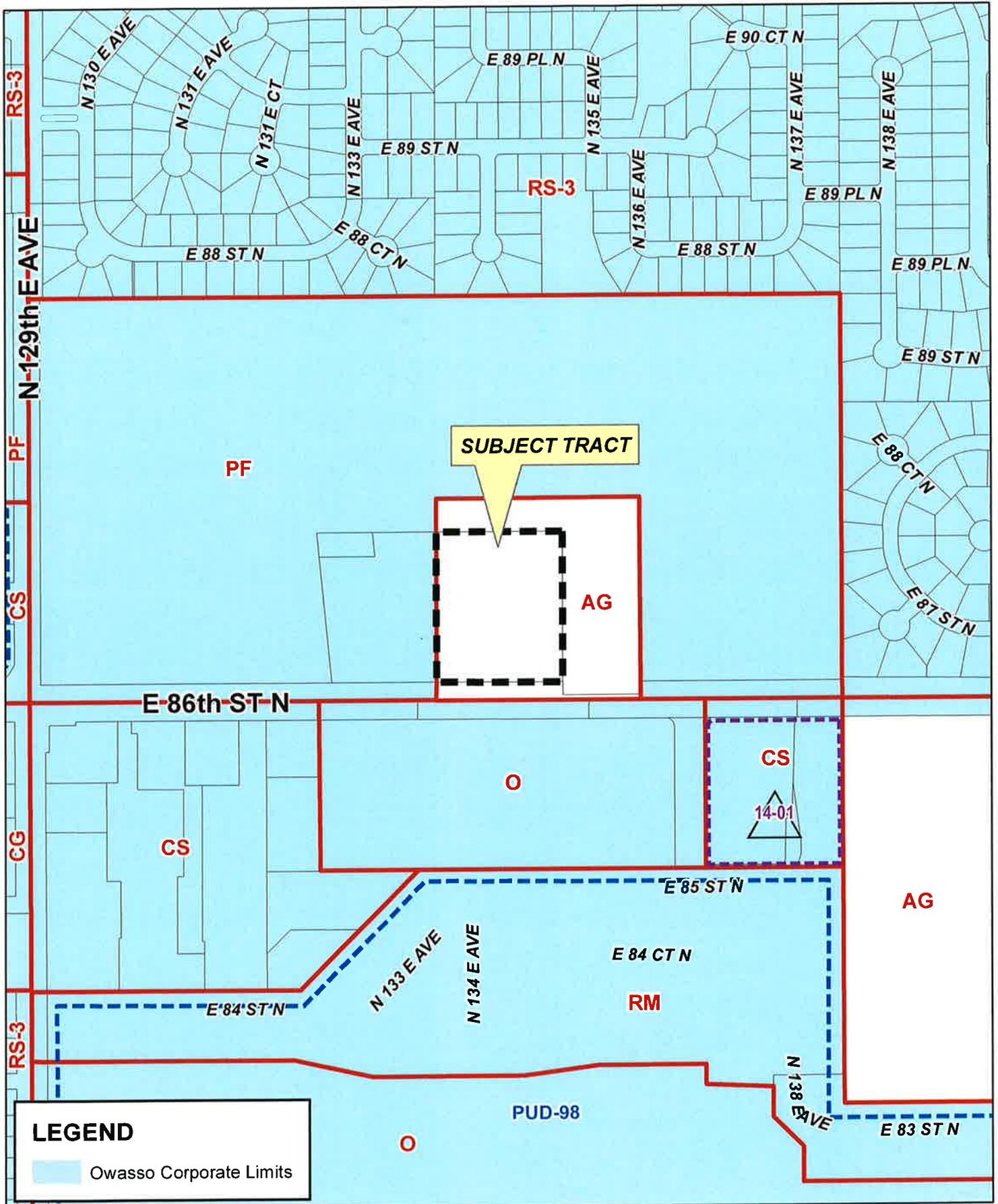
Charles K. Howard

CHARLES K. HOWARD
PLS 297 C.A. NO. 5611 EXP.DATE: 6/30/23

7/15/21

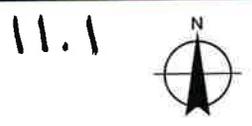
DATE





CBOA-2910

21-14 21



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1421

CASE NUMBER: CBOA-2910

CZM: 18

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: Branch Communications

ACTION REQUESTED: Special Exception to permit a Communications Tower, Use Unit 4, in an AG district. (Section 1204).

LOCATION: E. of the NE/c of N. 129th E. Ave. & E. 86th St. N.

ZONED: AG

FENCELINE: Owasso

PRESENT USE: Agricultural

TRACT SIZE: 4.63 acres

LEGAL DESCRIPTION: BEG SWC SE SW TH N550 E411.44 S550 W POB LESS S60.01 THEREOF FOR RD SEC 21 21 14 4.628ACS,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-2683 June 2018: The Board approved a *Special Exception* to permit a fireworks stand in an AG district; and a *Variance* of the all-weather surface material requirement for parking, on property located east of the northeast corner of North 129th East Avenue and East 86th Street North.

CBOA-2261 May 2007: The Board approved a *Special Exception* to permit a fireworks stand in an AG district; and a *Variance* of the all-weather surface material requirement for parking, on property located east of the northeast corner of North 129th East Avenue and East 86th Street North.

ANALYSIS OF SURROUNDING AREA: The subject tract is located on the FFA property in Owasso but is outside of city limits. It abuts PF (Public Facilities) zoning to the west and AG zoning to the north and east. Across East 86th Street North is O (Office) zoning. Owasso High School is nearby along with some office and commercial uses.

STAFF COMMENTS:

The applicant is before the Board requesting a Special Exception to permit a Communications Tower, Use Unit 4, in an AG district. (Section 1204).

Communications towers are classified under Use Unit 4, Public Protection and Utility Facilities, and are permitted in the AG district by Special Exception. A *Special Exception* is required as the proposed cell tower is a use which is not permitted by right in the AG district because of potential adverse affect, but if controlled in the particular instance as to its relationship to the area, may be permitted.

The applicant has included a site plan. The proposed monopole tower has a height of 115 feet. Zoning Code requires towers to be set back a distance equal to at least on hundred ten percent (110%) of the

height of the tower from any adjoining lot line of a residential, office or agricultural zoned lot. The 115 foot tower is 132.15 feet from the abutting AG district, 126.5 feet is required.

Section 1204.3.C & E of the Code provides general standards for locating communication towers in any district. Some of the more notable requirements include:

1204.3.C.2.a: Towers and antennas shall be designed to blend into the surrounding environment through the use of color, galvanizing, or camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities such as the FAA.

1204.3.C.4.: Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the FAA or other federal or state authority for a particular tower. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

1204.3.C.6: All utility buildings and structures accessory to a tower shall meet all the requirements of the underlying zoning district. Exterior ground mounted equipment occupying more than 50 square feet, if visible from ground level, shall be screened from view from property within 150 ft. used for residential purposes.

1204.3.C.7.a: Towers must be set back a distance equal to at least one hundred ten percent (110%) of the height of the tower from any adjoining lot line of a residential, office, or agricultural zoned lot, excluding expressway rights of way zoned residential.

1204.3.C.8: Towers shall be enclosed by security fencing not less than six (6) feet in height or shall be equipped with an appropriate anti-climbing device; provided however the Board may modify or waive the requirements by special exception

Additionally, Section 1204.3.E.1 provides the following:

1. *Factors to be considered in granting a special exception. In addition to any other requirement of this section, the following factors shall be considered in the determination to grant or deny a special exception for an antenna or tower:*
 - a. *Height of the proposed tower;*
 - b. *Proximity of the tower to residential structures, residential district boundaries and existing towers;*
 - c. *Nature of uses on adjacent and nearby properties;*
 - d. *Surrounding topography;*
 - e. *Surrounding tree coverage and foliage;*
 - f. *Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;*
 - g. *The total number and size of antennas proposed and the ability of the proposed tower to accommodate collocation;*
 - h. *Architectural design of utility buildings and accessory structures to blend with the surrounding environment;*
 - i. *Proposed ingress and egress;*
 - j. *The need of the applicant for a communications tower within the immediate geographic area to provide an acceptable level of communications service to the area;*
 - k. *The size of the tract and the most likely future development as indicated by the Comprehensive Plan, planned infrastructure, topography and other physical facts.*
 - l. *Landscaping*

1204.3.E.2

2. *Collocation of facilities should be encouraged wherever practical by allowing reasonable extra height or tower diameter necessary to support multiple antennas.*

1204.3.E.3

3. *The findings of the Board of Adjustment as to each of these factors shall be made on the record and contained in the written minutes of the meeting.*

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed communications tower will be non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit a Communications Tower, Use Unit 4, in an AG district. (Section 1204).

Read the following statement so it can be on record and recorded in the minutes of the meeting.

The Board considered each of the following stated factors in Section 1204.3.E. 1 & 2 of the Code and finds that the application complies / does not comply with the requirements to the Boards satisfaction.

"Section 1204.3.E provides the following:

1. *Factors to be considered in granting a special exception. In addition to any other requirement of this section, the following factors shall be considered in the determination to grant or deny a special exception for an antenna or tower:*
 - a. *Height of the proposed tower;*
 - b. *Proximity of the tower to residential structures, residential district boundaries and existing towers;*
 - c. *Nature of uses on adjacent and nearby properties;*
 - d. *Surrounding topography;*
 - e. *Surrounding tree coverage and foliage;*
 - f. *Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;*
 - g. *The total number and size of antennas proposed and the ability of the proposed tower to accommodate collocation;*
 - h. *Architectural design of utility buildings and accessory structures to blend with the surrounding environment;*
 - i. *Proposed ingress and egress;*
 - j. *The need of the applicant for a communications tower within the immediate geographic area to provide an acceptable level of communications service to the area;*
 - k. *The size of the tract and the most likely future development as indicated by the Comprehensive Plan, planned infrastructure, topography and other physical facts.*
 - l. *Landscaping*

Approved per conceptual plan(s) on page(s) _____ of the agenda packet.

Subject to the following conditions (if any): _____.

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Presentation:

Jason Marietta, the applicant, was not present.

Board Action:

On Motion of Walker, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Charney "aye"; no "nays"; no "abstentions"; Hutson "absent") to put this case on hold until the applicant arrives or the Board decides to reopen the case, on the following described property:

LT 5 BLK 1 GLENN-MUR ACRES SUB, Tulsa County, State of Oklahoma

Case No. 2261

Action Requested:

Special Exception to permit a fireworks stand (Use Unit 2) in an AG district for 10 years (Section 310); and a Variance of paving requirement to permit temporary gravel driving surface (Section 1340.D), located: East of Northeast corner East 86th Street North and North 129th East.

Presentation:

J. R. Gann, 5401 West Skelly Drive, proposed to open a new fireworks stand for the next ten years. They asked for a temporary gravel driving surface.

Comments and Questions:

In response to questions from the Board, Mr. Gann stated this is a new location for a fireworks stand. He replied that they have about 85 stands in the Tulsa area. They would gravel sufficiently for parking. They operate the stand from June 15th through July 4th and remove the stand until the next year. The hours of operation are usually 10:00 a.m. to 10:00 or 11:00 p.m., as permissible by the local government.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

A Motion was made by Walker, to **APPROVE** a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310); with hours of operation 10:00 a.m. to 10:00 p.m. from June 15th through July 4th for a period of five years or until the property is annexed into the city;

Mr. Alberty had a question on the motion, to understand if the intention was to be five years or until the property is annexed into the city, whichever comes first. Mr. Walker agreed that was the intent. Mr. Dillard noted that the weekend before the holiday, the stands usually stay open later than 10:00 p.m. Mr. Gann agreed they would like to stay open until 11:00 p.m. on the weekend before the holiday.

On **Amended Motion** by **Walker**, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Charney "aye"; no "nays"; no "abstentions"; Hutson "absent") to **APPROVE** a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310); with hours of operation 10:00 a.m. to 10:00 p.m. from June 15th through July 4th for a period of five years or until the property is annexed into the city, whichever comes first; and to allow the stand to operate until 11:00 p.m. on the weekend before the holiday.

On **Motion** by **Tyndall**, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Charney "aye"; no "nays"; no "abstentions"; Hutson "absent") to **APPROVE** a Variance of paving requirement to permit temporary gravel driving surface (Section 1340.D), as presented to gravel according to the plan, finding it is a temporary use on the following described property:

BEG SWC SE SW TH N550 E411.44 S550 W POB LESS S60.01 THEREOF
FOR RD SEC 21 21 14 4.628ACS Tulsa County, State of Oklahoma

Case No. 2262

Action Requested:

Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (410); and a Variance of paving requirement to permit temporary gravel driving surface (Section 1340.D), located: 524 North 49th Avenue West.

Presentation:

Sherry Barbour, 18622 South 66th East Avenue, Bixby, Oklahoma, with Big Blast, Inc., stated they are applying for a fireworks stand at this location, which they have used for three years. Other groups have used this location for a fireworks stand for the last fifteen years. Gravel is in place and grass has grown up through it. The property is zoned AG and has a residential use. They have plenty of clearance for a fireworks stand. A non-profit organization will operate under all of the rules and regulations of Oklahoma, Tulsa County and the fire marshal. They have adequate parking and additional parking across the street by permission of the owner. They were asking for an approval for five years at this location. They asked to stay open to midnight on the Friday and Saturday nights before July 4th. They ask for the full legal time to operate the stand for the New Year's Holiday, December 15th to January 1st.

Comments and Questions:

Mr. Walker remembered problems with maintenance of this property. Mr. West stated those problems existed before this particular applicant. He did drive-by checks during July and found the area in good condition. Ms. Barbour stated they removed trash every night and they paid extra to have the port-a-john serviced more frequently.



N 129th E AVE

N 130 E AVE

N 131 E AVE

N 131 E CT

N 133 E AVE

E 89 PL N

N 135 E AVE

E 90 CT N

N 137 E AVE

N 138 E AVE

E 88 ST N

E 88 CT N

E 89 ST N

N 136 E AVE

E 88 ST N

E 89 PL N

E 89 PL N

E 89 ST N

E 88 CT N

E 87 ST N

E 86th ST N

E 85 ST N

N 133 E AVE

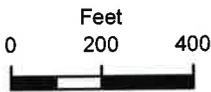
N 134 E AVE

E 84 CT N

E 84 ST N

N 138 E AVE

E 83 ST N



 Subject Tract

CBOA-2910

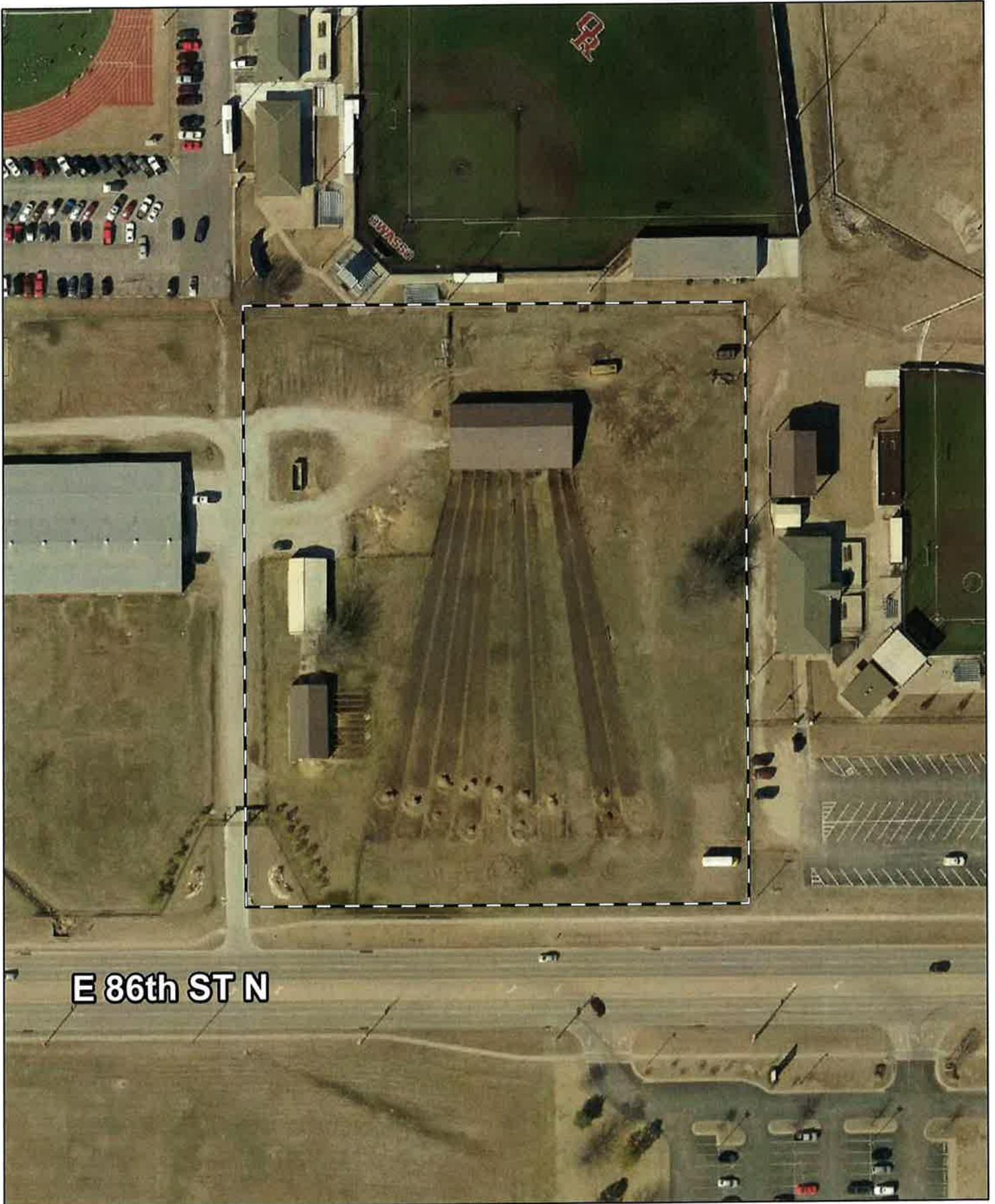
21-14 21

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



11.8



E 86th ST N



 **Subject Tract**

CBOA-2910

21-14 21

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



11.9

EXHIBIT B

LEASED PREMISES

Lessee shall have the right to replace this description with a description obtained from a survey conducted by Lessee and attached hereto and made a part hereof.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Lessee in the Lease; (ii) Lessee's (and Lessee's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

LEASE SITE DESCRIPTION

***A tract of land lying in and being a part of the SW/4 of Section 21, Township 21 North, Range 14 East, Indian Base and Meridian and being further described in Book 7181, Page 274, Deed Records of Tulsa County, Oklahoma; Said tract being more particularly described as follows:
Commencing at a Cut "X" found for the Southeast corner of said SW/4; Thence S 88°51'42" W on the South line of said SW/4 a distance of 1012.24 feet to a point; Thence N 01°08'18" W perpendicular to said South line, a distance of 402.82 feet to a 1/2" Iron Rod with cap set for the Southeast corner, said corner being the point of beginning; Thence S 88°34'03" W a distance of 40.00 feet to a 1/2" Iron Rod with cap set for the Southwest corner;
Thence N 01°25'57" W a distance of 40.00 feet to a 1/2" Iron Rod with cap set for the Northwest corner;
Thence N 88°34'03" E a distance of 40.00 feet to a 1/2" Iron Rod with cap set for the Northeast corner;
Thence S 01°25'57" E a distance of 40.00 feet to the Point of Beginning, containing 1,600.00 square feet or 0.037 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 SW/4 of Section 21, Township 21 North, Range 14 East, Indian Base and Meridian and being further described in Book 7181, Page 274, Deed Records of Tulsa County, Oklahoma; Said easement being 15.00 feet on each side of the following described centerline:
Commencing at a Cut "X" found for the Southeast corner of said SW/4;
Thence S 88°51'42" W on the South line of said SW/4 a distance of 929.12 feet to a point; Thence N 01°08'18" W perpendicular to said South line, a distance of 60.00 feet to a point on the North Public Right of Way line of East 86th Street, said point being the point of beginning; Thence N 01°18'09" W a distance of 363.24 feet to a point; Thence S 88°34'03" W a distance of 82.18 feet to the point of termination on the East line of the 0.037 acre Lease Site. Sidelines of said easement to be shortened or extended such as to begin on the North Public Right of Way line of East 86th Street Road and terminate on the East line of the 0.037 acre Lease Site.***

Jones, Robi

From: Fritschen, Karl <kfritschen@CityOfOwasso.com>
Sent: Wednesday, May 26, 2021 2:32 PM
To: Jones, Robi
Subject: RE: Proposed Cell Tower - Owasso

Thanks Robi!

From: Jones, Robi [mailto:rjones@incog.org]
Sent: Wednesday, May 26, 2021 2:00 PM
To: Fritschen, Karl; David Hockey; Wilkerson, Dwayne
Cc: Dempster, Brian
Subject: RE: Proposed Cell Tower - Owasso

Karl,

Thank you for your comments. At this time, we have not had anyone put in an application for a cell tower. I will keep a copy of your comments and notify you if an application is submitted.

Robi Jones
Community Planner
County Board of Adjustment Administrator
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9472
rjones@incog.org



From: Fritschen, Karl <kfritschen@CityOfOwasso.com>
Sent: Wednesday, May 26, 2021 1:40 PM
To: David Hockey <DHockey@towerco.com>; Wilkerson, Dwayne <DWilkerson@incog.org>; Jones, Robi <rjones@incog.org>
Cc: Dempster, Brian <bdempster@CityOfOwasso.com>
Subject: RE: Proposed Cell Tower - Owasso

All – This email serves as Owasso response to the potential application of a cell tower on Tulsa County property where the FFA facility is located adjacent to the Owasso High School. It is our understanding and according to Mr. Hockey the company wishing to construct said tower was in communication with TowerCo for potential co-location. However, recent communications regarding co-location between TowerCO and the potential applicant for the FFA property have ceased.

The Owasso cell tower ordinance has a minimum separation requirement of 5000 feet and that towers shall be designed for co-location. The purpose of the ordinance is to encourage consolidation and reduce the number of towers in the community. In this case the potential tower site will be well within the 5000 feet minimum distance requirement and will add yet another tower in closer proximity to a single family neighborhood. Owasso believes that a tower in the subject area is not warranted, does not follow the "spirit" of the code, and that other alternatives exist. We encourage the Board and INCOG staff to consider these facts if the application moves forward. Thank you for your time and if you have any questions, please do not hesitate to reach out. Thank you.

Regards,

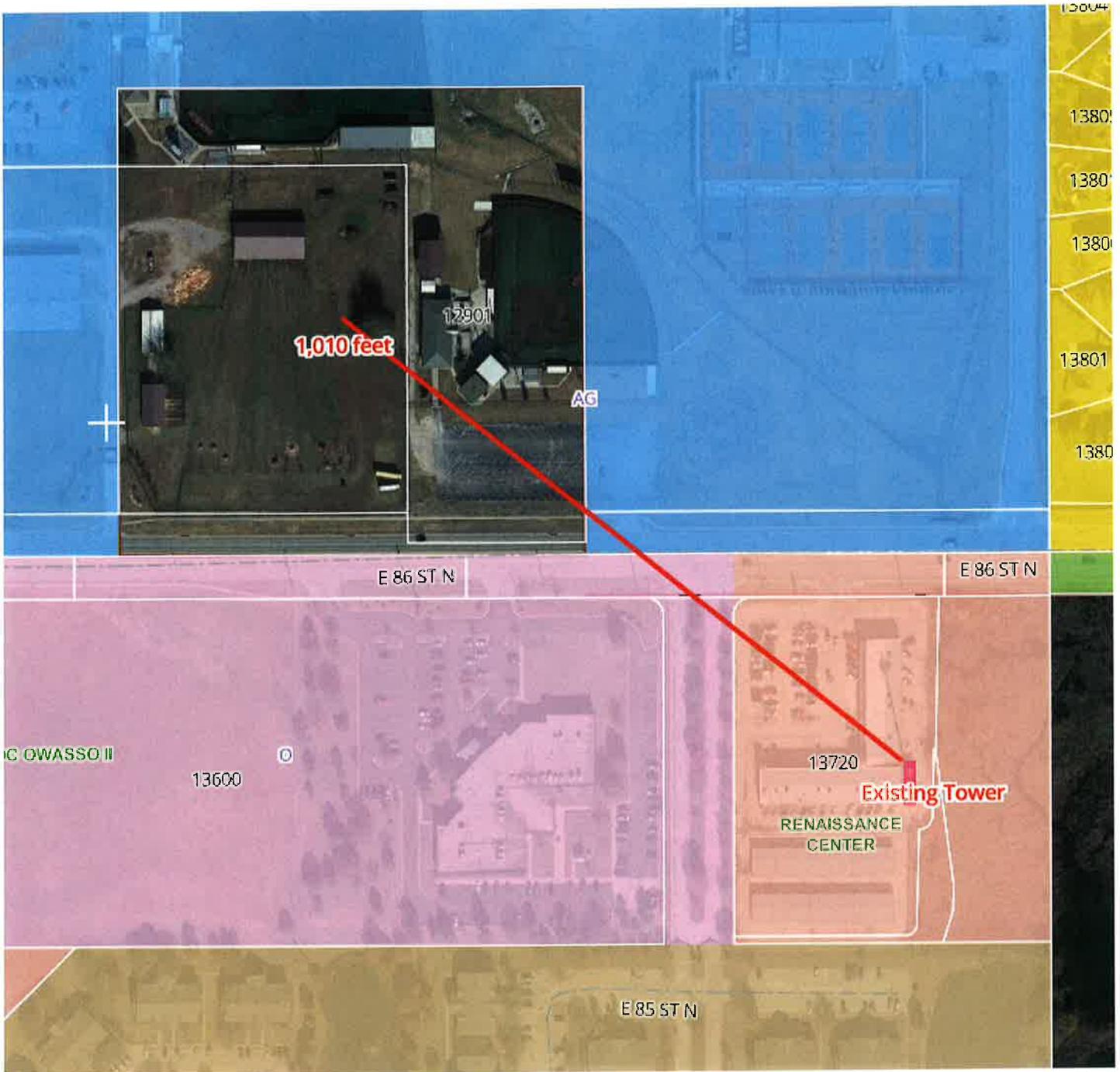
Karl A. Fritschen, MRCP, AICP, RLA
Planning Manager

200 S. Main
City of Owasso, OK 74055
918.376.1545

""Those who dare to fail miserably can achieve greatly."

- *John F. Kennedy*





From: David Hockey [<mailto:DHockey@towerco.com>]
Sent: Tuesday, May 18, 2021 3:19 PM
To: dwilkinson@incog.org; rjones@incog.org
Cc: Fritschen, Karl
Subject: Proposed Cell Tower - Owasso

Good afternoon,

Following up on my phone conversation with Dwayne on May 5th, I wanted to reach out and formally submit the attached letter.

I have also copied Karl Fritschen at the City of Owasso per his request.

We would request to be notified of any application that is submitted for a new tower in the vicinity of our site, including any scheduled hearings, community input, etc.

I'm available to discuss the matter at your convenience at either number below.

Thank you for your consideration of this matter.

David Hockey
Director of Zoning

wrk 919-653-5746
mob 843-452-6242

 **TowerCo**
www.towerco.com

The preceding email message (including any attachments) contains information that may be confidential, protected by the attorney-client or other applicable privilege, or constitute non-public information. It is intended to be sent only to the recipient(s) named above. If you are not an intended recipient of this message, please notify the sender by replying to this message and then deleting it from your system. Use, dissemination, distribution, or reproduction of this message by an unintended recipient is not authorized and may be unlawful.

May 18, 2021

INCOG

2 West Second Street, Suite 800
Tulsa, OK 74103
Attn: Dwayne Wilkerson and Robi Jones

Re: TowerCo Communication Tower at 13720 E. 86th Street, Owasso, OK 74055

Dear Mr. Wilkerson and Ms. Jones,

I am following up on the phone conversation I had with Mr. Wilkerson on May 5th regarding my company's existing cell tower located at the above address.

We have recently come across information that would indicate a new cell tower may be proposed on land that is under county jurisdiction in very close proximity to our existing facility. It is important to impress upon the county that our facility is available for colocation by future tenants such as T-Mobile, Verizon and DISH. Currently our site accommodates AT&T as the anchor tenant but has the structural capacity and ground space for future tenants. This includes the ability to increase the current height of our tower (it is 150 feet tall) to accommodate a wireless carrier's coverage objectives.

More specifically, our tower can be extended 10' to accommodate a carrier at the 160' level as well as opens spaces at 144' and 124'.

It is also important to note that TowerCo secured additional ground space specifically for Verizon Wireless' proposed equipment. However, to date Verizon has not entered into an agreement with TowerCo to colocate. We have attached a copy of the ground expansion lease for your records.

Contained within the county's land use code related to communication facilities is the burden of any applicant for a new tower to demonstrate that colocation on existing structures within the service area is not available. Again, we want to emphasize that our facility is available, and we welcome and will work with all wireless carriers to accommodate their needs for this area.

Attached to this letter is a map documenting the location of our existing tower as well as information on our tower.

Should you have any questions or wish to discuss our site, I can be reached at (843) 452-6242.



TowerCo

Sincerely,

David Hockey
Director of Zoning
TowerCo

cc: Karl Fritschen, Planning Manager, City of Owasso

ARGIS Map - Tower: UKUTUL (Uwasso 86th)

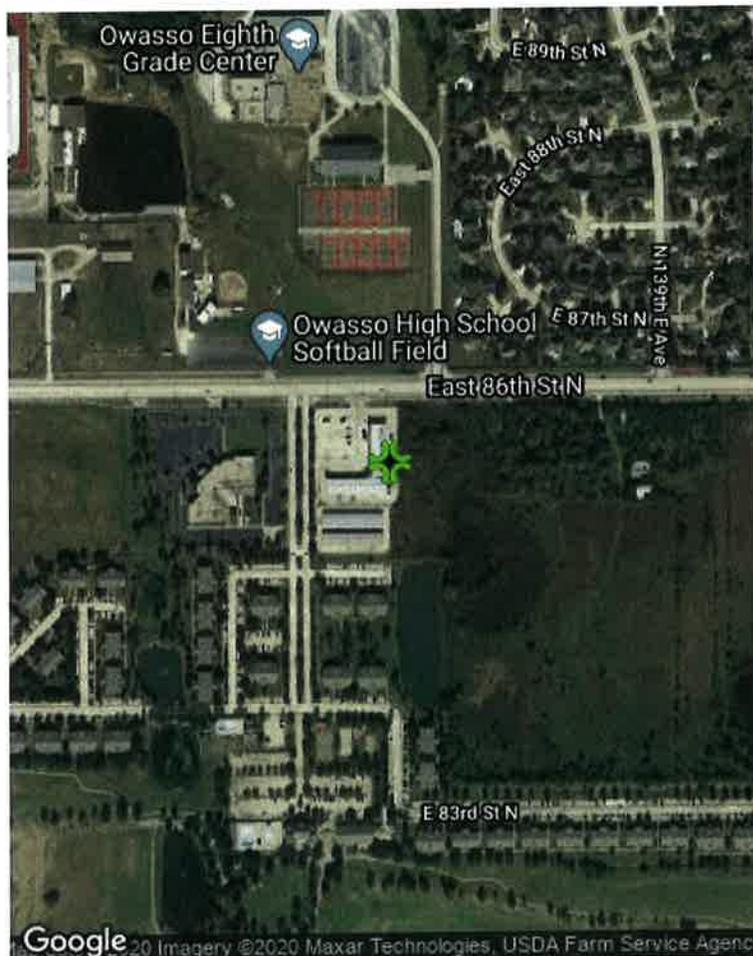
Documents Leases Maps Site Activity Tower Loading Accounting Comments



2111

SITE DATA

Tower ID	OK0101
Site Name	Owasso 86th
Status	Existing Site
Region	South
Latitude	36.2776 (36-16-39.53)
Longitude	-95.8218 (95-49-18.65)
Address	13720 E. 86th St
City	Owasso
State	OK
Zip	74055
County	Tulsa
Type	Monopole
Height	150
Ground AMSL	638
FCC #	N/A
MTA Name	Tulsa
MTA	48
3TA Name	Tulsa, OK
3TA	Tulsa, OK
3TA Ranking	61



[View Online Map](#)



CONTACT INFORMATION

Mike O'Conno
 (813) 453-9871
 mo'connor@towerco.com



We empower connectivity.

5000 Valleystone Dr. Cary, NC 27519 | Ph: 919-653-5700

11.18

SECOND AMENDMENT TO OPTION AND LEASE AGREEMENT

THIS SECOND AMENDMENT TO OPTION AND LEASE AGREEMENT ("Second Amendment") is entered into as of the later of the signature dates below by and between LONG PROPERTIES-OWASSO, LLC, an Oklahoma limited liability company ("Landlord") and TOWERCO 2013 LLC, a Delaware limited liability company ("Tenant").

RECITALS

A. Landlord and Tenant (successor in interest to New Cingular Wireless PCS, LLC) are parties to that certain Option and Lease Agreement dated November 26, 2013, as amended by that First Amendment to Option and Lease Agreement dated October 31, 2014 (as amended and assigned, the "Agreement"), for the Premises, which is a portion of the Property located in the County of Tulsa, State of Oklahoma, as more particularly described in the Agreement.

B. Tenant desires to increase the size of the Premises and Landlord agrees to grant such additional Premises space to Tenant, all in accordance with the terms and conditions as set forth below.

NOW, THEREFORE, for and in consideration of the promises and mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree to amend the Agreement as follows:

1. **Premises.** The square footage of the Premises leased by Landlord to Tenant in Section 1(a) of the Agreement is hereby amended and increased by approximately Three Hundred Twenty (320) square feet (the "Second Additional Premises"), for a total square footage of One Thousand Four Hundred Forty (1,440) square feet. It is understood any references in the Agreement to the Premises shall be deemed to include the Premises as increased by the Second Additional Premises. The Second Additional Premises is depicted on Exhibit 1-B attached hereto, which Exhibit 1-B shall supplement the existing Exhibit B to the Agreement. Tenant shall have the right to survey the Premises, and the survey of the Premises will then become Exhibit 1-C, which will be attached hereto and made a part hereof and will control in the event of discrepancies with Exhibit 1-B and/or Exhibit B. Landlord agrees to promptly execute and deliver an amended Memorandum of the Agreement in recordable form containing the new legal descriptions of the Premises if so requested by Tenant.

2. **Rent.** Rent shall be increased by the sum of _____ Dollars per month (the "Verizon Sublease Fee") beginning on the first day of the month following the commencement date of Tenant's sublease (as may be amended or modified, the "Verizon Sublease") with Verizon Wireless, or one of its affiliates (together with its successors and assigns, "Verizon") and continuing through the term of the Verizon Sublease. The Verizon Sublease Fee shall be payable in the same manner as the Rent, including the incremental increases in Rent set forth in Section 4(b) of the Agreement, provided the Verizon Sublease Fee shall not escalate before November 1, 2024. That portion of the Rent attributable to the Verizon Sublease Fee shall terminate on the date the Verizon Sublease terminates or expires, whichever is earlier, and Rent thereafter shall be reduced by an amount equal to the Verizon Sublease Fee

as of the date of such expiration or termination. Tenant shall have no obligation to pay that portion of the Rent attributable to the Verizon Sublease Fee unless Tenant actually receives the rent payment due under the Verizon Sublease.

3. **Agreement in Full Force.** Except as expressly amended hereby, all terms and conditions of the Agreement shall remain in full force and effect, and, in the event of any inconsistencies between this Second Amendment and the terms of the Agreement, the terms set forth in this Second Amendment shall govern and control. The covenants, representations and conditions in the Agreement are mutual and dependent.

4. **Recording of Agreement.** Landlord agrees to promptly execute and deliver to Tenant a memorandum of the Agreement in recordable format upon request of Tenant.

5. **Counterparts.** This Second Amendment may be executed in one or more counterparts which shall be construed together as one document.

6. **Defined Terms.** Unless otherwise defined, all defined terms used in this Second Amendment shall have the meanings ascribed to them under the Agreement.

7. **Successors and Assigns.** Upon full execution by Tenant and Landlord, this Second Amendment (i) shall be binding upon and shall inure to the benefit of each of the parties and their respective successors, assigns, receivers and trustees; and (ii) may be modified or amended only by a written agreement executed by each of the parties.

8. **Non-Binding Until Fully Executed.** This Second Amendment is for discussion purposes only and does not constitute a formal offer by either party. This Second Amendment is not and will not be binding on either party until and unless it is fully executed by both parties.

9. **Recitals.** The recitals at the beginning of this Second Amendment are incorporated in and made a part of this Second Amendment.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of the later of the signature dates below.

LANDLORD:

LONG PROPERTIES-OWASSO, LLC, an Oklahoma limited liability company

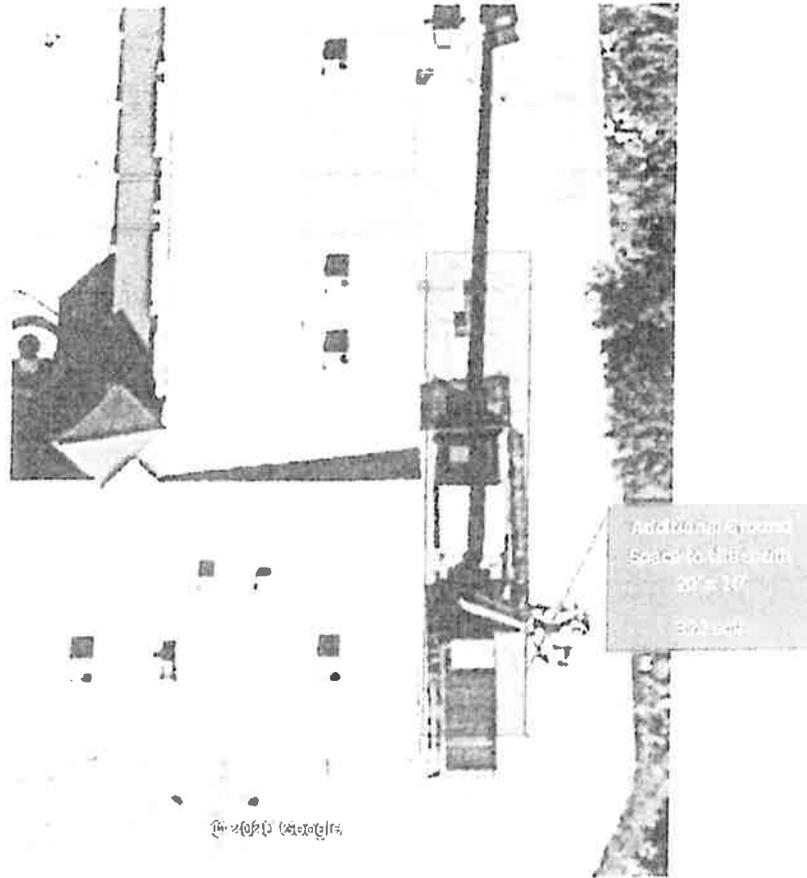
By: 
Name: Ed Long
Title: Owner
Date: 2/3/21

TENANT:

TOWERCO 2013 LLC, a Delaware limited liability company

By: 
Name: Mike Smith
Title: CFO
Date: 2/9/21

EXHIBIT 1-B
Second Additional Premises



Total amended ground space approximately 20' x 72' or 1,440 sqft.



7335 SOUTH LEWIS AVE. STE. 300, TULSA, OKLAHOMA 74136

SITE NAME: OWASSO FFA
BRANCH TOWERS III, LLC SITE NUMBER: OK-0213
FCC NUMBER: 1319487
SITE ADDRESS: 13405 E 86 ST. N
 OWASSO OKLAHOMA 74055

NEW EQUIPMENT AND ANTENNAS ON:
PROPOSED 115' MONOPOLE



VENDOR:

BRANCH TOWERS III
 BRANCH TOWERS III
 7335 S LEWIS AVE. STE 300
 TULSA, OKLAHOMA 74136
 (918) 949-4551

PRODUCED BY:

BRANCH COMMUNICATIONS
 BRANCH COMMUNICATIONS, LLC
 7335 S LEWIS AVE. STE. 300
 TULSA, OKLAHOMA 74136
 (918) 949-4551

BRANCH ENGINEERING LLC
 BRANCH ENGINEERING, LLC
 7335 SOUTH LEWIS AVE. STE. 300
 TULSA, OKLAHOMA 74136
 (918) 949-4551

SITE INFORMATION

SITE TYPE: MONOPOLE
SITE NAME: OWASSO FFA
SITE NUMBER: OK-0213
SITE ADDRESS: 13405 E 86 ST. N
 OWASSO, OKLAHOMA 74055
COUNTY: TULSA COUNTY
JURISDICTION: TULSA COUNTY
OCCUPANCY TYPE: UNMANNED
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
APPLICANT: BRANCH TOWERS III
 7335 S LEWIS AVE STE 300
 TULSA, OK 74136
 LYN STEWARD
 1-918-986-6000
PROPERTY OWNER:
 OWASSO ALUMNI ASSOCIATION
 580 434 2919
SITE COORDINATES (NAD 83):
 LATITUDE: N. 36-16-46.78
 LONGITUDE: W. 95-49-28.98
 GROUND ELEVATION: 350.24' (AMSL)
SURVEYOR:
 H&S SURVEYING, INC
 1-405-262-0249
TOWER OWNER:
 BRANCH TOWERS III, LLC
 7335 S LEWIS AVE, SUITE 300
 TULSA, OK. 74136
 9199497042
 SITE NAME: OWASSO FFA
 SITE NUMBER: OK-0213
DESIGNER:
 BRANCH COMMUNICATIONS, LLC
 7335 SOUTH LEWIS AVE. STE. 300
 TULSA, OK. 74136
 CONTACT: JAMES W MCCOY
 PHONE: (918) 261-1875
ARCHITECT/ENGINEER:
 BRANCH ENGINEERING, LLC
 7335 S. LEWIS AVE., SUITE 300
 TULSA, OK. 74136
 CONTACT: JEROD R DOTSON
 PHONE: (918) 949-4551
TELEPHONE COMPANY: AT&T
 866-603-7978
POWER COMPANY: VERDIGRIS VALLEY ELECTRIC
 918-371-2584



DRIVING DIRECTIONS

DEPART 7335 S LEWIS AVE, TULSA, OK 74136 ON S LEWIS AVE (NORTH) 0.2 MI TURN RIGHT (EAST) ONTO E 71ST ST S [E 71ST ST] 1.0 MI TURN LEFT (NORTH) ONTO S HARVARD AVE 1.3 MI KEEP STRAIGHT ONTO (S) HARVARD AVE [S HARVARD CT] 0.4 MI KEEP STRAIGHT ONTO (S) HARVARD AVE 0.4 MI TAKE RAMP (RIGHT) ONTO I-44 [SR-66] 5.2 MI AT EXIT 234A, TURN RIGHT ONTO RAMP 0.5 MI TAKE RAMP (RIGHT) ONTO US-169 [MINGO VALLEY EXPY] 10.0 MI KEEP RIGHT ONTO RAMP 142 YDS KEEP LEFT TO STAY ON RAMP 54 YDS KEEP RIGHT TO STAY ON RAMP 65 YDS BEAR RIGHT (SOUTH) ONTO N MINGO VALLEY EXPY [N OWASSO EXPY], THEN IMMEDIATELY TURN LEFT (EAST) ONTO E 86TH ST N 1.2 MI TURN LEFT (NORTH) ONTO LOCAL ROAD(S) 131 YDS ARRIVE AT OWASSO FFA

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE: IBC 2015
STRUCTURAL CODE: IBC 2015
PLUMBING CODE: IPC 2015
MECHANICAL CODE: IMC 2015
ELECTRIC CODE: NEC 2017
FIRE/LIFE SAFETY CODE: IBC 2015, IFC 2015, NFOA 101

ONE CALL NUMBER:

CALL OKIE
 ONE CALL 811
 (800) 522-6543
 CALL 3 WORKING DAYS BEFORE YOU DIG!

DRAWING INDEX

NO	DESCRIPTION
T1	TITLE SHEET
GN1	GENERAL NOTES
GN2	GENERAL NOTES
SV-1	SURVEY
A1	AERIAL SITE PLAN
A2	SITE PLAN & TOWER ELEVATION
A3	COMPOUND DETAILS
A4	CIVIL DETAILS
A5	SITE SIGNAGE
A6	SITE SIGNAGE
E1	UTILITY ROUTING PLAN
E2	UTILITY RACK DETAILS
G1	GROUNDING SITE PLAN
G2	GROUNDING DETAILS

SCOPE OF WORK

1. INSTALL 115' PROPOSED MONOPOLE
2. INSTALL SITE GROUNDING SYSTEM
3. INSTALL MULTI-TENANT H-FRAME RACK.
4. INSTALL COMPOUND FENCING.
5. INSTALL COMPOUND GRAVEL.
6. INSTALL ACCESS ROAD.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR IT BE RESPONSIBLE FOR SAME.

SITE NAME: OWASSO FFA
SITE NUMBER: OK-0213
SITE ADDRESS: 13405 E 86 ST. N
 OWASSO OKLAHOMA 74055

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

8/10/21

NO	DATE	DESCRIPTION	BY
A	07/13/21	PRELIMINARY ISSUE	JWM
B	08/10/21	PRELIMINARY ISSUE	SDH

SHEET TITLE: **TITLE SHEET**

SHEET NUMBER: **T1** PROJECT #: **OK-0213** REVISION: **B**
 BY: **JWM** CKD BY: **JWM**

11.23

GENERAL CONSTRUCTION NOTES:

- GENERAL CONSTRUCTION, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED IN PERFORMANCE OF THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- DRAWING PROVIDED HERE ARE N.T.S. & ARE INTENDED TO SHOW OUTLINE ONLY.
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
- THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY SUBCONTRACTOR.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ECT.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT LOCAL, STATE, & FEDERAL CODES.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT EXISTING STRUCTURES, UTILITIES, WALKWAYS, PAVEMENT AND OTHER FACILITIES FROM UNNECESSARY EXPOSURE TO DAMAGE. ALL NEW UNDERGROUND TRENCHING SHALL BE HAND DUG WHEN NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES, PIPES, AND GROUND WIRES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. EXCAVATION IS TO BE CONDUCTED IN SUCH A MANNER THAT NO DAMAGE TO SAID FACILITIES IS LIKELY TO OCCUR.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SAFETY AND IF NECESSARY THE REPAIR OF ALL PUBLIC UTILITIES SERVICES SUCH AS GAS, TELEPHONE, ELECTRIC CABLE AND WATER.
- DO NOT INTERRUPT SERVICE TO ADJACENT STRUCTURES OR FACILITIES WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.
- EROSION CONTROL MEASURES SUCH AS SILT FENCING AND/OR HAY BALES SHALL BE UTILIZED TO PREVENT AND DEBRIS FROM CONTAMINATING ADJACENT PROPERTIES, ROADS AND AREAS.
- COMMENCEMENT OF CONSTRUCTION SHALL BEGIN ONLY WITH THE WRITTEN APPROVAL OF THE OWNER OR OWNERS REPRESENTATIVE; ALL CONSTRUCTION AND MATERIAL ORDERING (WITH EXCEPTION OF THE TOWER) SHALL BE DONE WITH DRAWINGS LABELED ISSUED FOR CONSTRUCTION.
- NO DUMPING SOILS ON SITE OR LEASE AREA. DEBRIS MUST BE HAULED OFF, NO BURNING OF TRASH ON SITE WITHOUT APPROVAL FROM CONTRACTOR.
- THE CONTRACTOR IS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS SHALL NOT EXCUSE THE CONTRACTOR FROM COMPLETING THE WORK IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS, SO AS TO RESULT IN A SYSTEM THAT FUNCTIONS FULL AS INTENDED BY THE DRAWINGS.
- ALL SAFETY HAZARDS MUST BE MARKED WITH WARNING TAPE OR SAFETY FENCE.
- ANY ACCIDENTS ON SITE MUST BE REPORTED TO WITHIN 2 HOURS OF THE EVENT.
- THE SUBCONTRACTOR SHALL PROVIDE AND INSTALL SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION AND OSHA FOR SITE SIGNAGE.
- SEED AND MULCH ALL DISTURBED AREAS NOT COVERED BY OTHER MATERIALS IN ACCORDANCE WITH LOCAL SPECIFICATIONS, AS REQUIRED BY LOCAL ORDINANCES.

CHAINLINK FENCE NOTES:

- PART 1 - GENERAL**
- 4.01 SEQUENCING
- A. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION PRIOR TO FENCE CONSTRUCTION, FENCE EXCAVATION SHOULDS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
- 4.02 APPLICABLE STANDARDS
- ATSM-A120 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS FOR ORDINARY USES.
- ATSM-A123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
- ATSM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS, FEDERAL SPECIFICATION RR-F-191 FENCING, WIRE AND POST METAL (AND FATES, CHAIN LINK FENCE FABRIC AND ACCESSORIES).

- PART 2 - PRODUCTS**
- 4.03 FENCE MATERIALS
- A. ALL FABRIC WIRE, RAILS, POLES, HARDWARE AND OTHER MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
- B. FABRIC SHALL BE 2" CHAIN LINK MESH OF NO. 9 GAUGE (0.148) WIRE. THE FABRIC SHALL HAVE A TWISTED AND BARBED FINISH FOR THE TOP EDGES AND A KNUCKLED FINISH FOR THE BOTTOM EDGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
- C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12 GAUGE TWISTED WIRE, WITH 14 GAUGE 4 POINT ROUND BARBS SPACED AT 5" O.C.
- D. ALL POST SHALL BE SCHEDULE 20 GALVANIZED PIPE AND SHALL BE TYPE 1 ASTM A-123 AND OF THE FOLLOWING DIAMETER (O.D. PER FENCE INDUSTRY STANDARDS).

LINE	2 3/8"
CORNER	3"
GATE	4"

- E. EXTEND GATE AND CORNER POSTS 12", INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.
- F. ALL TOP AND BARBED RAIL SHALL BE 1 5/8" DIAMETER SCHEDULE - 20 - MECHANICAL - SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- G. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
- H. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188 DEGREE ATTACHMENT, OR EQUAL. THE GUIDE (LATCH ASSEMBLY) SHALL BE TAMPER PROOF.
- J. LATCHES, STOPS AND KEEPERS SHALL BE PROVIDED FOR ALL GATES.
- K. ALL STOPS SHALL HAVE A FULL-HEIGHT PLUNGER BAR WITH DOME CAP.
- L. DOUBLE GATES SHALL HAVE A FULL-HEIGHT PLUNGER BAR WITH DOME CAP.
- M. A NO. 7 GAUGE, ZINC COATED, TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
- N. A 6"x1/2" EYE-BOLT TO HOLD TENSION WIRE WILL BE PLACED AT LINE POST.
- O. STRETCHER BARS SHALL BE 3/16"x3/4" OR HAVE EQUIVALENT SECTIONAL AREA.
- P. ALL CORNER, GATE AND END PANELS SHALL HAVE A 3/8" TRUSS ROD WITH TURNBUCKLES AND BE BRACED WITH ONE 1/58" HORIZONTAL COMPRESSION MEMBER, SECURELY ATTACHED WITH IRON FITTINGS.
- Q. PROVIDE OTHER HARDWARE INCLUDING BUT NOT LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
- R. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
- S. BARBED WIRE SUPPORT ARMS SHALL BE CAST IRON WITH SET BOLT AND LOCK WIRE IN THE ARM.
- T. AL CAPS SHALL BE CAST STEEL.
- U. INSTALL SLATTING BETWEEN ALL FABRIC WIRE - FULL HEIGHT, AS REQUIRED.

CHAINLINK FENCE NOTES CONT:

- PART 3 - EXECUTION**
- 4.04 EQUIPMENT: EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT.
- 4.05 INSPECTION: EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.
- 4.06 INSTALLATION
- A. POST FOUNDATIONS SHALL HAVE A MINIMUM 6" CONCRETE COVER UNDER POST.
- B. ALL POST CONCRETE TO BE MIXED PRIOR TO INSERTION.
- C. ALL FENCE POST SHALL BE VERTICALLY PLUMB WITHIN 1/4" IN 10'-0".
- D. ALL CORNER POSTS, GATE POST AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIP AT 1'-3" INTERVALS.
- E. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND CLIPS AT 1'-3" INTERVALS.
- F. ATTACH FABRIC TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH THE CLIPS AT 2'-0" INTERVALS.
- G. A MAXIMUM GAP OF 1" WILL BE PERMITTED BETWEEN THE CHAIN LINK FABRIC AND THE FINAL GRADE.
- H. GATES SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
- I. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVE.
- 4.07 PROTECTION: UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZED BREAKS WITH ZINC-BASED PAINT COLOR TO MATCH THE GALVANIZING PROCESS.

STRUCTURAL STEEL NOTES:

- ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
- ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
- BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4") CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
- NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S 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 CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

ABBREVIATIONS AND SYMBOLS:

ABBREVIATIONS:	SYMBOLS:
AGL ABOVE GROUND LEVEL	[S/G] SOLID GROUND BUS BAR
AWG AMERICAN WIRE GAGE	[S/N] SOLID NEUTRAL BUSS BAR
BTS BASE TRANSCEIVER STATION	[E] SUPPLEMENTAL GROUND CONDUCTOR
BCW BARE COPPER WIRE	[E] 2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
EGR EQUIPMENT GROUND RING	[E] SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
EC EXISTING	[E] CHEMICAL GROUND ROD
(E) EXISTING	[E] TEST WELL
GEN GENERATOR	[E] DISCONNECT SWITCH
IGR INTERIOR GROUND RING (HALO)	[E] METER
MIN MINIMUM	[E] EXOTHERMIC WELD (CAD WELD) (UNLESS OTHERWISE NOTED)
MGB MASTER GROUND BUS	[E] 5/8"x8'-0" COPPER CLAD STEEL GROUND ROD
N.T.S. NOT TO SCALE	[E] 5/8"x8'-0" COPPER CLAD STEEL GROUND ROD W/ INSPECTION SLEEVE
REQ REQUIRED	[E] EXOTHERMIC WELD (CAD WELD) WITH INSPECTION SLEEVE
RBS RADIO BASE STATION	[E] GROUNDING WIRE
REF REFERENCE	
RF RADIO FREQUENCY	
S.S. STAINLESS STEEL	
SIAD SMART INTEGRATED ACCESS DEVICE TO BE DETERMINED	
T.B.D. TO BE DETERMINED	
T.B.R. TO BE RESOLVED	
TYP. TYPICAL	

VENDOR:



BRANCH TOWERS III

BRANCH TOWERS III
7335 S LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:



BRANCH COMMUNICATIONS

BRANCH COMMUNICATIONS, LLC
7335 S LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
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BRANCH ENGINEERING LLC

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7335 SOUTH LEWIS AVE, STE. 300
TULSA, OKLAHOMA 74136
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SITE NAME:

OWASSO FFA

SITE NUMBER:

OK-0213

SITE ADDRESS:

13405 E 86 ST. N
OWASSO OKLAHOMA 74055

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

8/10/21

NO	DATE	DESCRIPTION	BY
A	07/13/21	PRELIMINARY ISSUE	JWM
B	08/10/21	PRELIMINARY ISSUE	BDH

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: PROJECT #: REVISION:

GN1 OK-0213 B

BY: JWM CD BY: JWM

11.24

CONC. AND REINFORCING STEEL NOTES:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE; WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE; SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, U.N.O.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 CONCRETE CAST AGAINST EARTH.....3 IN.
 CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 AND LARGER.....2 IN.
 #5 AND SMALLER & WWF.....1 1/2 IN.
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 SLAB AND WALLS.....3/4 IN.
 BEAMS AND COLUMNS.....1 1/2 IN.
- A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4. ALL EXPOSED EDGES SHALL BE RUBBED SMOOTH.
- ALL EXPOSED CONCRETE SURFACES SHALL BE RUBBED SMOOTH AFTER REMOVAL OF FORMS.
- A 6-MIL POLYETHYLENE VAPOR BARRIER SHALL BE INSTALLED BETWEEN GRADE AND FOUNDATION.

ELECTRICAL NOTES:

- THE SUBCONTRACTOR SHALL CONTRACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR IS TO MAINTAIN 20 FT. HORIZONTAL CLEARANCE FROM THE CENTERLINE OF EXISTING POWER LINES OR AS REQUESTED BY THE POWER COMPANY.
- CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATIONS TESTS AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULL BOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHOD SHALL BE IN COMPLIANCE WITH OSHA STANDARDS.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL MEET THE REQUIREMENTS OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFJ AND UL.
- ALL CONDUIT SHALL HAVE A METALLIC PULL WIRE.
- PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS BUILT" DRAWINGS AT THE COMPLETION OF THE PROJECT, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED AND A MINIMUM OF 10000 ALC.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL OTHER APPLICABLE CODES.
- PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- CORING - METHOD OF PROCEDURE (WHERE APPLICABLE)
 - THE ELECTRICAL CONTRACTOR SHALL EXHAUST HIS EFFORTS IN LOCATING CONDUITS, STRUCTURAL MEMBERS, ETC. PRIOR TO CORING. THIS MAY REQUIRE SCANNING, X-RAYS OR METAL DETECTION.
 - CORING SHALL NOT BE PERFORMED WITHOUT FINAL APPROVAL FROM THE BUILDING OWNER AND THE ENGINEER.
 - ALL CORING SHALL BE WITNESSED BY BUILDING ENGINEER AND THE PROJECT MANAGER.
 - CORING SHALL NOT BE PERFORMED DURING WORKING HOURS.
 - CONDUIT FITTINGS, CONNECTORS, ETC. WITHIN THE EXISTING BUILDING MUST BE PLENUM RATED.
 - GROUND RODS: ALL GROUND RODS SHALL BE 5/8"x10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND AT LOCATED INDICATED IN THE DRAWINGS. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED SOIL. ALL GROUND RODS TO BE AT LEAST 10'-0" APART UNLESS OTHERWISE NOTED.
 - GROUND CONDUCTORS: ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER, ANNEALED AND OF SIZE INDICATED ON THE DRAWINGS.
 - LUGS SHALL BE 2-HOLE, SHORT BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE BURNDY CONNECTORS OR APPROVED EQUIVALENT.
 - WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:
 GROUNDING CONDUCTOR SIZE MIN. BEND RADIUS TO INSIDE EDGE
 #6 AWG TO #4 AWG 8 INCHES
 #2 AWG TO #1/0 AWG 8 INCHES
 #2/0 AWG TO 4/0 MCM 12 INCHES
 250 MCM TO 750 MCM 24 INCHES

SERVICE AND DISTRIBUTION NOTES:

- WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF 92 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
- ALL CHEMICAL GROUND RODS SHALL BE 'UL' APPROVED.
- METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS AND SHALL BE MANUFACTURED BY MILLBANK OR APPROVED EQUAL AND SHALL BE UTILITY COMPANY APPROVED.
- CONDUIT:
 - RIGID CONDUIT SHALL BE UL LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDINGS. EXTERIOR RIGID CONDUIT IN CONTACT WITH THE EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
 - ELECTRICAL METALLIC TUBING SHALL HAVE UL LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
 - FLEXIBLE METALLIC CONDUIT SHALL HAVE UL LISTED LABEL AND MAY BE USED WHERE PERMITTED BY LOCAL CODES. FITTINGS SHALL BE 'JAKE' OR 'SQUEEZE' TYPE, SEAL TIGHT FLEXIBLE CONDUIT. ALL FLEXIBLE CONDUIT SHALL HAVE FULL SIZE GROUND WIRE.
 - ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 OR 80 WITH UV PROTECTION (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY THE PROPER AGENCY (72) HOURS PRIOR TO STARTING AND DIGGING, TRENCHING, EXCAVATING, OR OTHER SUCH EARTH REMOVAL.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY THE CONTRACTOR.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE 1/4"). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT AND FALL POTENTIAL GROUNDING TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT TESTS TO PROJECT MANAGER FOR APPROVAL, CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE SITE IN A COMPLETE AND UNDAMAGED CONDITION.

GROUNDING ELECTRODE SYSTEM

- PREPARATION**
 SURFACE PREPARATION: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.
 GROUND BAR PREPARATION: ALL COPPER GROUND BARS SHALL BE CLEANED POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGER PRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
 SLEEVES: ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
- GROUND BARS:**
 ALL GROUND BARS SHALL BE 1/4" THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
- ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
 - BOLT-HEAD
 - 2-HOLE LUG
 - BUSS BAR
 - STAR WASHER
 - NUT
- EXTERNAL CONNECTIONS**
 ALL GROUNDING CONNECTIONS SHALL BE MADE BY EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, X'S, ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEM. UNLESS NOTED OTHERWISE NOTED ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "COLD WELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
- ALL GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD). MECHANICAL CONNECTIONS, FITTING OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED UNLESS OTHERWISE NOTED.
- STEEL PLATFORM SHALL BE GROUNDED TO THE MASTER GROUND (MGB LOCATED ON THE SIDE OF THE STEEL PLATFORM FRAMING WITH #2 AWG INSULATED STRANDED COPPER WIRE. THIS CONNECTION SHALL BE DOUBLE LUG-BOLTED, SCREWED MECHANICAL CONNECTIONS W/ STAR WASHERS & NON-OXIDIZING GREASE.

COAXIAL ANTENNA CABLE NOTES:

- ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
- CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO DIVISION 1 OF THE SPECIFICATIONS FOR A LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY TO SITE ALL OWNER FURNISHED MATERIALS.
- ALL OTHER MATERIALS AND PRODUCTS SHOWN IN THE SPECIFICATIONS, DRAWINGS, GENERAL CONTRACT DOCUMENTS, ADDENDUM, AMENDMENTS AND/OR INSTRUCTIONS SHALL BE SUPPLIED BY THE CONTRACTOR.
- MATERIALS:
 - ANTENNAS: ANTENNAS AND ASSOCIATED MOUNTING HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDED STANDARDS OF PRACTICE.
 - COAXIAL CABLE: INSTALL COAXIAL CABLE AND TERMINATION'S BETWEEN ANTENNAS AND PAD MOUNTED ELECTRONIC EQUIPMENT PER MANUFACTURER'S RECOMMENDED STANDARDS OF PRACTICE. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND ELECTRONIC EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE ONE FOOT IN EXCESS OF EQUIPMENT LOCATED UNLESS OTHERWISE NOTED.
 - FOR COAXIAL CABLE REFER TO SHEET #3 FOR MANUFACTURER SIZE AND LENGTH.
- ANTENNA AND COAXIAL CABLE GROUNDING:
 - ALL EXTERIOR #6 GREEN GROUND WIRE 'DAISY CHAIN' CONNECTIONS ARE TO BE WEATHER SEALED WITH CONNECTOR/SPLICE WEATHERPROOFING KITS.
- COAXIAL CABLE IDENTIFICATION
 - TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, COLOR TAPE SHALL BE USED AT THE FOLLOWING LOCATIONS:
- TESTING: PROVIDE THREE (3) SETS OF HARD COPIES AND ONE (1) SOFT COPY (CD OR 3.5 DISK) OF ALL SWEEP TESTS AND F.D.R. TEST RESULTS TO THE PROJECT MANAGER. SWEEP TESTS SHALL BE PERFORMED WITH OWNER APPROVED EQUIPMENT AND PROCEDURES. REPORTS SHALL BE BOUND AND SUBMITTED WITHIN ONE WEEK OF WORK COMPLETION.

GROUNDING GENERAL NOTES

- ALL DETAILS ARE SHOWN DIAGRAMMATIC, ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- ALL EXTERIOR GROUNDING AND TOP OF GROUNDING RODS SHALL BE BURIED TO A MINIMUM DEPTH OF 1'-6" BELOW FINISH GRADE AND BELOW FROST LINE, ELECTRIC METER GROUND ROD EXCEPTED.
- ALL GROUNDING SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS. SUBMIT AN INDEPENDENT 'FALL OF POTENTIAL' TESTING REPORT.
- NOTIFY CONSTRUCTION ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
- CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROD OR APPROVED EQUAL, WHEN REQUIRED.
- ALL UNDERGROUND CONNECTIONS SHALL BE CAD WELDED, ABOVE GROUND CONNECTIONS SHALL BE AS SPECIFIED ON DRAWINGS & COLD GALVANIZED.
- GROUND ARE TO BE INSTALLED A MINIMUM OF 2'-0" FROM SHELTER OR TOWER.
- GATE/POST GROUNDING SHALL BE WITH A FLEX CONNECTOR.
- CONTRACTOR SHALL NOT PERFORM CAD WELDING INSIDE SHELTER BUILDING.
- WHEN SILICONE SEALANT WILL CONTACT BARE COPPER, IT SHALL BE ELECTRIC/ELECTRONIC GRADE SILICONE RUBBER, DOW-CORNING 3140 OR EQUIVALENT.

VENDOR:



BRANCH TOWERS III
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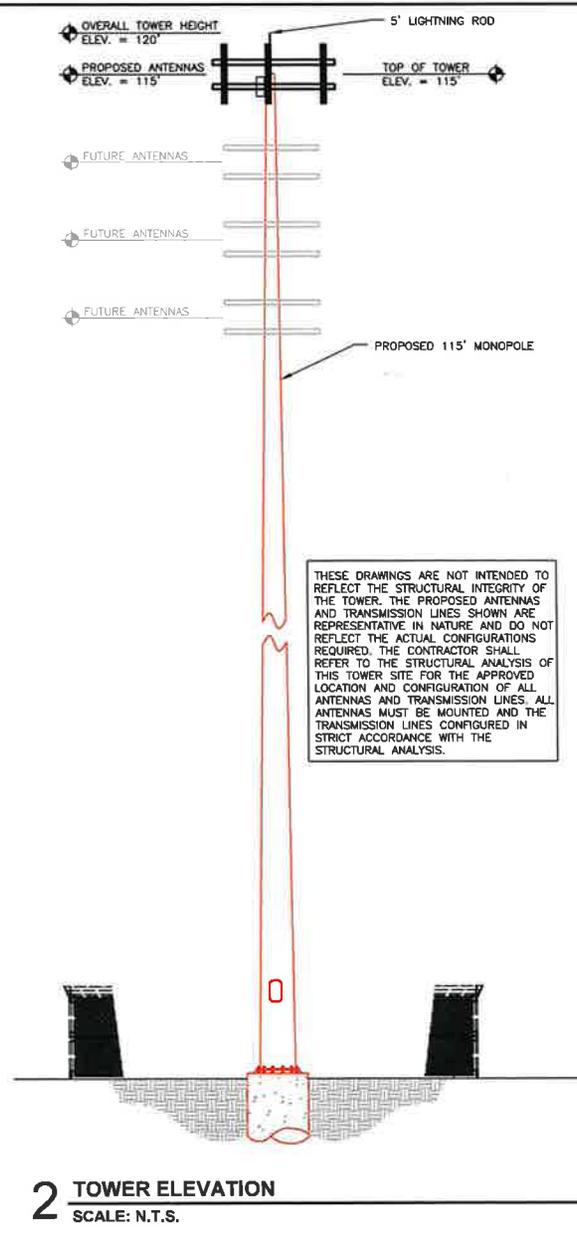
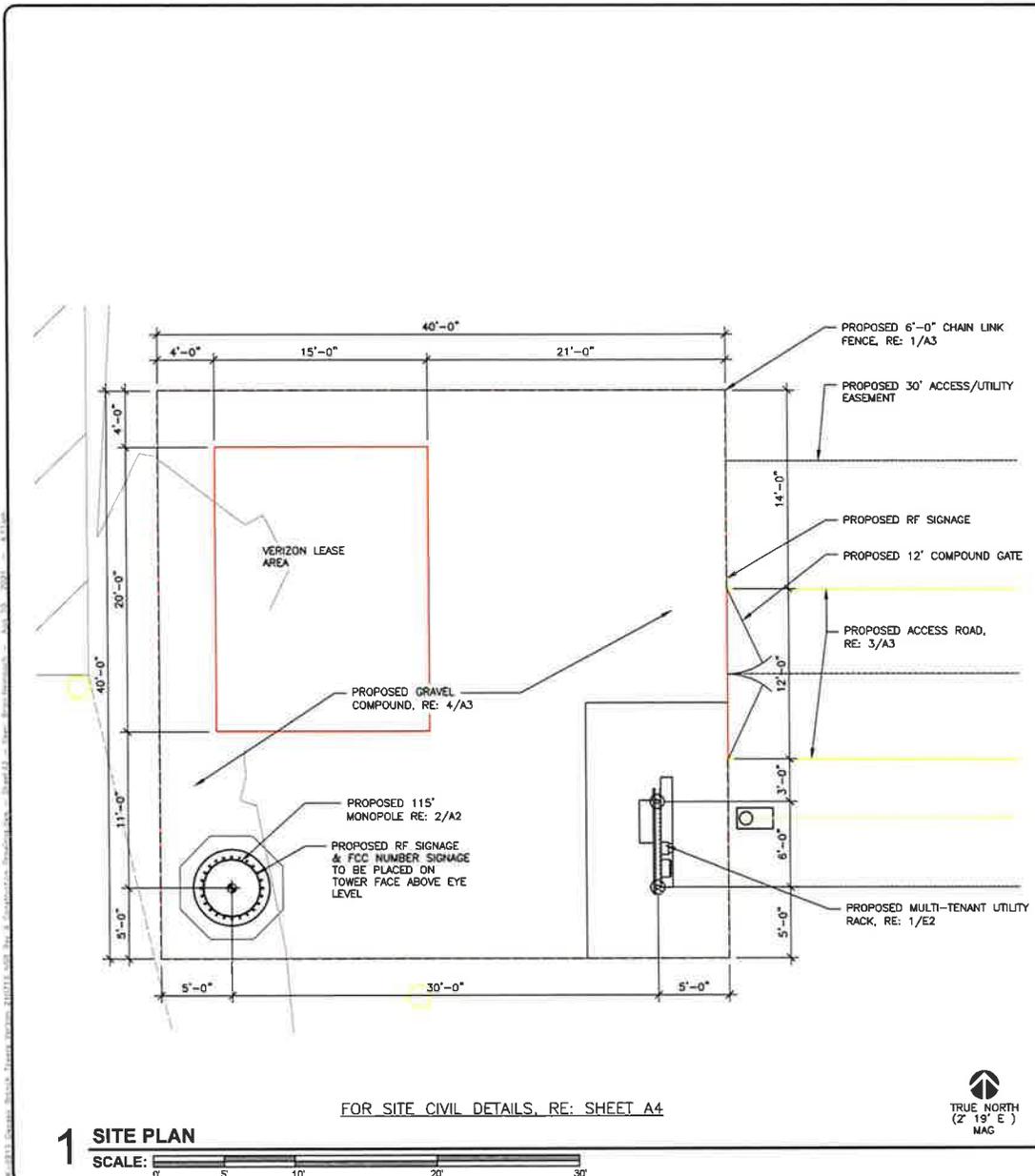
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A	07/13/21	PRELIMINARY ISSUE	JWM
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SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: PROJECT #: REVISION:
 GN2 OW-0213 1

BY: CKD BY: B
 JWM JWM

11.25



VENDOR:

Branch

BRANCH TOWERS III

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Branch

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ENGINEERING LLC

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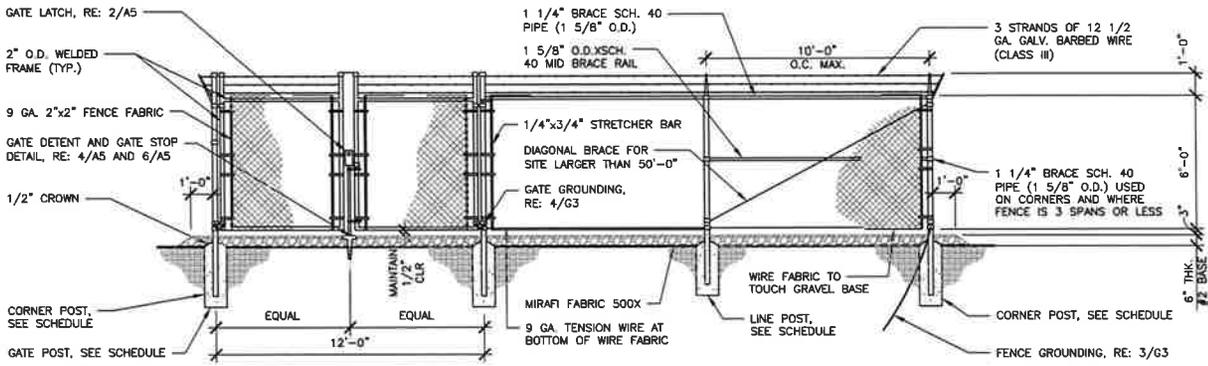
SHEET TITLE:
SITE PLAN & TOWER ELEVATION

SHEET NUMBER: PROJECT #: REVISION:
A2 OK-0213 B
BY: JWM OKD BY: JWM

11.216

REFER TO FENCING GENERAL NOTES TO GN2

CONCRETE WILL BE MIXED PRIOR TO INSERTION INTO FENCE POST HOLE.

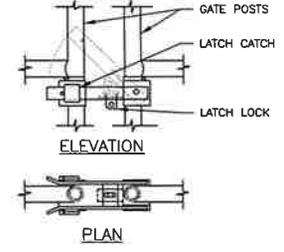


1 PROPOSED FENCING DETAIL
SCALE: N.T.S.

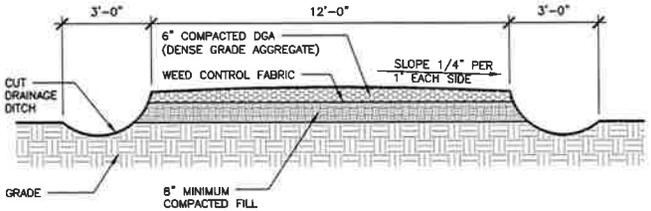
NOTE:

- CONTRACTOR TO HAVE A BRANCH TOWERS III, LLC REPRESENTATIVE TO VERIFY PREVENTATIVE WEED CONTROL MATERIAL HAS BEEN INSTALLED IN COMPOUND AND ACCESS ROAD PRIOR TO PLACEMENT OF ROCK AGGREGATE.

TYPICAL FENCING SIZES		
6' HIGH FENCE	SIZE	POST FOOTING
LINE POST	2 5/8"	9" X 48" DEEP
CORNER POST	4"	12" X 60" DEEP
GATE POST	4"	12" X 60" DEEP



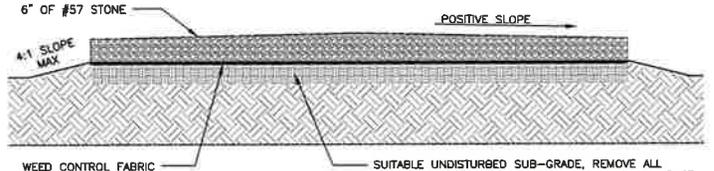
2 GATE LATCH DETAIL
SCALE: N.T.S.



3 PROPOSED ROAD DETAIL
SCALE: N.T.S.

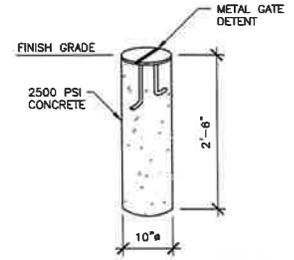
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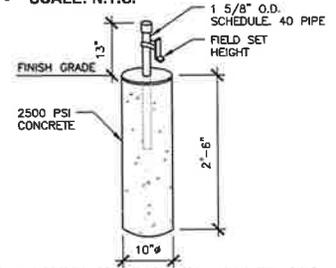


5 PROPOSED COMPOUND DETAILS
SCALE: N.T.S.

SUITABLE UNDISTURBED SUB-GRADE, REMOVE ALL ORGANIC MATERIAL OR UNSUITABLE MATERIAL, COMPACT TO 91% (MIN.) PER STATE HIGHWAY STANDARD.



4 GATE DETENT DETAIL
SCALE: N.T.S.



6 GATE STOP/KEEPER DETAIL
SCALE: N.T.S.

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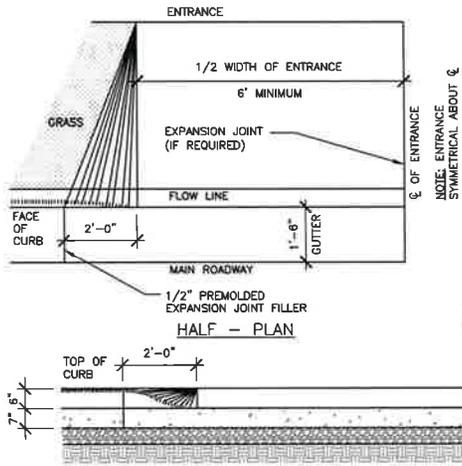
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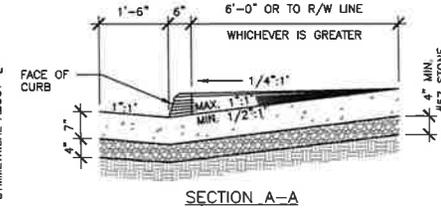
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COMPOUND DETAILS

SHEET NUMBER:	PROJECT #:	REVISION:
A3	OK-0213	B
BY: JWM	CRD BY: JWM	

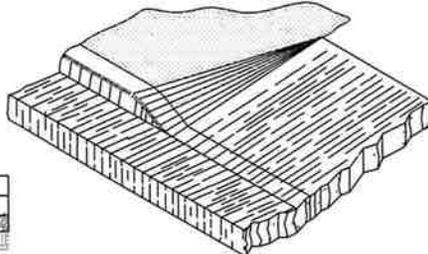
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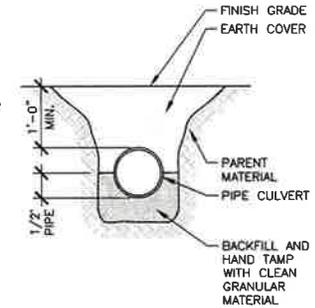
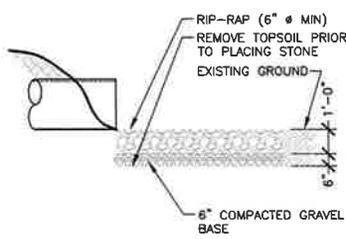
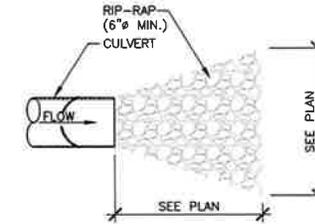
SECTION ELEVATION AT GUTTER LINE



SECTION A-A

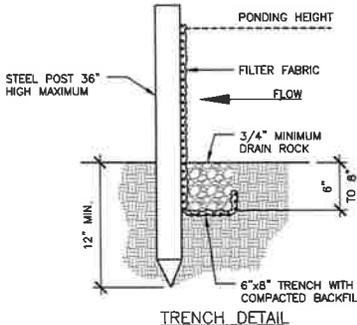


ISOMETRIC VIEW

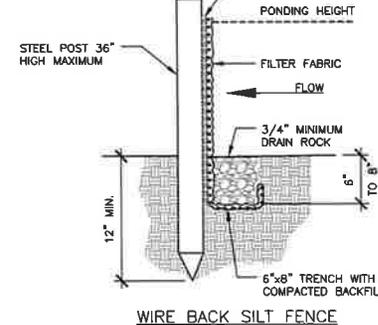


2 RIP-RAP DETAIL (IF REQUIRED)
SCALE: N.T.S.

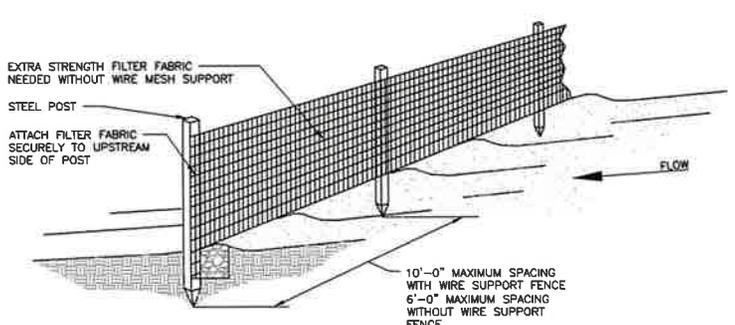
1 STANDARD ENTRANCE APRON (AS REQUIRED)
SCALE: N.T.S.



TRENCH DETAIL



WIRE BACK SILT FENCE



INSPECTION AND MAINTENANCE:

1. INSPECT SILT FENCE EVERY SEVEN (7) DAYS WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" OR MORE OF PRECIPITATION. CHECK FOR AREAS WHERE RUN-OFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE WAS CAUSED TO SAG OR COLLAPSE BY RUNOFF OVER TOPPING THE FENCE.
2. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY OTHER WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF THE FENCE IMMEDIATELY.
3. SEDIMENT MUST BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 OF THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED.
4. SILT FENCE SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED AREAS RESULTING FROM FENCE REMOVAL SHALL BE PERMANENTLY STABILIZED.
5. SILT FENCE MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.

SILT FENCE INSTALLATION:

1. THE FENCE SHOULD BE PLACED ACROSS THE SLOPE ALONG A LINE OF UNIFORM ELEVATION (PERPENDICULAR TO THE DIRECTION OF THE FLOW). THE FENCE SHOULD BE LOCATED AT LEAST 10' FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEAN OUT.
2. DRIVE THE STEEL POST AT LEAST 18" INTO THE GROUND, SPACING THEM NO FURTHER THAN 6'-0" APART.
3. POST SHOULD BE INSTALLED, WITH 1" TO 2" OF THE POST PROTRUDING ABOVE THE TOP OF THE FABRIC AND NO LESS THAN 3'-0" OF THE POST SHOULD PROTRUDE ABOVE THE GROUND. THE MINIMUM FENCE HEIGHT (HEIGHT OF FILTER FABRIC ABOVE GRADE) SHALL BE 24". THE MAXIMUM FENCE HEIGHT (HEIGHT OF FILTER FABRIC ABOVE GRADE) SHALL BE 36".
4. THE FILTER FABRIC SHOULD BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHOULD BE WRAPPED TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6" OVERLAP.
5. EXTRA-STRENGTH FILTER CLOTH (50 POUND/LINEAR INCH MINIMUM TENSILE STRENGTH) SHOULD BE USED. A 2" WIDE LATHE SHALL BE STAPLED OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF THE POSTS. THE STAPLES USED SHOULD BE 1.5" HEAVY-DUTY WIRE STAPLES SPACED AT A MAXIMUM OF 8" OVERLAP.
6. PLACE THE BOTTOM 18" OF THE FILTER FABRIC INTO THE 12" DEEP TRENCH, EXTENDING THE REMAINING 4" TOWARDS THE UPSIDE OF THE TRENCH AND BACK FILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACTED.

3 SILT FENCE DETAIL (PER JURISDICTION)
SCALE: N.T.S.

VENDOR:
Branch
BRANCH TOWERS III
BRANCH TOWERS III
7335 S LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

PRODUCED BY:
Branch
COMMUNICATIONS
BRANCH COMMUNICATIONS, LLC
7335 S LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

Branch
ENGINEERING LLC
BRANCH ENGINEERING LLC
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551

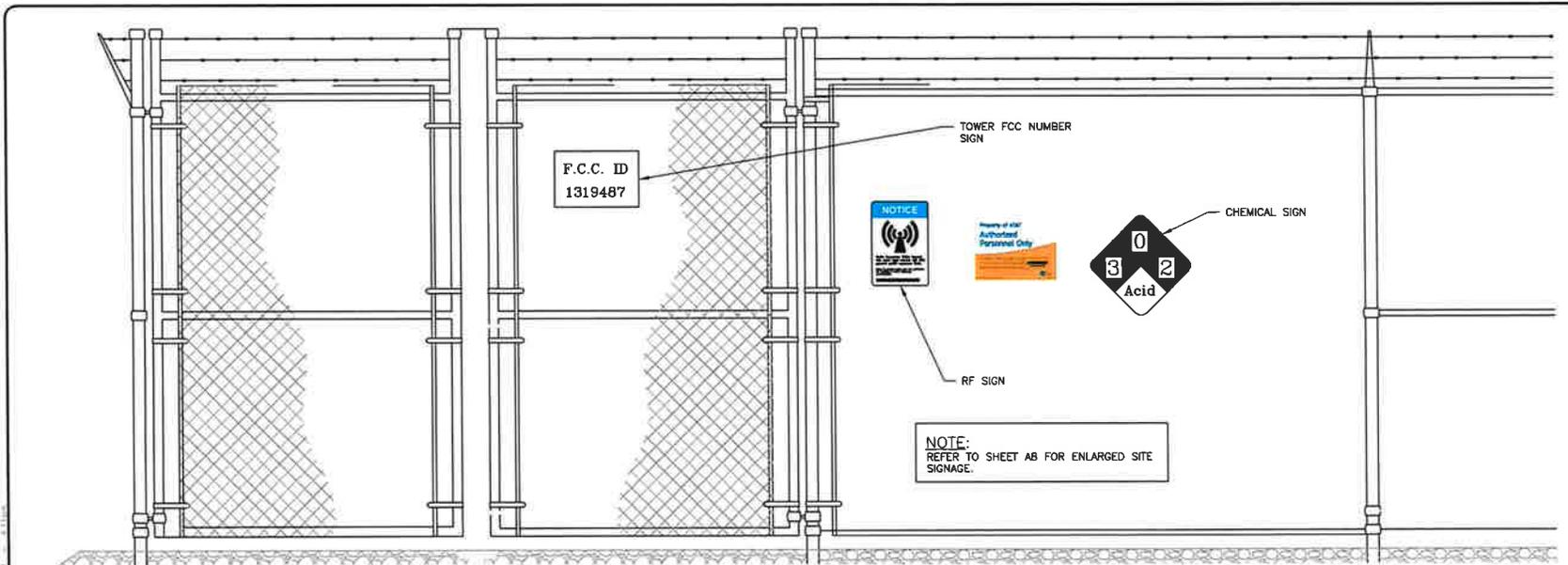
SITE NAME:
OWASSO FFA
SITE NUMBER:
OK-0213
SITE ADDRESS:
13405 E 86 ST N
OWASSO OKLAHOMA 74055

ENGINEER:
PRELIMINARY - NOT FOR CONSTRUCTION
8/10/21

NO	DATE	DESCRIPTION	BY
A	07/13/21	PRELIMINARY ISSUE	JWM
B	08/10/21	PRELIMINARY ISSUE	BDH

SHEET TITLE:
CIVIL DETAILS
SHEET NUMBER: PROJECT #: REVISION:
A4 **OK-0213** **B**
BY: CKD BY: JWM

11.28



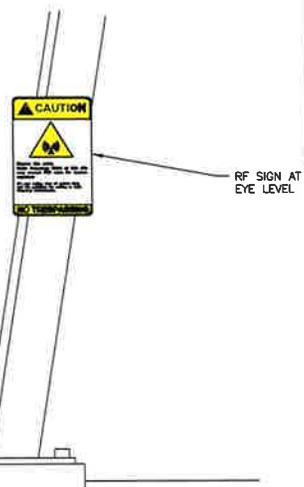
1 FENCING SIGN DETAIL
SCALE: N.T.S.

VENDOR:
Branch
BRANCH TOWERS III
BRANCH TOWERS III
7335 S LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

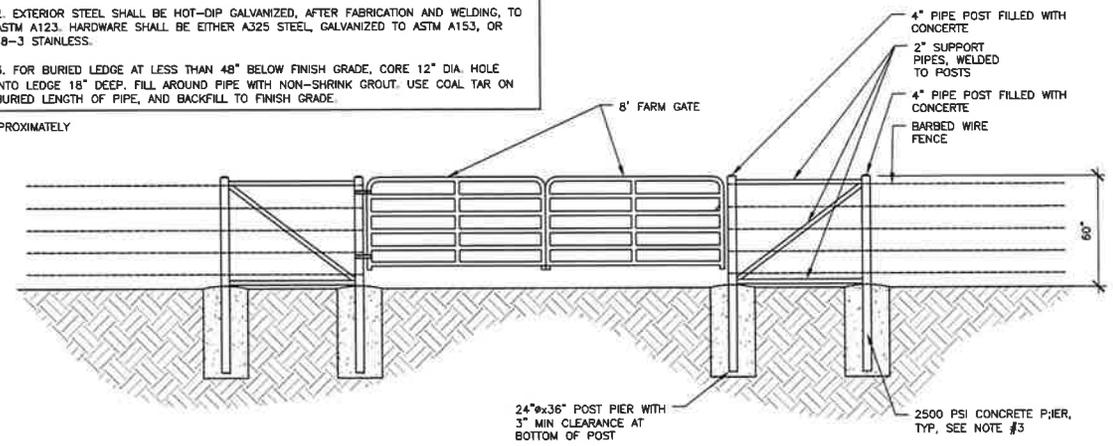
PRODUCED BY:
Branch
COMMUNICATIONS
BRANCH COMMUNICATIONS, LLC
7335 S LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
(918) 949-4551

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ENGINEERING LLC.
BRANCH ENGINEERING LLC
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(918) 949-4551

NOTES:
1. STRUCTURAL STEEL SHALL BE ASTM A572. PIPE SHALL BE SCH 40 STEEL, ASTM A53, GRADE B (SEAMLESS).
2. EXTERIOR STEEL SHALL BE HOT-DIP GALVANIZED, AFTER FABRICATION AND WELDING, TO ASTM A123. HARDWARE SHALL BE EITHER A325 STEEL, GALVANIZED TO ASTM A153, OR 18-3 STAINLESS.
3. FOR BURIED LEDGE AT LESS THAN 48" BELOW FINISH GRADE, CORE 12" DIA. HOLE INTO LEDGE 18" DEEP. FILL AROUND PIPE WITH NON-SHRINK GROUT. USE COAL TAR ON BURIED LENGTH OF PIPE, AND BACKFILL TO FINISH GRADE.



2 TOWER SIGN DETAIL
SCALE: N.T.S.



3 SITE GATES DETAIL
SCALE: N.T.S.

SITE NAME:
OWASSO FFA
SITE NUMBER:
OK-0213
SITE ADDRESS:
13405 E 86 ST. N
OWASSO OKLAHOMA 74055

ENGINEER:
PRELIMINARY - NOT FOR CONSTRUCTION
8/10/21

NO	DATE	DESCRIPTION	BY
A	07/13/21	PRELIMINARY ISSUE	JWM
B	08/10/21	PRELIMINARY ISSUE	BDH

SHEET TITLE:
SITE SIGNAGE
SHEET NUMBER: PROJECT #
A5 OK-0213 REVISION:
BY: JWM TCKD BY: JWM B

11.29

1'-6"



Site Name: OWASSO FFA
 Site Number: OK-0213
 FCC# 1319487
 Address: 13405 E 86 ST. N

FOR EMERGENCY & LEASING CONTACT
 866-797-1356
 www.branchcomm.net

1 SIGNAGE DETAIL
 SCALE: N.T.S.

PRIVATE
PROPERTY

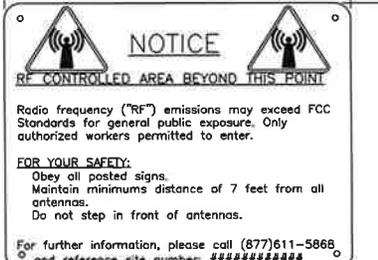
NO
TRESPASSING

VIOLATORS WILL
BE PROSECUTED

2 SIGNAGE DETAIL
 SCALE: N.T.S.

NOTES:
 1. SIGNS TO BE MOUNTED ON THE OUTSIDE OF ACCESS GATE TO THE EXISTING COMPOUND

11"



8 1/2"

3 SIGNAGE DETAIL
 SCALE: N.T.S.

RF NOTICE SIGN
 (WHITE METAL SIGN W/ BLACK LETTERING)

VENDOR:



BRANCH TOWERS III
 BRANCH TOWERS III
 7335 S LEWIS AVE STE 300
 TULSA, OKLAHOMA 74136
 (918) 949-4551

PRODUCED BY:



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 BRANCH COMMUNICATIONS, LLC
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 (918) 949-4551



BRANCH ENGINEERING LLC
 BRANCH ENGINEERING LLC
 7335 SOUTH LEWIS AVE. STE. 300
 TULSA, OKLAHOMA 74136
 (918) 949-4551

SITE NAME:
OWASSO FFA

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OK-0213

SITE ADDRESS:
 13405 E 86 ST. N
 OWASSO OKLAHOMA 74055

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

8/10/21

NO	DATE	DESCRIPTION	BY
A	07/13/21	PRELIMINARY ISSUE	JWM
B	08/10/21	PRELIMINARY ISSUE	BDH

SHEET TITLE:
SITE SIGNAGE

SHEET NUMBER: PROJECT # REVISION:
A6 OK-0213 **B**
 BY: CKD BY: JWM JWM



4 CHEMICAL SIGNAGE DETAIL
 SCALE: N.T.S.

F.C.C. ID
 1319487

5 FCC FENCE SIGNAGE DETAIL
 SCALE: N.T.S.

1319487

6 TOWER SIGNAGE DETAIL
 SCALE: N.T.S.

NOTICE



Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

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)

7 SIGNAGE DETAIL
 SCALE: N.T.S.

CAUTION



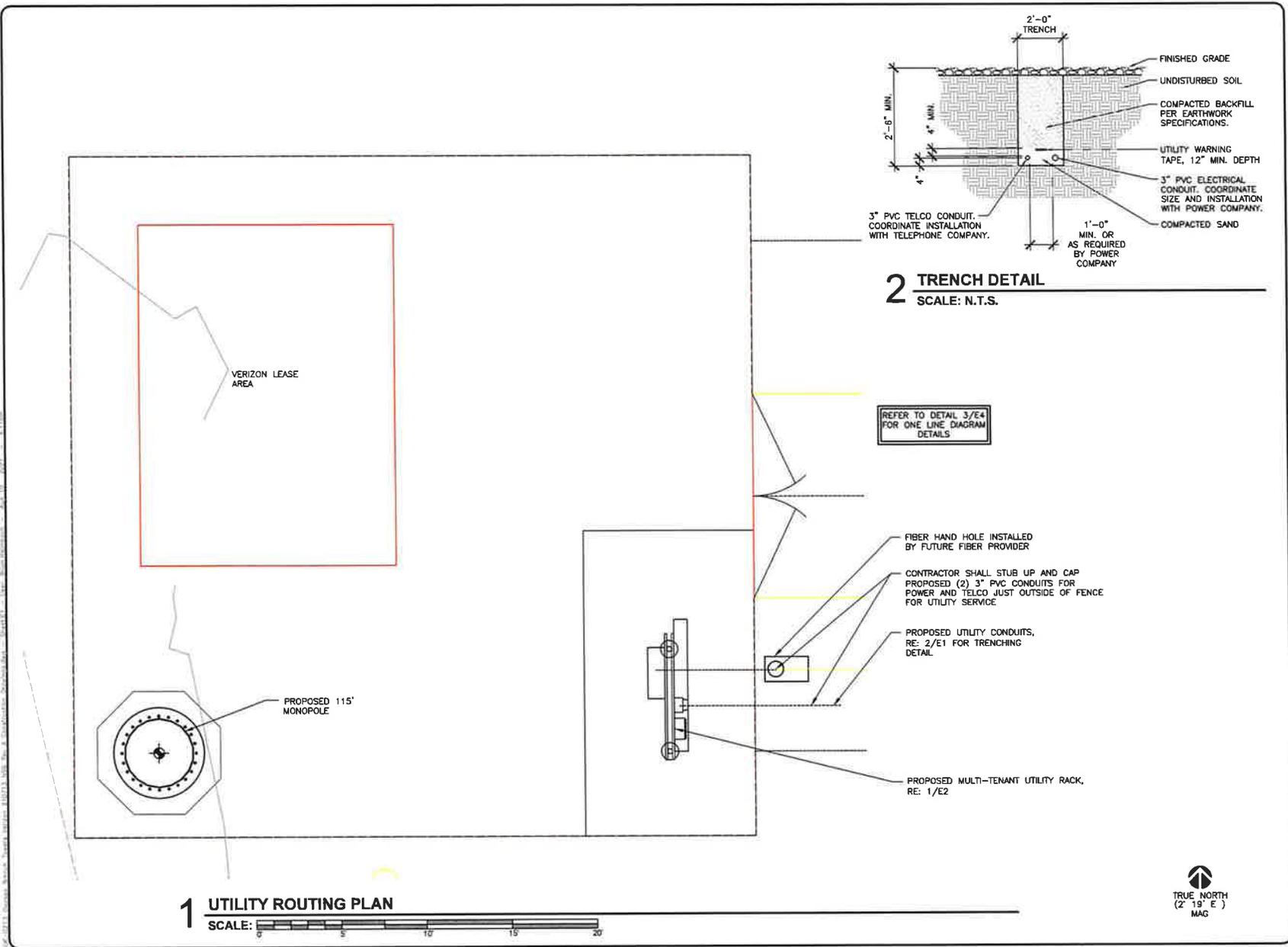
Beyond this point, Radio frequency fields at this site may exceed FCC rules for human exposure

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

NO TRESPASSING

8 TOWER SIGNAGE DETAIL
 SCALE: N.T.S.

11.30



VENDOR:

Branch
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BRANCH TOWERS III
7335 S LEWIS AVE STE 300
TULSA, OKLAHOMA 7436
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PRODUCED BY:

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ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

8/10/21

NO	DATE	DESCRIPTION	BY
A	07/13/21	PRELIMINARY ISSUE	JWM
B	08/10/21	PRELIMINARY ISSUE	BDH

SHEET TITLE:
UTILITY ROUTING PLAN

SHEET NUMBER: **E1** PROJECT #: **OK-0213** REVISION: **B**

BY: **JWM** CKD BY: **JWM**

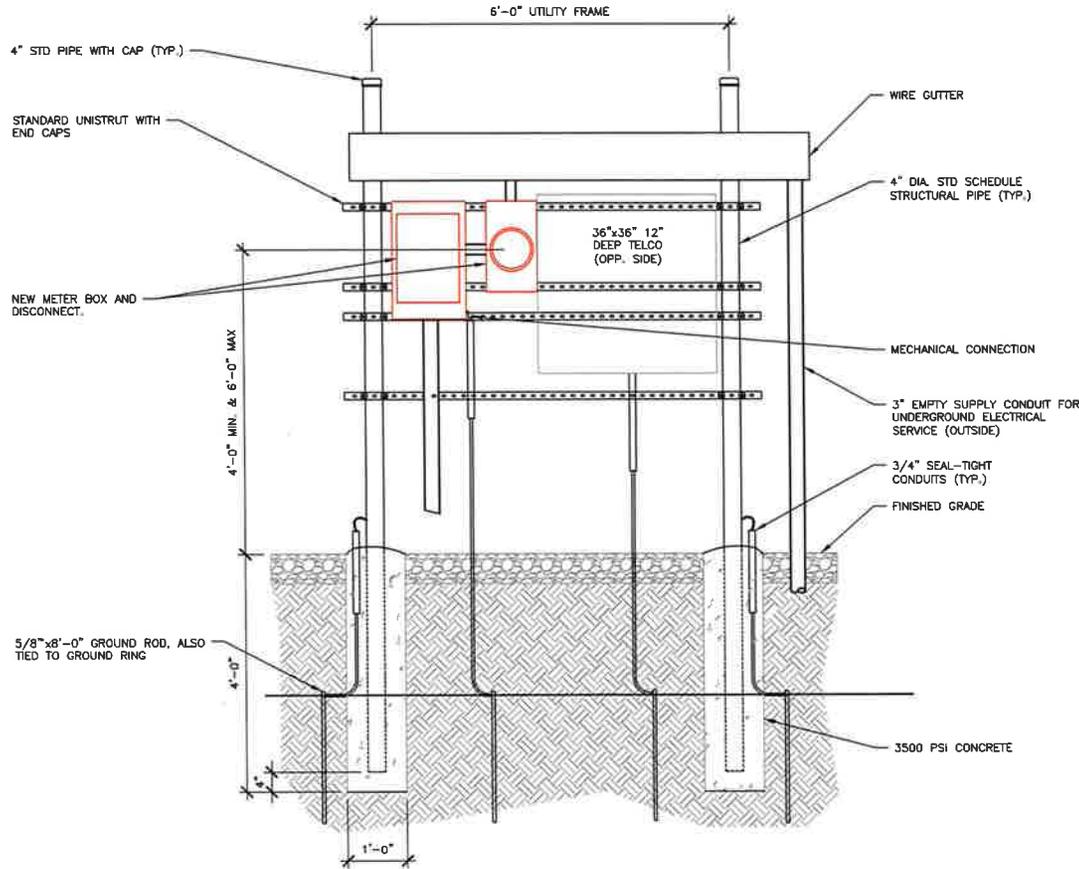
11.31

NOTES:

1. ALL EXPOSED ELECTRICAL CONDUIT MUST BE RIGID.
2. THREADLESS CONNECTORS ARE NOT ALLOWED.
3. USE SQUARE "O" 200A FUSIBLE DISCONNECT.
4. EMT CONDUIT CAN ONLY BE USED INSIDE.
5. USE ONLY COMPRESSION TYPE FITTINGS ON EMT CONDUIT.
6. USE ONLY STRANDED CONDUCTORS FOR ALL ELECTRICAL WIRING. (EXCEPT TELCO AND THERMOSTAT).
7. USE SCHEDULE 80 CONDUIT UNDER DRIVEWAYS AND/OR ANY VEHICLE CROSSING ARE.

ELECTRICAL COMPANY NOTE:

ELECTRICAL PROVIDER SHALL COORDINATE WITH BRANCH TOWERS III, LLC CONSTRUCTION MANAGER TO DETERMINE TOTAL AMOUNT OF AMPS THAT WILL BE PROVIDED TO PROPOSED UTILITY RACK.



1 UTILITY RACK ELEVATION
SCALE: N.T.S.

VENDOR:

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7335 S LEWIS AVE STE 300
TULSA, OKLAHOMA 74136
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PRODUCED BY:

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BRANCH COMMUNICATIONS, LLC
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TULSA, OKLAHOMA 74136
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BRANCH ENGINEERING LLC
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TULSA, OKLAHOMA 74136
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SITE NAME:
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SITE NUMBER:
OK-0213

SITE ADDRESS:
13405 E 86 ST. N
OWASSO OKLAHOMA 74055

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

8/10/21

NO	DATE	DESCRIPTION	BY
A	07/13/21	PRELIMINARY ISSUE	JWM
B	08/10/21	PRELIMINARY ISSUE	BDH

SHEET TITLE:
UTILITY RACK DETAILS

SHEET NUMBER: E2	PROJECT #: OK-0213	REVISION: B
BY: JWM	CKD BY: JWM	

11.32

RE: 1/G2 FOR TYPICAL
CADWELD DETAILS

GROUNDING LEGEND:	
SYMBOL	DESCRIPTION
▲	EXOTHERMIC WELD (CADWELD)
■	#2 AWG BARE SOLID TINNED MECHANICAL CONNECTION
⊗	#2 STRANDED INSULATED (FROM EQUIPMENT TO MGB)
⊙	GROUND TEST WELL AT GROUND ROD
—	CHAIN LINK FENCE
●	5/8"x8'-0" COPPER CLAD GROUND ROD AT 15'-0" MAX. SPACING

VENDOR:



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BRANCH TOWERS III
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TULSA, OKLAHOMA 74136
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PRODUCED BY:



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Branch
ENGINEERING LLC.
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TULSA, OKLAHOMA 74136
(918) 949-4551

SITE NAME:
OWASSO FFA

SITE NUMBER:
OK-0213

SITE ADDRESS:
13405 E 86 ST. N
OWASSO OKLAHOMA 74055

ENGINEER:

PRELIMINARY - NOT FOR CONSTRUCTION

8/10/21

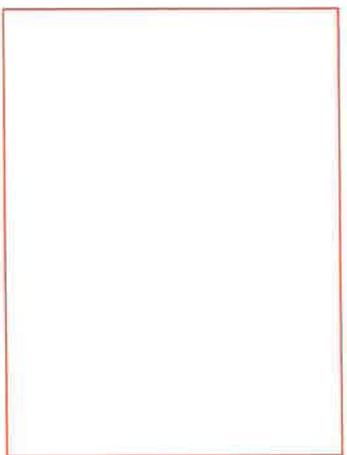
NO.	DATE	DESCRIPTION	BY
A	07/13/21	PRELIMINARY ISSUE	JWM
B	08/10/21	PRELIMINARY ISSUE	BDH

SHEET TITLE:
GROUNDING SITE PLAN

SHEET NUMBER: PROJECT #: REVISION:
G1 OK-0213 B

BY: JWM CKD BY: JWM

PROPOSED GROUNDING BOND TO
FENCE MAIN POST, TYP., RE:
6/G2



#2 AWG BARE SOLID TINNED
COPPER CABLE TO GROUNDING
SYSTEM (TYP.), RE: 5/G2

5/8" COPPER CLAD
GROUND ROD, RE: 1/G2

PROPOSED GROUND TEST WELL,
RE: 2/G2

PROPOSED TOWER GROUND
RING, RE: 3/G2

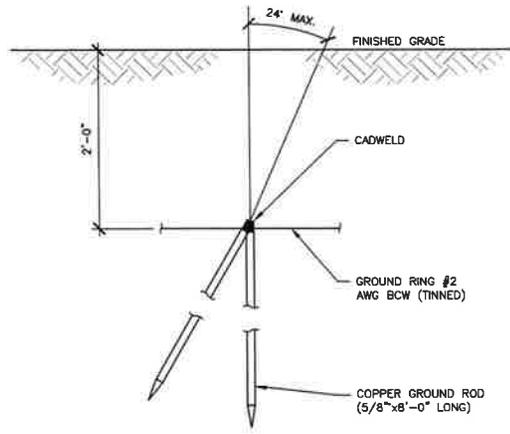
PROPOSED GATE GROUNDING,
RE: 7/G2

PROPOSED MULTI-TENANT
UTILITY RACK

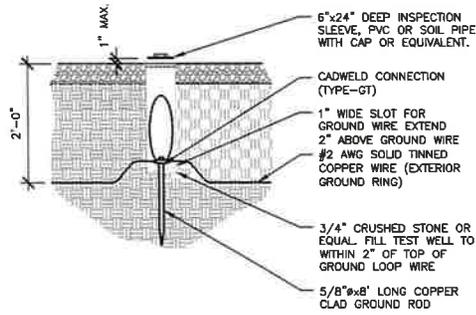
1 GROUNDING SITE PLAN



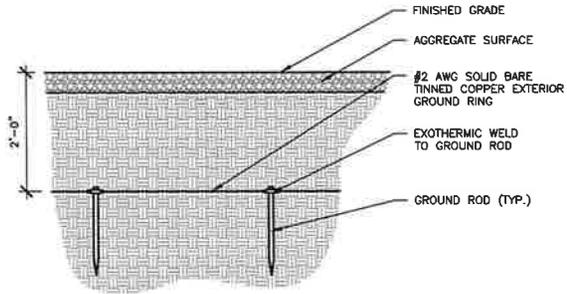
11.33



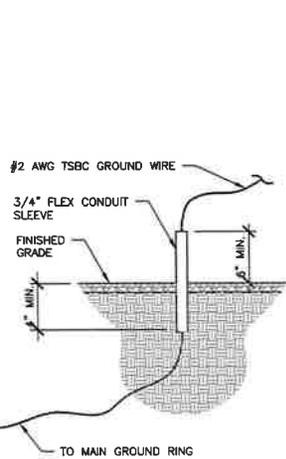
1 ANTENNA CABLE GROUNDING DETAIL
SCALE: N.T.S.



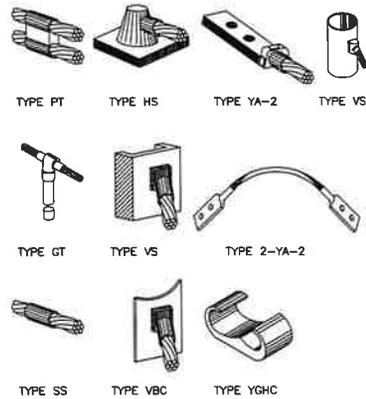
2 GROUND TEST WELL DETAIL
SCALE: N.T.S.



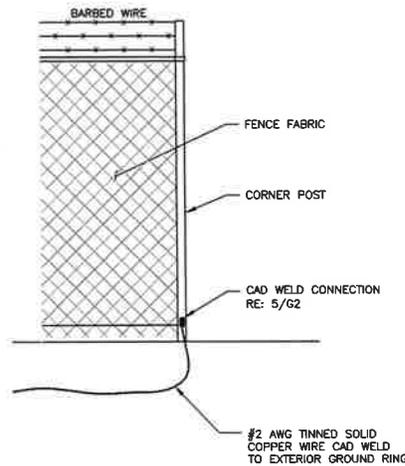
3 GROUND RING DETAIL
SCALE: N.T.S.



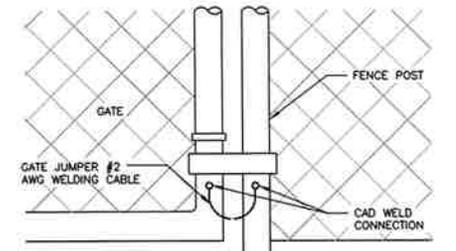
4 STUB UP DETAIL
SCALE: N.T.S.



5 TYPICAL CADWELD DETAILS
SCALE: N.T.S.



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



7 TYPICAL GATE GROUNDING
SCALE: N.T.S.

VENDOR:

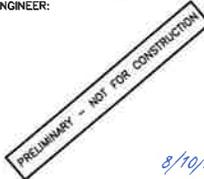
BRANCH TOWERS III
 BRANCH TOWERS III
 7335 S LEWIS AVE STE 300
 TULSA, OKLAHOMA 74136
 (918) 949-4551

PRODUCED BY:

BRANCH COMMUNICATIONS
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SITE NAME:
OWASSO FFA
 SITE NUMBER:
OK-0213
 SITE ADDRESS:
 13405 E 86 ST. N
 OWASSO OKLAHOMA 74055

ENGINEER:

 8/10/21

NO	DATE	DESCRIPTION	BY
A	07/13/21	PRELIMINARY ISSUE	JWM
B	08/10/21	PRELIMINARY ISSUE	BGH

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER: G2	PROJECT #: OK-0213	REVISION: B
BY: JWM	CKD BY: JWM	

11.34



3/8" Iron Rod
SW Cor. of SW/4
Sec. 21, T32N, R14E
Ref. by LS# 167B
2,651.98'

PARENT TRACT OWNER
OWASSO FFA ALUMNI ASSOCIATION, INC.
BOOK 710, PAGE 276
ACCOUNT# 871421142139010

1 AERIAL SITE PLAN
SCALE: N.T.S.

VENDOR:
Branch
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7335 S LEWIS AVE STE 300
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PRODUCED BY:
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Branch
ENGINEERING LLC
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7335 SOUTH LEWIS AVE, STE. 300
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SITE NAME:
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OWASSO OKLAHOMA 74055

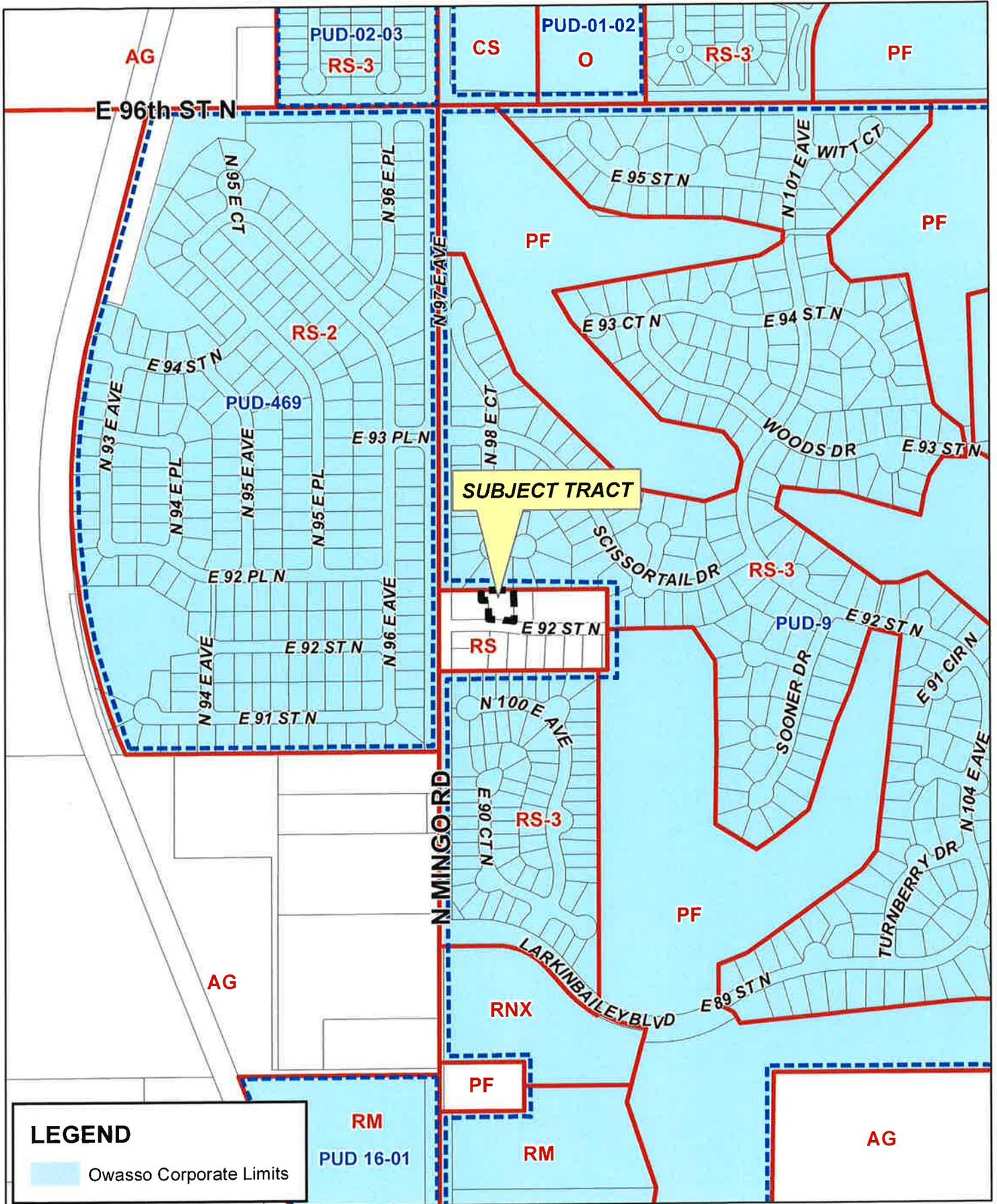
ENGINEER:
PRELIMINARY - NOT FOR CONSTRUCTION
8/10/21

NO	DATE	DESCRIPTION	BY
A	07/13/21	PRELIMINARY ISSUE	JWM
B	08/10/21	PRELIMINARY ISSUE	BOH

SHEET TITLE:
AERIAL SITE PLAN
SHEET NUMBER: PROJECT # REVISIONS
A1 OK-0213
BY: JWM CKD BY: JWM B

11.35

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LEGEND

Owasso Corporate Limits



CBOA-2911

21-14 19

12.1



**TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT**

TRS: 1419

CASE NUMBER: **CBOA-2911**

CZM: 18

CASE REPORT PREPARED BY: Robi Jones

HEARING DATE: 08/17/2021 1:30 PM

APPLICANT: Joe Neel

ACTION REQUESTED: Variance to permit detached accessory buildings in aggregate to exceed 750 sq. ft. in an RS district (Sec.240.2-E); Variance to allow a detached accessory building to be located in the front yard in an RS district. (Section 420.2.A-2).

LOCATION: 9715 E 92 ST N

ZONED: RS

FENCELINE: Owasso

PRESENT USE: Residential

TRACT SIZE: 0.32 acres

LEGAL DESCRIPTION: PRT LTS 1 & 2 BEG NWC LT 1 TH E98.19 S127.93 CRV LF 99.19 SWC LT1 TH CRV LF 5 N74.60 W30 N42.50 E35 POB BLK 1, FAIRWAYS VI AT BAILEY RANCH, HALE ADDN

RELEVANT PREVIOUS ACTIONS: None Relevant

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RS zoning to the west, south, and east. It abuts RS-3 zoning in the city of Owasso to the north. All surrounding uses are residential.

STAFF COMMENTS:

The applicant is before the Board requesting a Variance to permit detached accessory buildings in aggregate to exceed 750 sq. ft. in an RS district (Sec.240.2-E); Variance to allow a detached accessory building to be located in the front yard in an RS district. (Section 420.2.A-2).

The applicant has provided the following statement: *"No room in backyard."*

According to the site plan provided with the application, the applicant is proposing to construct a new 30' x 24' (720 sq. ft.) detached accessory building in the front yard. Section 240.2.E permits accessory buildings in the RS district up to 750 SF of floor area in aggregate. There is an existing Accessory Building 12' x 30' (360 sq. ft.) so the total square footage in aggregate is 1080 sq. ft. The provision of the Code attempts to establish and maintain development intensity of the district, preserve the openness of living areas and avoid overcrowding by limiting the bulk of structures.

The Code states that detached accessory buildings shall not be located in the front or side yard (section 420.2). According to the submitted conceptual plan the proposed accessory building will be constructed in the front yard; the applicant has requested a Variance to allow the accessory building in the front yard.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed accessory building is compatible with and non-injurious to the surrounding area.

12.2

Sample Motion:

"Move to _____ (approve/deny) Variance to permit detached accessory buildings in aggregate to exceed 750 sq. ft. in an RS district (Sec.240.2-E); Variance to allow a detached accessory building to be located in the front yard in an RS district. (Section 420.2.A-2).

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."



Subject Tract

CBOA-2911

21-14 19

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



12.5

35.00'

98.19'

(133')

N.W. COR.
LOT 1
SEC. 19

PT. LOT 2
BLOCK 1

Conc.

Conc.

Brick Frame
Utility
on Conc.

Brick & Wood
Frame Residence
(25' X 53')

Conc.

Conc.
Porch
Conc.

30'
24'
PROPOSED
BUILDING

PT. LOT 1
BLOCK 1

127.83'

30.00'

(30')

74.60'

(77')

25' B/L

Gravel
Drive

(167')

L=99.19'

5.00'

EAST 92ND STREET NORTH (Legal Access)
50' R. O. W.



1" = 30'

Job: # 9843 • Buyer • TULSA
METRO HOMES, LLC



12.6