

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, April 5, 2016 at 5:30 PM
Public Works, 1009 NW 75th
Nichols Hills/OKC, OK 73116

HEARING IMPAIRED: Upon the receipt of a written request 48 hours prior to all public meetings, a certified signer will be provided for the hearing impaired.

1. Call to Order
2. Roll Call
3. Citizens Desiring to be Heard
4. Minutes
 - a. March 1, 2016 Minutes
5. Public Hearings
 - a. PUBLIC HEARING: Discussion, consideration and possible approval of the final plat for Cumberland Court, a tract of land containing 4.9 acres, more or less, being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of Indian Meridian, City of Nichols Hills, Oklahoma County, Oklahoma. All of lots One (1) through Eleven (11) Block Four (4) as shown on the recorded plat of business section of Nichols Hills. And all of lots Fourteen (14) through Twenty-Five (25) Block Five (5) as shown on the recorded plat of Nichols Hills.
 - b. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of the issuance of a special permit to A T & T, represented by CRB Companies LLC (mistakenly referred to as "CBR Companies LLC" in the published notice), for the purpose of upgrading existing facilities and equipment, and installation of new facilities and equipment referred to as antennas, radios, TMA, RRUS, power lines and fiber on the water tower located at 1009 NW 75th Street, Nichols Hills, Oklahoma, and entering an agreement with respect to the same.
 - c. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of an ordinance regarding regulations for accessory structures in the "E-1" Estate Zoning District, the "E-2" Urban Estate Zoning District, the "R-1-75" Single-Family Residential Zoning District, the "R-1-60" Single-Family Residential Zoning District, the "R-2" Two-Family Residential Zoning District, and the "R-3" Multiple-Family Residential Zoning District; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.
6. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 10:20 AM on the 1st

day of April, 2016 and posted in prominent view on the bulletin board at City Hall, also known as Town Hall, 1117 NW 63rd St, and Public Works, 1009 NW 75th Street, Nichols Hills, OK, at 1 PM on the 1st day of April, 2016.

Addendum filed in the Office of the City Clerk at 10:45 AM on the 4th day of April, 2016 and posted in prominent view on the bulletin board at City Hall, also known as Town Hall, 1117 NW 63rd St, and Public Works, 1009 NW 75th Street, Nichols Hills, OK, at 1 PM on the 4th day of April, 2016.



City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, March 1, 2016 at 5:30 PM
Public Works, 1009 NW 75th
Nichols Hills/OKC, OK 73116

Original Agenda Filed in the Office of the Municipal Clerk at 9:15 AM on the 23rd day of February, 2016.

1. Call to Order

2. Roll Call

Attendee Name	Title	Status	Arrived
Barbara Gilbert		Present	
Michael A. Bickford	Chairman	Present	
Tim Cheek		Present	
John McCaleb		Present	
Lynn Pringle		Absent	
Larry Savage		Present	

3. Citizens Desiring to be Heard

4. Minutes

a. February 2, 2016 Minutes

Savage moved to approve the February 2, 2016 minutes as presented. McCaleb seconded the motion.

RESULT:	APPROVED [4 TO 0]
MOVER:	Larry Savage
SECONDER:	John McCaleb
AYES:	Gilbert, Bickford, McCaleb, Savage
ABSTAIN:	Cheek
ABSENT:	Pringle

5. Public Hearings

- a. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of an ordinance regarding regulations for accessory structures in the “E-1” Estate Zoning District, the “E-2” Urban Estate Zoning District, the “R-1-75” Single-Family Residential Zoning District, the “R-1-60” Single-Family Residential Zoning District, the “R-2” Two-Family Residential Zoning District, and the “R-3” Multiple-Family Residential Zoning District; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Attorney for the City, Shane Pate, provided some context about the ordinance being considered, regarding accessory buildings in all residential zoning areas. Consultant, Wiley Rice, City Manager and Planning Commission members discussed in detail the proposed changes and requirements.

The public hearing was opened. Seeing that no one present expressed a desire to speak, the public hearing was closed.

John McCaleb made the following motion: McCaleb moved to recommend approval this ordinance as written but with the understanding that Planning Commission prefers to see some amendments within the immediate future.

Shane Pate, proposed an amendment with which McCaleb agreed, and in accordance therewith McCaleb amended the motion as follows: Recommend approval of this ordinance subject to between now and the City Council meeting next week, legal counsel individually providing members of the Planning Commission proposed language that addresses Planning Commission's concerns. If such language is deemed suitable, Mr. Pate could communicate to City Council that Planning Commission recommended approval, subject to amendments which were subsequently provided to each Planning Commission member, who each individually expressed approval of such amendments. Cheek seconded the motion.

RESULT:	APPROVED [4 TO 1]
MOVER:	John McCaleb
SECONDER:	Tim Cheek
AYES:	Gilbert, Bickford, Cheek, McCaleb
NAYS:	Savage
ABSENT:	Pringle

6. Adjournment

There being no further business, Savage moved to adjourn the meeting McCaleb seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Savage
SECONDER:	John McCaleb
AYES:	Gilbert, Bickford, Cheek, McCaleb, Savage
ABSENT:	Pringle

Chairman
City of Nichols Hills, Oklahoma

City Manager
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARING CASE NO. PC 2016-04

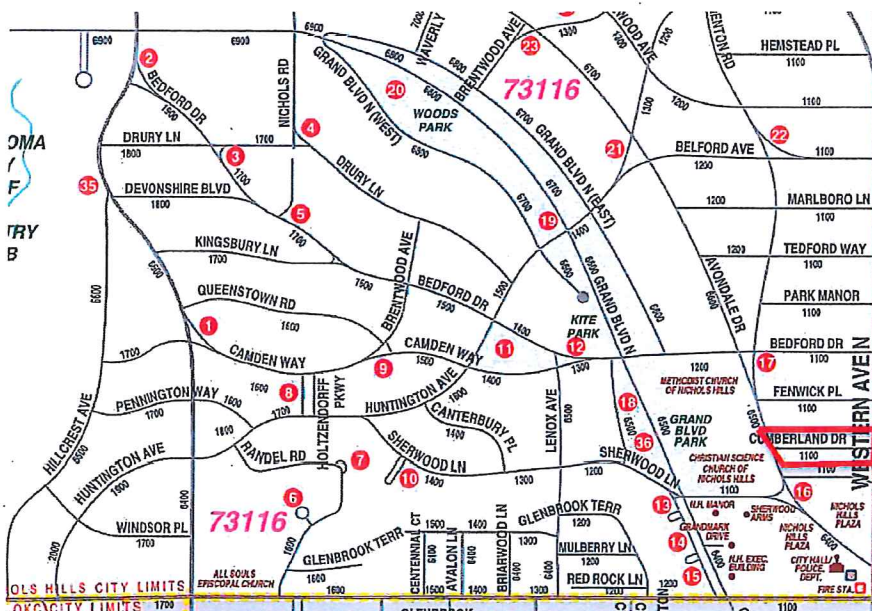
NOTICE IS HEREBY GIVEN that City of Nichols Hills, Oklahoma (the "City") public hearings will be held on **Tuesday, April 5, 2016 at 5:30 p.m.** by the Planning Commission of the City, and on **Tuesday, April 12, 2016 at 5:30 p.m.** by the Council of the City to consider an application by Cumberland Drive, LLC for approval of a final plat for Cumberland Court regarding the following described property in Nichols Hills, Oklahoma:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, City of Nichols Hills, Oklahoma County, Oklahoma, being more particularly described as follows:

All of Lots One (1) through Eleven (11) Block Four (4) as shown on the recorded plat of Business Section of Nichols Hills. And All of Lots Fourteen (14) through Twenty-five (25) Block Five (5) as shown on the recorded plat of Nichols Hills. *Said tract of land containing a total of 4.9 acres, more or less*

The current zoning of this property is Planned Unit Development.

The following map shows the area affected by the Application:



Both of these public hearings will be held in the Council Chambers at City Hall, also known as Town Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma.

ALL PERSONS, OWNERS, RESIDENTS OR TAXPAYERS of the City, or any interested person, are hereby given notice that they may appear and have the opportunity to be heard at said public hearings or file a petition with the Planning Commission and/or Council and offer arguments and evidence for or against the above matters.

Dated this 26th day February, 2016



Kristi Hort
City Clerk
City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARING CASE NO. PC 2016-05

NOTICE IS HEREBY GIVEN that City of Nichols Hills, Oklahoma (the "City") public hearings will be held on **Tuesday, April 5, 2016 at 5:30 p.m.** by the Planning Commission of the City, and on **Tuesday, April 12, 2016 at 5:30 p.m.** by the Council of the City to consider an application for approval of a Special Permit for the following described property:

PROPERTY BOUNDARY DESCRIPTION

Lots 29, 30 and 31, Block 13, Colonial Heights Addition, a part of the NW/4 of Section 4, Township 12 North, Range 3 West, Oklahoma County, Oklahoma.

PROPOSED SITE LYING IN A PART OF BLOCK 13, COLONIAL HEIGHT'S ADDITION, IN THE NW/4 OF SECTION 4, T12N-R3W OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

More particularly described as follows: Beginning at a point 1.72 feet South and 2.72 feet West of the Northeast corner of Lot 29, of said Block 13, thence East and parallel with the North line of said Lot 29, a distance of 46.87 feet, thence South a distance of 42.39 feet, thence N69°42'47" W a distance of 50.0 feet, thence North a distance of 25.0 feet to the Point of Beginning.

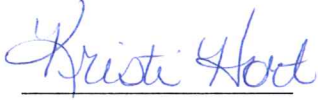


The current zoning of this property is "C-1" Office District. The applicant, CBR Companies, LLC Agent for A T & T, proposes to remove 2 3/8" Power lines. Add (3) SBNHH-1D65C antenna, (6) LGP 17205 TMA, (3) RRUS-32, (1) DC6-48-60-18-8F, (2) 3/4" power, (1) 1/2" fiber to existing mount for CBR Companies, LLC Agent for A T & T to be located on or adjacent to the water tower owned by the City of Nichols Hills.

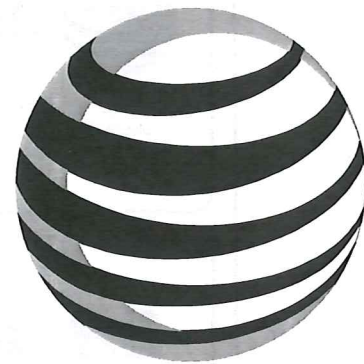
Both of these public hearings will be held in the Council Chambers at Nichols Hills Public Works, 1009 NW 75th, Nichols Hills, Oklahoma.

ALL PERSONS, OWNERS, RESIDENTS OR TAXPAYERS of the City, or any interested person, are hereby given notice that they may appear and have the opportunity to be heard at said public hearings or file a petition with the Planning Commission and/or Council and offer arguments and evidence for or against the above matters.

Dated this 11th day of March 2016



Kristi Hort
City Clerk
City of Nichols Hills, Oklahoma



at&t
Your World. Delivered.

Attachment: PC 2016-05 Site Information (2350 : AT & T Special Permit)

SITE NAME:

NICHOLS HILLS

AT&T SITE NUMBER:

OK1085

FA NUMBER:

10000548

FCC NUMBER:

N/A

SITE ADDRESS:

1009 NORTHWEST 75TH
OKLAHOMA CITY, OK ZIP

NEW EQUIPMENT AND ANTENNAS ON:

EXISTING 160' WATER TANK



14201 WIRELESS WAY
OKLAHOMA CITY, OK 73134
PH: (405) 529-8134

BR NCH

COMMUNICATIONS, LLC

BRANCH COMMUNICATIONS
1516 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

PRODUCED BY:

DE BOER

MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
605-422-1548

SITE NAME:

NICHOLS HILLS

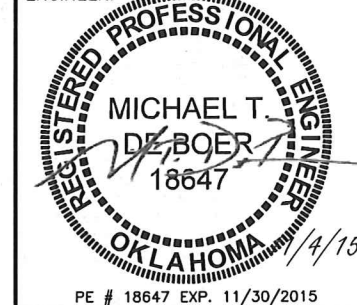
SITE NUMBER:

OK1085

SITE ADDRESS:

1009 NORTHWEST 75TH
OKLAHOMA CITY OK Zip

ENGINEER:



SITE INFORMATION

SITE TYPE: WATER TANK

SITE NAME: NICHOLS HILLS

SITE NUMBER: OK1085

SITE ADDRESS: 1009 NORTHWEST 75TH
OKLAHOMA CITY, OK ZIP

COUNTY: OKLAHOMA COUNTY

JURISDICTION: CITY OF OKLAHOMA CITY

OCCUPANCY TYPE: UNMANNED

A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR
HUMAN HABITATION.

APPLICANT: AT&T WIRELESS
14201 WIRELESS WAY
OKLAHOMA CITY, OK 73134
CRAIG HALL
(918) 919-4551

PROPERTY OWNER:
NICHOLS HILLS
405-879-8870

SITE COORDINATES (NAD 83):
LATITUDE: N. 35.5492811°
LONGITUDE: W. -97.5292081°
GROUND ELEVATION: 1199' (AMSL)

SURVEYOR:
N/A

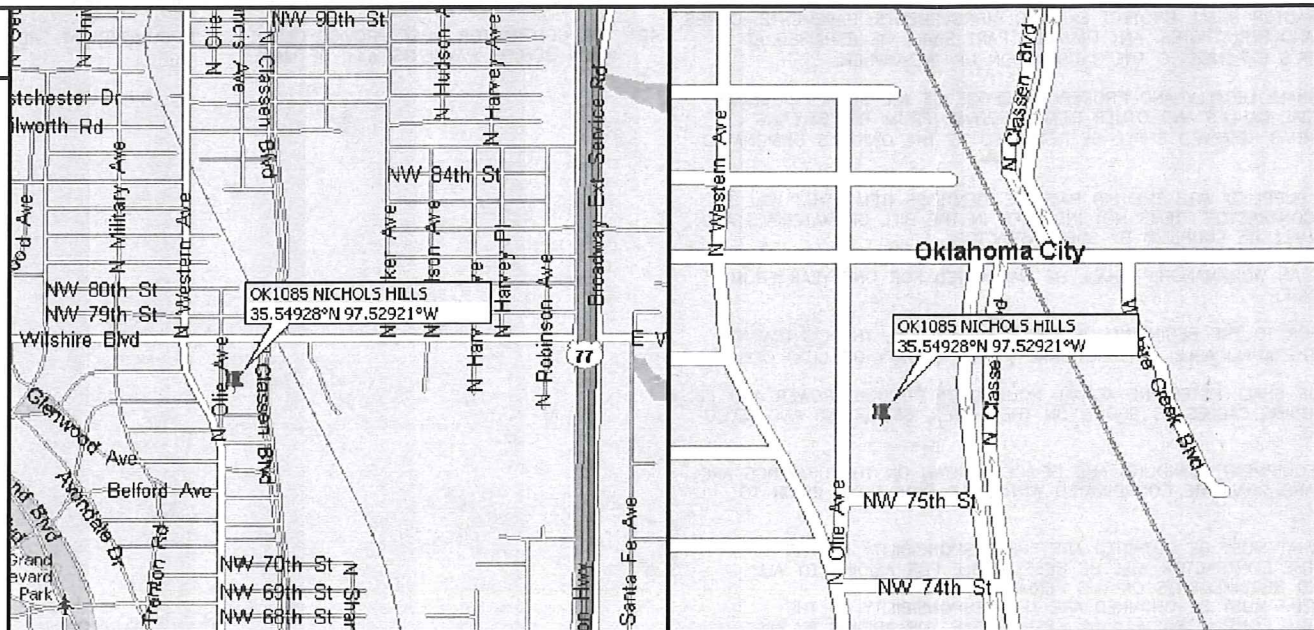
TOWER OWNER:
NICHOLS HILLS
1009 NW 75TH ST NICHOLS HILLS
NICHOLS HILLS, OK. 73116
405-879-8870
SITE NAME:
SITE NUMBER:

DESIGNER:
BRANCH COMMUNICATIONS, LLC
1516 SOUTH BOSTON AVE. STE 215
TULSA, OK. 74119
CONTACT: JAMES W MCCOY
PHONE: (918) 261-1875

ARCHITECT/ENGINEER:
MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
CONTACT: MICHAEL T. DE BOER
PHONE: (605) 422-1548

TELEPHONE COMPANY:
AT&T
1-800-331-0500

POWER COMPANY:
OG&E
1-800-272-9741



VICINITY MAP

N.T.S.

LOCATION MAP

N.T.S.

DRIVING DIRECTIONS

DEPART 14201 WIRELESS WAY, OKLAHOMA CITY, OK 73134 ON WIRELESS WAY (SOUTH) FOR 0.2 MI TURN LEFT TO STAY ON WIRELESS WAY FOR 0.1 MI TURN RIGHT (WEST) ONTO W MEMORIAL RD FOR 0.3 MI TURN LEFT (SOUTH) ONTO N PORTLAND AVE [OK-74 S], THEN IMMEDIATELY TURN LEFT (EAST) ONTO W MEMORIAL RD FOR 0.3 MI KEEP LEFT ONTO RAMP FOR 0.2 MI TO KILPATRICK TURNPIKE EAST MERGE ONTO JOHN KILPATRICK TPKE FOR 2.3 MI KEEP RIGHT ONTO RAMP FOR 0.3 MI TO WESTERN AVE MERGE ONTO W JOHN KILPATRICK SERVICE RD FOR 109 YDS TURN RIGHT (SOUTH) ONTO N WESTERN AVE FOR 4.1 MI TURN LEFT (NORTH) ONTO N OLIE AVE FOR 0.1 MI TURN RIGHT (EAST) ONTO LOCAL ROAD(S) FOR 54 YDS ARRIVE AT OK1085 NICHOLS HILLS

A&E DRAWING REVIEW

TITLE:	SIGNATURE:	DATE:
AT&T CONSTRUCTION MGR:		
RF ENGINEER:		
ZONING APPROVAL:		
SITE ACQUISITION:		
PROPERTY OWNER:		
STATUS CODE:		
1	ACCEPTED-WITH OR NO COMMENTS, CONSTRUCTION MAY PROCEED	
2	NOT ACCEPTED-RESOLVE COMMENTS AND RESUBMIT	

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND
AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED
HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING
DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

ONE CALL NUMBER:

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



SCOPE OF WORK

CONTRACTOR TO OBTAIN LATEST RFDS FROM AT&T
WIRELESS PRIOR TO CONSTRUCTION FOR ALL PROPOSED
EQUIPMENT, ORIENTATION, AND ELEVATIONS.

DRAWING INDEX

NO	NO DESCRIPTION
T1	TITLE SHEET
GN1	GENERAL NOTES
GN2	GENERAL NOTES
A1	COMPOUND PLAN
A2	TOWER ELEVATION, ORIENTATION & DETAILS
A3	ANTENNA AND EQUIPMENT DETAILS

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 BE RESPONSIBLE FOR SAME.

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 2009

STRUCTURAL CODE: IBC 2009

PLUMBING CODE: IPC 2009

MECHANICAL CODE: IMC 2009

ELECTRIC CODE: NEC 2011

FIRE/LIFE SAFETY CODE: IBC 2009, IFC 2009, NFOA 101

NO	DATE	DESCRIPTION	BY
A	10/29/15	PRELIM ISSUE	NDP
0	11/4/15	CONST ISSUE	JWM

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:	PROJECT #:	REVISION:
T1	OK1085	0
BY:	CKD BY:	
NDP	JWM	

1000548.dwg, 151104-3152403EUD, OK1085, 3C, LITE, FinalZoningDrawings.dwg - SheetGN1 - User: jmcocoy - Nov 04, 2015 - 5:30pm

- UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- 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. AND ARE INTENDED TO SHOW OUTLINE ONLY.
- ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHOWN OF THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING., FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK, THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, EQUIPMENT, TOOLS, LABOR AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. IF NEW SHELTER IS PROPOSED, CONTRACTOR MUST HAVE SHELTER MANUFACTURERS SHELTER DRAWINGS PRIOR TO CONSTRUCTION COMMENCEMENT. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS (SIGNED AND SEALED OR BUILDING OFFICIAL APPROVED), LATEST REVISION AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS, PROVIDE CONTACT INFORMATION TO PROJECT MANAGER.
- 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.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) OWNERS REPRESENTATIVE OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTORS'S PROPOSAL OR PERFORMANCE OF WORK.
- 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.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF SPECIFIED QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING TOPOGRAPHY AN HORIZONTAL GEOMETRY AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES. CONTRACTOR IS TO MAINTAIN REQUIRED HORIZONTAL CLEARANCE FROM THE CENTERLINE OF EXISTING POWER LINES AS DETERMINED BY THE ELECTRICAL POWER COMPANY. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INTERFERENCE WHICH AFFECT THE WORK UNDER THIS CONTRACT.
- FLAGGERS SHALL BE REQUIRED AS NEEDED IN RIGHT OF WAYS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL AND OSHA SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS, THIS INCLUDES, BUT IS NOT LIMITED TO THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
- IF ANY FIELD CONDITIONS PRECLUDE COMPLIANCE WITH THE DRAWINGS & OR CONDITIONS SPECIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONST. MGR & SHALL NOT PROCEED WITH ANY WORK THAT WOULD BE AFFECTED.

- ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE A MINIMUM OF 5 YEARS OF TELECOM EXPERIENCE IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT THEY DO HAVE THE SUFFICIENT EXPERIENCE AND ABILITY, THAT THEY ARE PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF THIS PROJECT.
- ALL HARDWARE MANUFACTURER'S ASSEMBLY INSTRUCTION SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWING ARE INTENDED TO AID CONTRACTOR.
- CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
- THE CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT WITHOUT WRITTEN AUTHORIZATION FROM OWNER, OWNERS REPRESENTATIVE OR ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE TOWER OWNERS REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THAT CONFLICT IS RESOLVED BY TOWER OWNERS REPRESENTATIVE.
- 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.
- ALL MATERIALS AN WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
- 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) OFFICIAL.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
- LOCATION OF EQUIPMENT, CONDUITS AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO ROUGH IN.
- ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES, CODES, REGULATIONS, INCLUDING OSHA, NCE, AISC, ACI AND ANSI/TIA/EIA-222.
- 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.
- THE CONTRACTOR IS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS SHALL NOT EXCUSE THE CONTRACTOR FORM 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.
- NEW BUILD CONTRACT WILL INCLUDE LEVELED BUILDING PAD, ACCESS ROAD AND ENTRANCE GATES, AND EROSION CONTROL.
- ANY ACCIDENTS ON SITE MUST BE REPORTED TO CLIENT WITHIN 2 HOURS OF THE EVENT.
- ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
- THE SUBCONTRACTOR SHALL INSTALL OWNER OR ANY JURISDICTION AUTHORITY SIGNAGE, WARNING OR HAZARD AS REQUIRED.
- SEED AND MULCH ALL DISTURBED AREAS NOT COVERED BY OTHER MATERIALS IN ACCORDANCE WITH LOCAL SPECIFICATIONS, AS REQUIRED BY LOCAL ORDINANCES.
- THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE, UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE OF THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUBMIT, AT THE END OF THE PROJECT, A COMPLETE SET OF "AS BUILT" DRAWINGS TO TOWER OWNERS PROJECT MANAGER.
- THE CONTRACTOR MUST PROVIDE CLOSE OUT DOCUMENTS AT THE FINAL INSPECTION WALK BEFORE PAYMENTS WILL BE MADE.



14201 WIRELESS WAY
OKLAHOMA CITY, OK 73134
PH: (405) 529-8134

BR NCH

COMMUNICATIONS, LLC

BRANCH COMMUNICATIONS
1516 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

PRODUCED BY:

DE BOER

MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
605-422-1548

SITE NAME:

NICHOLS HILLS

SITE NUMBER:

OK1085

SITE ADDRESS:

1009 NORTHWEST 75TH
OKLAHOMA CITY OK Zip

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	10/29/15	PRELIM ISSUE	NDP
O	11/4/15	CONST ISSUE	JWM

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:	PROJECT #:	REVISION:
GN1	OK1085	0
BY: NDP	CKD BY: JWM	

Attachment: PC 2016-05 Site Information (2350 : AT & T Special Permit)

at&t
Your World. Delivered.

14201 WIRELESS WAY
OKLAHOMA CITY, OK 73134
PH: (405) 529-8134

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OKLAHOMA CITY, OK 73134
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1516 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

PRODUCED BY:

DE BOER
MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
605-422-1548

SITE NAME:

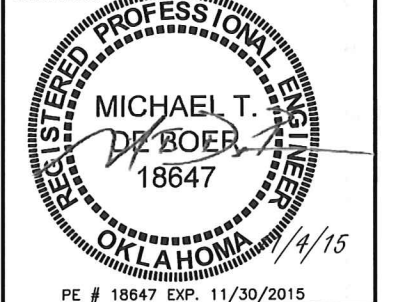
NICHOLS HILLS

SITE NUMBER:

OK1085

SITE ADDRESS:
1009 NORTHWEST 75TH
OKLAHOMA CITY OK Zip

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	10/29/15	PRELIM ISSUE	NDP
0	11/4/15	CONST ISSUE	JWM

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: GN2	PROJECT #: OK1085	REVISION: 0
	BY: NDP	CKD BY: JWM

CONTRACTOR TO OBTAIN LATEST RFDS FROM AT&T WIRELESS PRIOR TO CONSTRUCTION FOR ALL PROPOSED EQUIPMENT, ORIENTATION, AND ELEVATIONS.

Attachment: PC 2016-05 Site Information (2350 : AT & T Special Permit)

ANTENNA CABLE AND ACCESSORY NOTES AND REQUIREMENTS:

1. GENERAL: PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY FOR RECEIVING, CONNECTIONS AT THE BASE TRANSMISSION SYSTEM (BTS). THIS SHALL INCLUDE ALL EQUIPMENTS SHOWN OR REQUIRED FOR A COMPLETE OPERATING SYSTEM, ANTENNA, ANTENNA CABLES, CONNECTORS, AND FITTING SHALL BE THIRD PARTY FURNISHED COMPONENTS AS SHOWN ON THE BILL OF MATERIALS
2. MATERIALS:

2.1. ANTENNA CABLES: AS SCHEDULED

2.2. ANTENNA CONNECTORS: AS SCHEDULED

2.3. CABLE HANGERS: INSTALLED A MAXIMUM 4' SPACING

2.4. GROUND KITS-AS SPECIFIED
3. INSTALLATION:

3.1. ANTENNA CABLE LENGTHS SHALL BE FIELD MEASURED. INSTALLER SHALL NOTIFY AT&T PRIOR TO PURCHASE OF CABLES OF THE OVERALL LENGTH REQUIRED.

3.2. CABLES SHALL BE LABELED IN ACCORDANCE WITH AT&T ELECTRICAL MATERIALS AND METHODS SPECIFICATIONS.

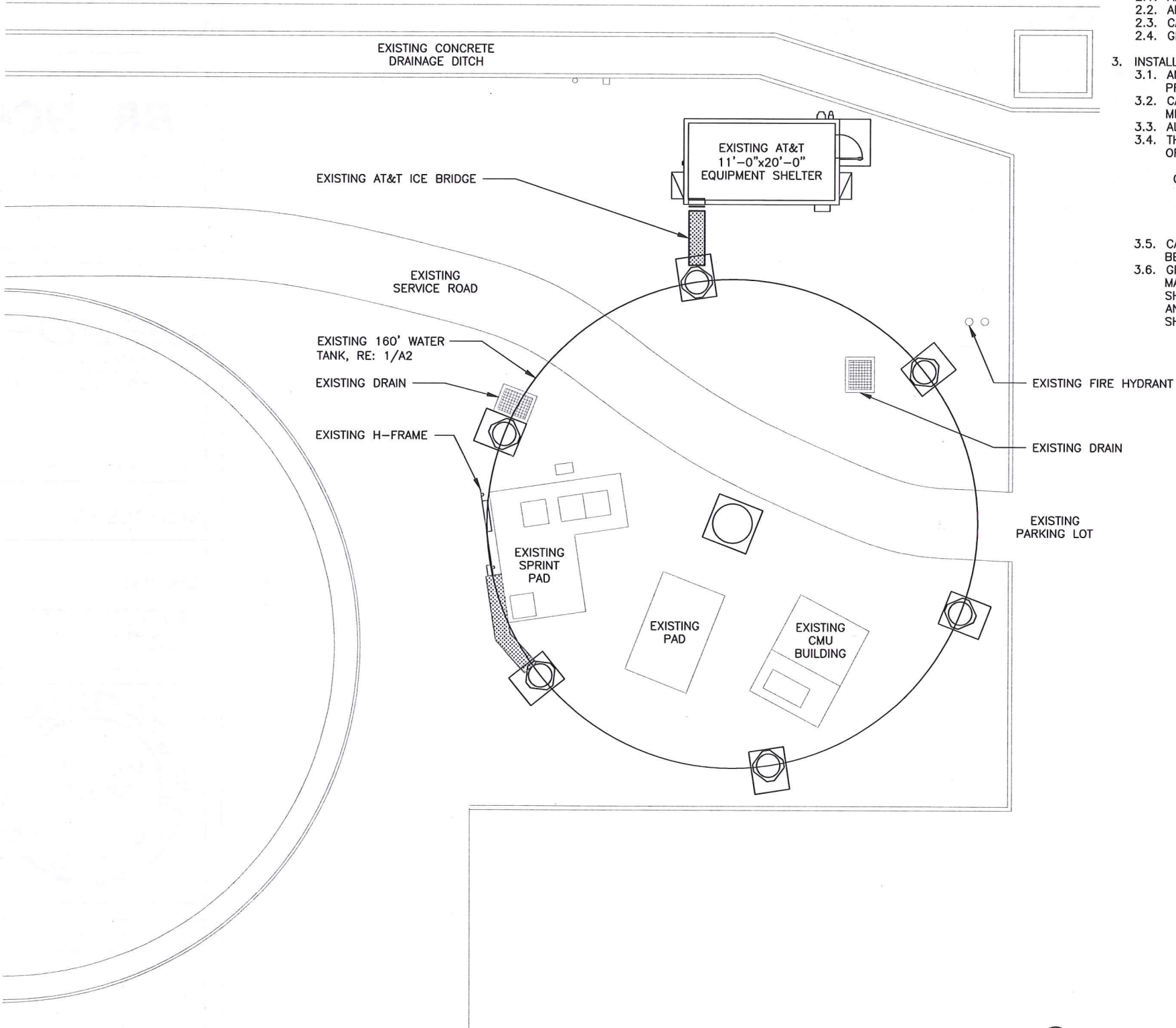
3.3. ALL CABLE CONNECTIONS OUTSIDE SHALL BE COVERED WITH WEATHERPROOFING TAPE.

3.4. THE MINIMUM BENDING RADIUS FOR ALL ANTENNA CABLES SHALL BE AS SHOWN BELOW OR PER THE MANUFACTURER, WHICHEVER IS MORE CONSERVATIVE:

CABLE	IN AIR OR CABLE TRAY	IN CONDUIT
1/2"	5"	10"
7/8"	10"	18"
1 5/8"	20"	28"

3.5. CABLES SHALL BE INSTALLED WITH THE MINIMUM NUMBERS OF BENDS. CABLE SHALL NOT BE LEFT UN-TERMINATED IN THE FIELD.

3.6. GROUND KITS- AFTER INSTALLATION OF GROUND STRAPS, THE CONNECTIONS SHALL BE MADE WEATHER TIGHT USING WEATHERPROOF KITS AS IDENTIFIED ABOVE. GROUND PIGTAILS SHALL BE BROUGHT OUT IN THE DOWNWARD DIRECTION FROM THE CONNECTION TO THE ANTENNA CABLE WITHOUT ANY SHARP BENDS (MINIMUM RADIUS 10") AND CONNECTION SHALL BE MADE TO GROUNDING SYSTEM.



1 COMPOUND PLAN





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14201 WIRELESS WAY
OKLAHOMA CITY, OK 73134
PH: (405) 529-8134

BR NCH
COMMUNICATIONS, LLC

BRANCH COMMUNICATIONS
1516 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

PRODUCED BY:

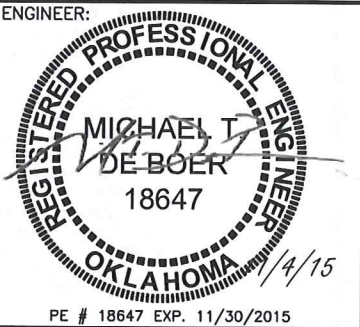
DE BOER
MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
605-422-1548

SITE NAME:
NICHOLS HILLS

SITE NUMBER:
OK1085

SITE ADDRESS:
1009 NORTHWEST 75TH
OKLAHOMA CITY OK Zip

ENGINEER:



PE # 18647 EXP. 11/30/2015

NO	DATE	DESCRIPTION	BY
A	10/29/15	PRELIM ISSUE	NDP
O	11/4/15	CONST ISSUE	JWM

SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER: A1	PROJECT #: OK1085 BY: NDP CKD BY: JWM	REVISION: 0
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CONTRACTOR TO OBTAIN LATEST REFS FROM
AT&T WIRELESS PRIOR TO CONSTRUCTION
FOR ALL PROPOSED EQUIPMENT,
ORIENTATION, AND ELEVATIONS.



at&t
Your World. Delivered.

14201 WIRELESS WAY
OKLAHOMA CITY, OK 73134
PH: (405) 529-8134

BR NCH
COMMUNICATIONS, LLC

BRANCH COMMUNICATIONS
1516 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

PRODUCED BY:

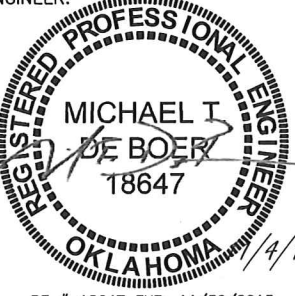
DE BOER
MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
605-422-1548

SITE NAME:
NICHOLS HILLS

SITE NUMBER:
OK1085

SITE ADDRESS:
1009 NORTHWEST 75TH
OKLAHOMA CITY OK Zip

ENGINEER:



REGISTERED PROFESSIONAL ENGINEER
MICHAEL T. DE BOER
18647
OKLAHOMA
PE # 18647 EXP. 11/30/2015

NO	DATE	DESCRIPTION	BY
A	10/29/15	PRELIM ISSUE	NDP
O	11/4/15	CONST ISSUE	JWM

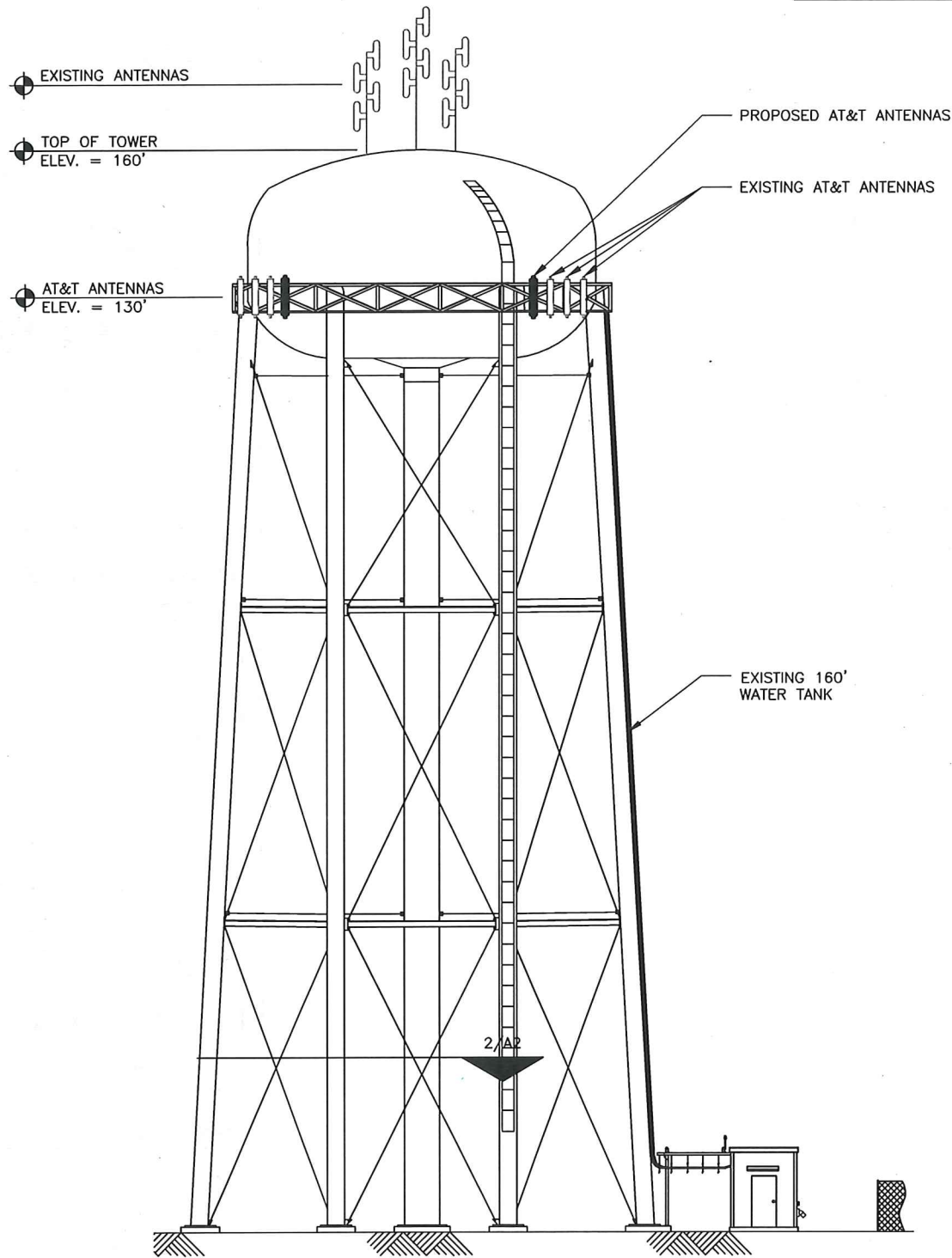
SHEET TITLE:
**TOWER ELEVATION,
ORIENTATION & DETAILS**

SHEET NUMBER: PROJECT #:
A2 OK1085

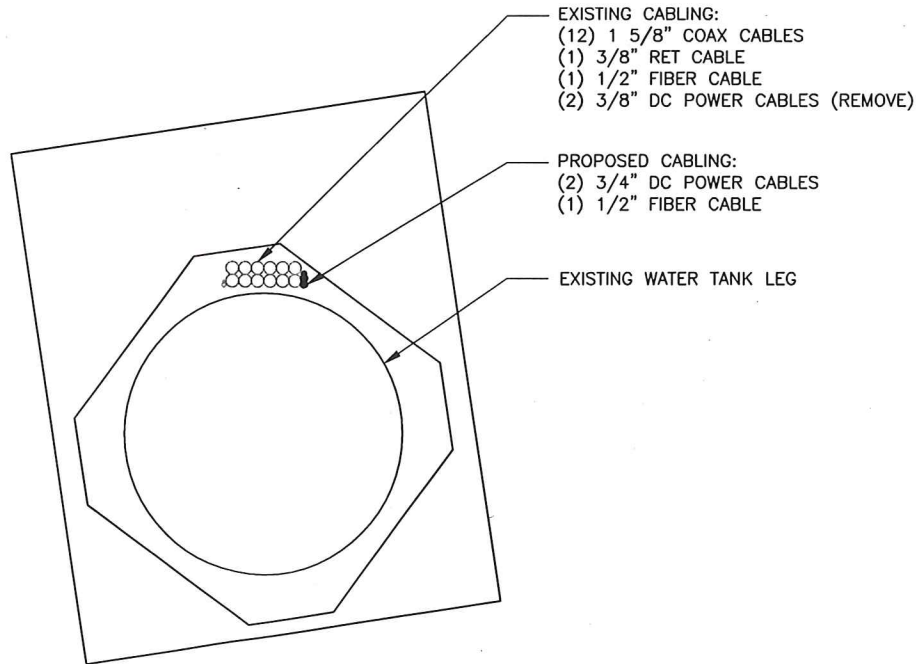
BY: CKD BY:
NDP JWM

REVISION:
0

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS. (TOWER BY OTHERS)

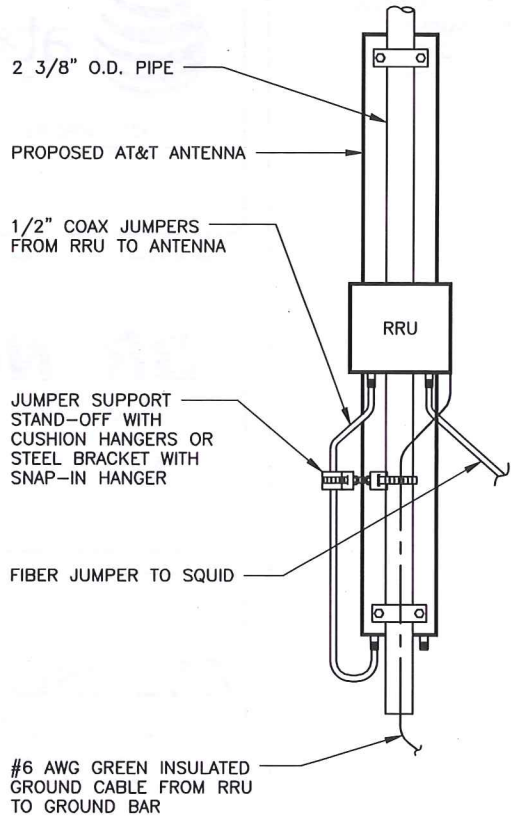


- CABLE NOTES:
1. ATTACH CABLES TO TOWER WAVEGUIDE LADDER WITH COMMSCOPE PART #252117 SNAP-IN HANGERS (OR EQUIVALENT) WITH INSERT AS REQUIRED.
 2. CONTRACTOR TO RESTACK EXISTING CABLING TO ACCOMMODATE PLACEMENT OF PROPOSED CABLING.



1 TOWER ELEVATION
SCALE: N.T.S.

2 TRANSMISSION LINE DIAGRAM
SCALE: N.T.S.



1 ANTENNA MOUNT DETAIL
SCALE: N.T.S.

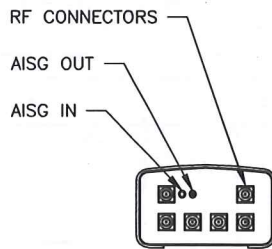
COMMSCOPE_SBNHH-1D65C

RADOME MATERIAL:
FIBERGLASS, UV RESISTANT

RADOME COLOR:
LIGHT GRAY

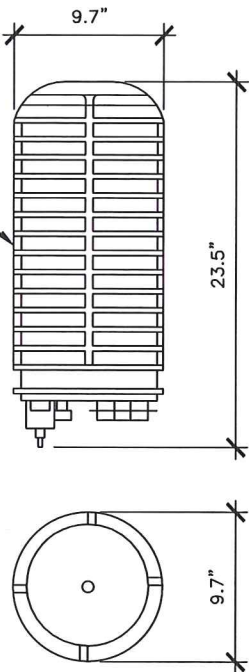
DIMENSIONS HxWxD in (mm):
96"x11.85"x7.1"
(2438x301x181mm)

WEIGHT:
66.14 lbs



4 SBNHH-1D65C ANTENNA DETAIL
SCALE: N.T.S.

RAYCAP
DC6-48-60-18-8F DC
SURGE SUPPRESSION
SOLUTION SYSTEM

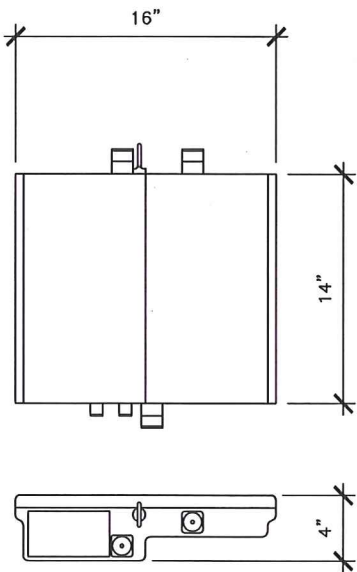


2 SURGE UNIT DETAIL
SCALE: N.T.S.

POWERWAVE_LGP_17205

DIMENSIONS HxWxD in (mm):
14"x16"x4" (352x385x94mm)

WEIGHT:
31 lbs

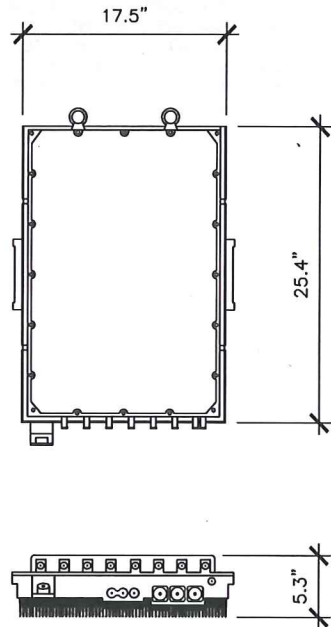


5 LGP 17205 TMA DETAIL
SCALE: N.T.S.

ERICSSON_RRUS-32

DIMENSIONS HxWxD in (mm):
25.4"x17.5"x5.3" (645x445x135mm)

WEIGHT:
50 lbs



3 ERICSSON RRUS-32 DETAIL
SCALE: N.T.S.



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OKLAHOMA CITY, OK 73134
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BR NCH

COMMUNICATIONS,LLC

BRANCH COMMUNICATIONS
1516 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

PRODUCED BY:

DE BOER

MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
605-422-1548

SITE NAME:

NICHOLS HILLS

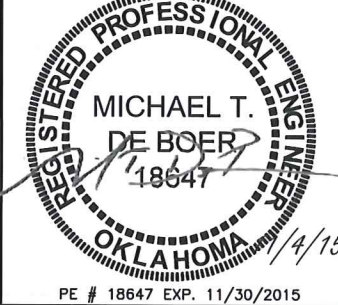
SITE NUMBER:

OK1085

SITE ADDRESS:

1009 NORTHWEST 75TH
OKLAHOMA CITY OK Zip

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	10/29/15	PRELIM ISSUE	NDP
O	11/4/15	CONST ISSUE	JWM

SHEET TITLE: ANTENNA AND EQUIPMENT DETAILS			
SHEET NUMBER: A3		PROJECT #: OK1085	REVISION: 0
BY: NDP		CKD BY: JWM	

November 2, 2015

Ms. Stephanie Wilson
CRB Companies, LLC
1516 South Boston Avenue, Suite 215
Tulsa, OK 74119
(918) 949-4551



B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject: Water Tower Structural Letter

Carrier Designation: Site Number: 10000548
Site Name: Nichols Hills OK1085

Engineering Firm Designation: B+T Group Project Number: 102300.001.01

Site Data: 1009 NW 75th St, Nichols Hills, OK, Oklahoma County
Latitude 35.54855000 °, Longitude -97.52896000 °
Water Tower

Dear Ms. Wilson,

B+T Group is pleased to submit this "Structural Letter" to determine the structural integrity of the above mentioned water tower supported telecommunications site.

The purpose of the assessment is to determine acceptability of the water tower to sufficiently support the telecommunications equipment presented in this report. Based on our professional opinion we have determined the suitability for the structure and foundation, under the following load case, to be:

Existing + Proposed Equipment

Sufficient Capacity

Note: See Table 1 and Table 2 for the proposed and existing loading, respectively.

The assessment has been performed in accordance with the 2009 International Building Code and ASCE 7 standard based upon a wind speed of 90 mph 3-second gust.

All equipment proposed in this report shall be installed in accordance with the drawings for the determined available structural capacity to be effective.

We at B+T Group appreciate the opportunity of providing our continuing professional services to you and CRB Companies, LLC. If you have any questions or need further assistance on this or any other projects please give us a call.

Respectfully submitted by:
B+T Engineering, Inc.



Nabin Maharjan, E.I.
Project Engineer

John W. Kelly, P.E., S.E.
Engineer of Record

Water Tower Structural Letter
Project Number 102300.001.01, Nichols Hills OK1085

November 2, 2015
Site No. 10000548
Page 1

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1) INTRODUCTION

2) ASSESSMENT CRITERIA

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Table 2 - Existing and Reserved Antenna and Cable Information

3) ASSESSMENT PROCEDURE

Table 3 - Documents Provided

3.1) Assessment Method

3.2) Assumptions

4) ASSESSMENT RESULTS

4.1) Recommendations

Water Tower Structural Letter
Project Number 102300.001.01, Nichols Hills OK1085

November 2, 2015
Site No. 10000548
Page 2

1) INTRODUCTION

The proposed telecommunications equipment will be mounted to the new pipe mounts attached to the handrail of the water tower at 1009 NW 75th St, Nichols Hills, OK, Oklahoma County. There are existing telecommunications antennas mounted to the pipe mounts attached to the handrail. The proposed loading consists of adding (3) antennas and associated equipment.

2) ASSESSMENT CRITERIA

The structural assessment was performed for this structure in accordance with the 2009 International Building Code and the ASCE 7 Design Standard. The TIA-222-G apply to telecommunications towers. Although telecommunications equipment is present, this structure is primarily a water tower and is more appropriately assessed with the ASCE 7 Standard. The design wind speed for this location is 90 mph 3-second gust.

Table 1 - Proposed Antenna and Cable Information

Mounting Level (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size	Note
129	3	Andrew	SBNHH-1D65C	2 1	3/4 1/2 Fiber	--
	3	Ericsson	RRUS-32			
	6	Powerwave	LGP 17205			
	1	Raycap	DC6-48-60-18-8F			

Table 2 - Existing and Reserved Antenna and Cable Information

Mounting Level (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size	Note
129	8	Powerwave	P65-16-XLH-RR	12 1 1	1-5/8 1/2 Fiber 3/8 RET	1
	1	Powerwave	P65-17-XLH-RR			
	6	Powerwave	LGP 17205			
	6	Ericsson	RRUS-11			
	1	Raycap	DC6-48-60-18-8F			
129	--	--	--	2	3/8	2

Notes:

- 1) Existing Equipment
- 2) Equipment to be Removed

3) ASSESSMENT PROCEDURE

Table 3 - Documents Provided

Document	Remarks	Reference	Source
Existing Loading	Email	10/24/2015	CRB
Proposed Loading			

3.1) Assessment Method

This water tower is a substantial structure designed and fabricated to support thousands of gallons of water in addition to its own self weight. The nature and intended purpose of the structure is substantially greater than the addition of the telecommunication equipment. The total additional weight and area exposed to wind from the proposed telecommunication equipment is approximately 650 lbs. and 42 sq. ft., respectively. The increase is negligible when compared with the overall structural demand of the tower. The analysis of the handrail and tower is not performed as a part of the scope of this report.

Water Tower Structural Letter
Project Number 102300.001.01, Nichols Hills OK1085

November 2, 2015
Site No. 10000548
Page 2

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TRANSMITTAL

Date January 19, 2016

Number of pages including cover sheet
2 sets

RE: OK1085

TO: *City of Nichols Hills*
Attn: Planning &
Zoning
6407 Avondale Drive

Nichols Hills
OK
73116

Phone: 405-879-8870

Fax Phone:

FROM: *Stephanie Wilson*
CRB Companies, LLC
1516 South Boston Ave,
Ste 215
Tulsa, OK 74119

Phone (918)949-4551 x10

Fax Phone (918)949-4557

REMARKS: ☐ Urgent ☒ For your review ☒ Reply ASAP ☐ Please Comment

Planning,

Please find enclosed the special permit application for CRB Companies, LLC on behalf of AT&T for the antenna addition to the City of Nichols Hills Water Tower location at 1009 Northwest 75th. I have included all items required herewith. If you should need anything else or have any questions, please let me know.

Please let me know if you have any questions, or need anything else.

Thank you! ☺ Have a great day!

Sincerely,

Stephanie Wilson

Stephanie.wilson@branchcomm.net

918-949-4551 x10

918-633-3174 cell

**CITY OF NICHOLS HILLS OKLAHOMA
SPECIAL PERMIT APPLICATION
COMMUNICATIONS TOWER**

TO THE NICHOLS HILLS PLANNING COMMISSION AND THE CITY COUNCIL OF NICHOLS HILLS, OKLAHOMA.

I, the undersigned, do hereby respectfully make application to the City Council to issue a Special Permit at the following location (if metes and bounds please attach):

see attached.

For the purpose of:

- ☐ : Installation of new communications equipment and tower
- ☐ : Installation of new or additional communications equipment on existing tower
- ☐ : Installation of new or additional communications equipment on new architectural element
- ☒ : Installation of new or additional communications equipment on existing architectural element
- ☐ : Installation of new or additional communications equipment with the modification of existing architectural element, tower or structure.

Please explain:

add 3 antenna 3 radios 6 TMA 1 squid 2 power

lines 1 fiber to existing for AT&T.

Name of Applicant: CRB Companies, LLC

Represented by: Stephanie Wilson agent for AT&T

Address of Applicant: 1516 S. Boston Ave Ste 215 Tulsa OK 74119

Phone Number Applicant: 918 949-4551 x10

Fax Number Applicant: 918-949-4557

I have supplied the following required information:

- ☒ : Complete Application.*
- ☒ : Copy of Warranty Deed, Certificate of Ownership or signed lease for the property in which permit is being requested.*
- ☒ : Certified Ownership list.
- ☒ : Certified Survey and Detailed Site Map.*
- ☒ : Certified Detailed Project Plans.*
- ☒ : Certified Review by Structural Engineer, if tower or architectural element included in project.*
- ☒ : Filling Fee of \$ 200.00
- ☐ : Other: _____

Stephanie Wilson

Printed Name of Applicant (Representative)

Stephanie Wilson

Signature of Applicant (Representative)

1/19/16

Date

* 12 original sets of documentation are required.

CERTIFICATION OF OWNERSHIP

Date: _____

I, _____, HEREBY CERTIFY THAT I
AM THE CURRENT AND LEGAL OWNER OF THE FOLLOWING
LOCATED IN THE CITY OF NICHOLS HILLS, OKLAHOMA

LEGAL DESCRIPTION: _____

GENERAL KNOWN AS ADDRESS: _____

AND, I FURTHER CERTIFY AND ATTEST THAT THIS LEGAL DESCRIPTION DESCRIBES
ACCURATELY THE PROPERTY REQUESTED FOR SPECIAL PERMIT.

Signature Date

Printed Name & Address: _____

NOTARY

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, IN AND FOR THE STATE OF
OKLAHOMA, ON THIS _____ DAY OF _____, 20____, PERSONALLY
APPEARED.

NOTARY: _____

(SEAL)

MY COMMISSION EXPIRES: _____

CITY OF NICHOLS HILLS COMMUNICATIONS TOWER SPECIAL PERMIT APPLICATION

No lot or property shall be used for any purpose that is not specifically set out as a permitted use or a use subject to review in the district in which such lot or property is situated except upon the issuance of a special permit by the city council.

Applications for such special permits may be approved only after public hearings have been held thereon by the city planning commission and the city council in the manner and subject to the same notice requirements as are applicable to requested amendments of the zoning ordinance and boundaries of zoning use districts.

After hearing any such application the city planning commission shall promptly report its recommendation to the city council. City council action required is A Resolution Approving a Special Permit. *(25-51.010. Special permits authorized.)*

Certain uses are listed in individual zoning district regulations as uses subject to review, because they may or may not be compatible with the surrounding land uses permitted in that district. In such cases the property owner shall make application, notice equal to the requirements for a special permit application described above shall be given, and the planning commission shall hold a public hearing and make a recommendation to the city council.

The application shall be accompanied by a site development plan and other evidence to show why the application is compatible with its surroundings. City council action required is a resolution approving a use subject to review. *(25-51.020. Uses subject to review authorized. Ord. No. 803, § 2, 11-17-98)*

Communications devices subject to a special permit.

In general, it is the intent of this regulation to establish special permit requirements for the location of communications towers and antennas which:

- Provide service for wireless telephones;
- Provide for the needs of commercial broadcasters; and
- Establish standards for large private communications devices serving as an accessory to a business located on the same property as the primary use.

Because the city is an almost a fully developed residential community, it is essential to promote public safety and preserve public and private neighborhood assets by limiting the height and location of these facilities to minimize their impact on adjacent land uses. Therefore, wireless telephone systems and commercial broadcasters are encouraged to locate communications devices on existing towers and non-residential structures; and other location requirements are established to serve as minimum standards for consideration during the special permit review process.

It is the intent to establish minimum standards for location, siting, and regulation of communications towers and antennas in order to:

- (1) Minimize adverse visual effects of towers through careful design, siting, and vegetative screening;
- (2) Avoid potential damage to adjacent properties from tower failure and falling objects through engineering and careful siting of tower structures;
- (3) Allow for reasonable location and use for communications towers and antennas; and
- (4) Address adverse effects on human health and safety.

These regulations shall be applied and interpreted in a non-discriminatory manner to facilitate the development of communications services for the benefit of the citizens of the community. As specified herein, certain facilities shall require a special permit prior to installation. (25-52-010)

The following communications devices are permitted subject to the special permit regulations of the zoning ordinance and the specific requirements.

Communications towers, subject to the following requirements:

1. *Location requirements.* To be eligible for a special permit for construction of a communications tower, a site must be located on property that is:
 - A. Classified in a retail commercial zoning district, or
 - B. In a residential zoned district where there are no residential uses with a property line within 300 feet of the base of the tower, or
 - C. Owned by the municipality.
2. *Height requirements.*
 - A. Retail commercial zoning district: Maximum height of 120 feet.
 - B. All other zoning districts: Maximum height of 80 feet.
3. *Spacing requirements.*
 - A. A site for a new telecommunications tower taller than 80 feet in height shall be located a minimum distance of one-half mile from another telecommunications tower, including towers located outside the corporate limits of the city.
 - B. A site for a new telecommunications tower between 35 and 80 feet in height shall be located a minimum distance of one-fourth mile from another telecommunications tower, including towers located outside the corporate limits of city.
4. *Setbacks.*
 - A. Except as provided in paragraph (a)1. Location requirements above, all towers shall be located so as to provide a minimum distance equal to 125 percent of the height of the tower from the tower base to the property line of a residential use.
 - B. All tower sites shall observe a minimum setback from their boundary fence to any abutting street right-of-way of 25 feet.
 - C. All guys and guy anchors shall be located within the buildable area of the lot; not within the front, rear, or side yard setbacks; and no closer than five feet to any property line.
5. *Co-location.*
 - A. All towers over a height of 70 feet shall be designed and constructed so they may be utilized by two or more wireless communications providers.

B. An applicant for a special permit for a new tower shall provide evidence of a good faith effort to negotiate location of his communications device on an existing tower or eligible structure and evidence that all such possibilities have been exhausted.

6. *Monopole tower required.* All towers shall be of monopole construction except for areas zoned retail commercial.

7. *Fencing.* A fence, eight feet in height from finished grade, shall be installed around the tower site with access through a locked gate.

8. *Landscaping.* All tower sites shall be landscaped to minimize their visual impact. The special permit review process shall include a planning commission recommendation and city council determination that the landscaping plan is appropriate for the site. The following minimum landscaping requirements shall be met:

A. A detailed landscaping plan shall be submitted as a part of the special permit application.

B. Priority should be given to sites which can be hidden within a grove of established trees. In addition or where such a location is not possible, the site shall be landscaped as follows:

(1) Retail commercial zoned areas: The required fence shall be covered with evergreen vines or shrubs.

(2) All other zoning districts: Non-deciduous trees, at least six feet in height, shall be planted on ten-foot centers on the outside of the fence on all sides of the site.

(3) In addition, the entire tower site, including parking and access drive, shall be included in the landscaping plan and improvements.

9. No signals or warning lights shall be permitted on any tower unless required by a municipal, state, or federal agency.

10. No commercial advertising or signage shall be allowed on any tower.

At-grade dish antenna or antennas, with a diameter exceeding two meters, subject to the following requirements:

1. *Location requirements.* Properties eligible for consideration for a special permit for location of these antennas shall include appropriately zoned retail commercial, office, and institutional or not-for-profit developments. Because of the lower height profile possible with these devices, municipal-owned properties may also be considered suitable for location of one or more of these antennas.

2. *Height requirements.* Maximum height of equipment and antennas: Ten feet.

3. *Setbacks.*

C. All antenna sites in this category shall observe a minimum setback of 25 feet from the site boundary fence to any abutting street right-of-way; and,

D. No antenna site shall be located within a setback area established by plat, deed restrictions, or zoning regulations.

4. *Fencing.* A fence, eight feet in height from finished grade, shall be installed around the antenna site with access through a locked gate. In addition, sight-proof screening as described below shall be installed and maintained.

5. *Sight-proof screening and landscaping.*

A. All at-grade antennas shall be screened by an opaque fence and decorative planting so the equipment is not visible from any street or pedestrian way.

B. In addition, the entire antenna site, including parking, shall be included in the landscaping plan for the installation, to be presented as a part of the application.

Antenna or antenna array located within a structure as an architectural element.

1. *Location requirements.*

A. Properties eligible for consideration for a special permit for location of such antenna or antenna array shall include municipal owned sites and appropriately zoned retail commercial, office, and institutional or not-for-profit developments.

B. Antenna placement shall be within the framework of an architectural element of an existing or proposed structure, including, but not necessarily limited to, church steeple, bell tower, arch, or clock tower.

2. *Design.* Consideration should be given to the ability of the applicant to integrate the design and location of the device into the design of the existing structure with the objective of rendering the device indistinguishable as an antenna.

3. *Height and overall size.* No element of the antenna shall be extended above the height, or outside the confines, of the structure of which it is a part.

Requirements of the Applicant

Any person desiring to make application to appear before the Planning Commission shall submit 12 original sets of the following information to the Public Works Director, City of Nichols Hills, 1009 NW 75th, Nichols Hills, Oklahoma.

- a. Completed Application Form (attached)
- b. Proof of applicant's authority to make application concerning the property for which the special permit is desired:
 1. Copy of Warranty Deed, or
 2. Copy of signed lease, or
 3. Completed Certificate of Ownership Form (attached)
- c. Ownership List — A certified list of names, addresses, and legal descriptions of property owners within 300 foot radius of the perimeter of the property for which permit is being requested.
- d. Site Map of the subject property drawn to scale which shows the following information:
 1. The tract of land for which the permit is being requested, including dimensions.
 2. Location of any existing building(s) located on the parcel of land and/or any proposed building(s), including dimensions and distance from property lines.
 3. The use intended for the building(s).

4. Location, layout and dimensions of all proposed and existing parking spaces.
 5. Ingress and egress to property in relation to adjacent streets or thoroughfares, including street names and right-of-way widths.
 6. Location and size of all existing utility easements.
- e. Filing fee of \$200.00.
- g. The applicant, or representative of applicant, must be present at the Planning Commission and City Council meetings.

Processing of the Application by the City

Upon receipt of an acceptable application, the City staff will perform the following tasks:

- a. A notice of Public Hearing will be prepared and mailed to all property owners within a 300 foot radius of the subject property, at least 20 days prior to the date of the Planning Commission meeting, giving notice of the requested action, location of the request, and the date, time and place of the Public Hearing.
- b. Legal Notice of the Public Hearing will be published in a newspaper of general circulation within the City, at least 15 days prior to the date of the Planning Commission meeting.
- c. Written protests of property owners within a 300-foot radius of the subject property will be received, processed, and forwarded to the Planning Commission, if protests are filed.

Action by the Planning Commission and City Council

- a. Pursuant to the Notice of Public Hearing, the Planning Commission shall conduct a Public Hearing, and shall vote to:
 1. Recommend to the City Council that the application be approved as submitted, or as amended, or be approved subject to modification, or
 2. Recommend to the City Council that the application be denied.

2019 520 13473

WARRANTY DEED

Substantive Form-Indefinite

Know All Men by These Presents:

That MARK ROSEN and NAZEL J. ROSEN
husband and wife.

of Oklahoma County,
State of Oklahoma, part 1st of the first part, in consideration of the
sum of THE DOLLARS and other valuable considerations RECEIVED
in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and
Convey unto TOWN OF HICKOK HILLS, a Municipal Corporation
of Oklahoma County, State of Oklahoma, part 7
of the second part, the following described real property and premises situate in Oklahoma
County State of Oklahoma, to-wit:

Lots Twenty-five, Twenty-six, Twenty-seven, Twenty-eight, Twenty-nine, Thirty, Thirty-one and Thirty-two (25, 26, 27, 28, 29, 30, 31 and 32), in Block Thirteen (13), COLONIAL EIGHTHS, in Oklahoma County, Oklahoma, according to the recorded plat thereof

together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its SUCCESSORS and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

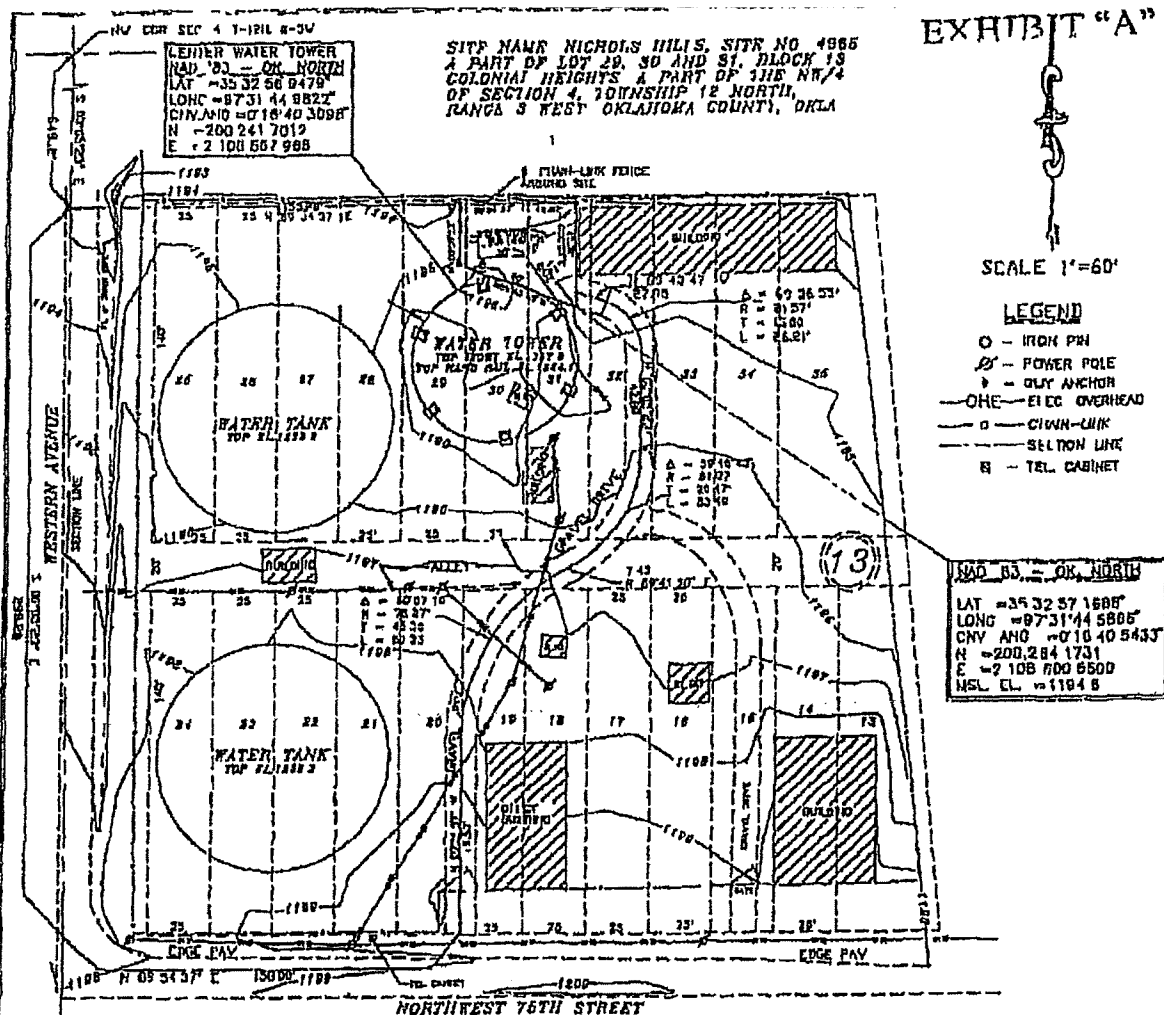
Signed and delivered this 7th day of February, 1956

Mark Rosen
Mark Rosen
Nazel J. Rosen
Nazel J. Rosen

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.
I, John H. Hester, a Notary Public in and for said County and State on this 7th day of February, 1956, personally appeared MARK ROSEN AND NAZEL J. ROSEN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same and the contents thereof are true.

John H. Hester Notary Public

526 4114 526 156

**CERTIFICATE**

I, Wayne G Guinn, registered land surveyor in the State of Oklahoma, hereby certify that the accompanying plat is a true and correct representation of the survey made of the following described property located in Block 13, COLONIAL HEIGHTS, being a part of the NW/4 of Section 4, Township 12 North, Range 3 West, Oklahoma County,

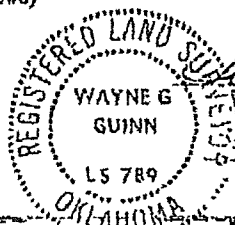
I further certify that the referenced point is within the 2-"C" tolerance

SUBJECT TRACT

A tract of land located in Lot 29, 30 and 31, Block 13, COLONIAL HEIGHTS, a part of the NW/4 of Section 4, Township 12 North, Range 3 West, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 172 feet South and 272 feet West of the Northeast corner of Lot 29 of said Block 13, thence East and parallel with the North line of said Lot 29, a distance of 48.87 feet, thence South a distance of 42.39 feet, thence N 89.43° 47' W a distance of 50.0 feet, thence North a distance of 25.0 feet to the point of beginning

INGRESS-EGRESS

A 12 foot wide roadway located in Block 13, COLONIAL HEIGHTS, a part of the NW/4 of Section 4, Township 12 North, Range 3 West, Oklahoma County, Oklahoma, with the center-line described as follows: Beginning at the Southeast corner of Lot 29, of said Block 13, thence N 00° 25' 57" W a distance of 78.53 feet, thence in a Northeasterly direction along a curve to the right having a radius of 78.37 feet, a distance of 82.23 feet, thence N 59.41° 20' E a distance of 7.42 feet, thence in a Northeasterly direction along a curve to the left having a radius of 51.27 feet, a distance of 53.49 feet, thence N 00° 05' 23" W a distance of 42.89 feet, thence in a Northwesterly direction along a curve to the left having a radius of 21.57 feet, a distance of 26.21 feet to the end of said 12 foot wide roadway

**CENTRAL LAND SURVEYING**

P.O. Box 2117 Ada, Okla 74820

Phone (405) 436-3453

For CIMARRON LAND SERVICES, INC.

Drawn by W Guinn

Checked by K Guinn

Date 11-08-04

Book No 205

Sheet 1 of 1

SPECIAL CERTIFICATE

The BUFFALO LAND ABSTRACT COMPANY, INC., a duly qualified and bonded abstract Company within and for the County of Oklahoma, State of Oklahoma, does hereby certify:

There is shown herein a true and correct list of all owners of record of:

A 300 FOOT RADIUS FROM THE BOUNDARIES OF THE PARENT TRACT BEING A FEE SIMPLE OWNERSHIP TRACT OF LAND DESCRIBED AS FOLLOWS:

LOTS THIRTEEN (13) THRU THIRTY-FIVE (35), BLOCK THIRTEEN (13), COLONIAL HEIGHTS ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; PLUS THE SOUTH 33 FEET OF VACATED 76TH STREET ADJACENT TO LOTS 25 THRU 35 ON THE NORTH AND THAT PORTION OF THE WESTERLY HALF OF VACATED ALLEY EXTENDING NORTHERLY AND SOUTHERLY ADJACENT TO THE EAST LINE OF LOT 35, OKLAHOMA COUNTY, STATE OF OKLAHOMA.

The fee simple ownership tract legal shown above is at this time owned by the Town of Nichols Hills, a Municipal Corporation and referred to in Warranty Deed filed August 21, 1956, recorded in Book 2078, Page 233 (lots 13-14 and 33-35); Warranty Deed filed March 9, 1931, recorded in Book 414, Page 107 (lots 15-18); Warranty Deed filed April 17, 1950, recorded in Book 1326, Page 71 (lots 19-22); Warranty Deed filed April 16, 1957, recorded in Book 2141, Page 323 (lots 23-24); and Warranty Deed filed February 9, 1956, recorded in Book 2019, Page 52 (lots 25-32), in the records of the County Clerk of Oklahoma County, Oklahoma.

SEE ATTACHED LIST OF CURRENT OWNERS AND ACCOUNT NUMBERS.

As shown by the current year's tax rolls as of the date of this certificate in the office of the County Treasurer and Assessor within and for Oklahoma County, Oklahoma.

ADDRESSES given in this report are not certified to.

This certificate certified to Oklahoma County Assessor and Treasurer 2014
Records and the office of the County Clerk Records in Oklahoma County,
Oklahoma as of December 2, 2015 at 7:30 A.M.

IN WITNESS WHEREOF, the BUFFALO LAND ABSTRACT COMPANY,
INC. has caused these presents to be signed, and its corporate seal to be affixed on
this 8th day of December, 2015.

BUFFALO LAND ABSTRACT COMPANY, INC.

By: 

RANDY DITTMANN
PRESIDENT

FL 2014-03

ACCOUNT NUMBER	OWNERS NAME	ADDRESSES
1. R073698400	CITY OF NICHOLS HILLS	PROPERTY ADDRESS: 1009 NW 75 TH ST NICHOLS HILLS, OK MAILING ADDRESS: 6407 AVONDALE DRIVE NICHOLS HILLS, OK 73116-6431
2. R073697800	NIGHTHAWK INVESTMENTS LLC	PROPERTY ADDRESS: 7615 N CLASSEN BLVD OKLAHOMA CITY, OK MAILING ADDRESS: 7613 N CLASSEN BLVD OKLAHOMA CITY, OK 73316-7009
3. R073697900	NIGHTHAWK INVESTMENTS LLC	PROPERTY ADDRESS: 7613 N CLASSEN BLVD OKLAHOMA CITY, OK MAILING ADDRESS: 7613 N CLASSEN BLVD OKLAHOMA CITY, OK 73316-7009
4. R073696400	MANSFIELD INVESTMENTS LLC	PROPERTY ADDRESS: 7521 N CLASSEN BLVD OKLAHOMA CITY, OK MAILING ADDRESS: 7521 N CLASSEN BLVD OKLAHOMA CITY, OK 73116-7057
5. R073696700	MUSGRAVE PROPERTIES LLC	PROPERTY ADDRESS: 7501 N CLASSEN BLVD OKLAHOMA CITY, OK MAILING ADDRESS: 7200 ROCK CANYON RD EDMOND, OK 73025-2935

- | | | |
|----------------|---|---|
| 6. R073696705 | MUSGRAVE PROPERTIES LLC | PROPERTY ADDRESS:
901 NW 74 TH ST
OKLAHOMA CITY, OK

MAILING ADDRESS:
4200 ROCK CANYON RD
EDMOND, OK 73025-2935 |
| 7. R073696710 | STANDARD PRINTING CO. | PROPERTY ADDRESS:
905 NW 74 TH ST
OKLAHOMA CITY, OK

MAILING ADDRESS:
905 NW 74 TH ST
OKLAHOMA CITY, OK
73116-7046 |
| 8. R073697100 | THORNHILL, BERNITA C TRS
THORNHILL, CECIL &
BERNITA TRUST | PROPERTY ADDRESS:
919 NW 74 TH ST
OKLAHOMA CITY, OK

MAILING ADDRESS:
633 SW 104 TH PLACE
OKLAHOMA CITY, OK
73139-5516 |
| 9. R073697200 | CHESAPEAKE LAND
COMPANY, LLC | PROPERTY ADDRESS:
7500 A N WESTERN AVE
OKLAHOMA CITY, OK

MAILING ADDRESS:
PO BOX 18496
OKLAHOMA CITY, OK
73154-0496 |
| 10. R073697400 | MOON LAKE INC | PROPERTY ADDRESS:
7512 N WESTERN AVE
OKLAHOMA CITY, OK

MAILING ADDRESS:
7516 N WESTERN AVE
OKLAHOMA CITY, OK
73116 |

11. R073697600 TIMBERLAKE CONSTN CO INC PROPERTY ADDRESS:
914 NW 75TH ST
OKLAHOMA CITY, OK
- MAILING ADDRESS:
PO BOX 18297
OKLAHOMA CITY, OK
731540297
12. R073697700 MANSFIELD INVESTMENTS
LLC PROPERTY ADDRESS:
906 NW 75TH ST
OKLAHOMA CITY, OK
- MAILING ADDRESS:
7521 N CLASSEN BLVD
OKLAHOMA CITY, OK
73116-7057
13. R169571296 JENNINGS THADEUS S &
CAROL R TRS PROPERTY ADDRESS:
1100 HEMSTEAD PL
JENNINGS THADEUS & CAROL NICHOLS HILLS, OK
REV LIV TRUST
- MAILING ADDRESS:
18266 CARLTON WAY
EDMOND, OK 73012-9219
14. R169571297 MERTENS NELDA TRS
MERTENS NELDA LIVING
TRUST PROPERTY ADDRESS:
1102 HEMSTEAD PL
NICHOLS HILLS, OK
- MAILING ADDRESS:
1102 HEMSTEAD PLACE
NICHOLS HILLS, OK
73116-6211
15. R169571540 WEHBA DEBRA L. REV
TRUST PROPERTY ADDRESS:
1100 HUNTINGTON AVE
NICHOLS HILLS, OK
- MAILING ADDRESS:
PO BOX 60769
OKLAHOMA CITY, OK
73146-0769

16. R169571738	MATSON GEORGE C TRS MATSON BARBARA JEAN IRREV TRUST	PROPERTY ADDRESS: 1103 HEMSTEAD PL NICHOLS HILLS, OK MAILING ADDRESS: 1103 HEMSTEAD PLACE NICHOLS HILLS, OK 73116-6210
17. R169571740	STARK ANDRIA	PROPERTY ADDRESS: 1101 HEMSTEAD PL NICHOLS HILLS, OK MAILING ADDRESS: 1101 HEMSTEAD PL NICHOLS HILLS, OK 73116-6210
18. R169793028	BANK OF OKLAHOMA NA ATTN SPECIAL ASSETS DEPT TAX DEPT 12NW	PROPERTY ADDRESS: N/A MAILING ADDRESS: PO BOX 2300 TULSA, OK 74192
19. R169792990	76NWESTERN LLC	PROPERTY ADDRESS: 7602 N WESTERN AVE NICHOLS HILLS, OK MAILING ADDRESS: PO BOX 75896 OKLAHOMA CITY, OK 73147-0896
20. R169792995	HINTON NORMA J & JAMES A TRS NORMA J HINTON FAMILY TRUST	PROPERTY ADDRESS: 76122 N WESTERN AVE NICHOLS HILLS, OK MAILING ADDRESS: 6913 N WATERWOOD WAY WARR ACRES, OK 73132-6528

21. R169792930	WILSHIRE VILLAGE LLC	PROPERTY ADDRESS: 7632 N WESTERN AVE NICHOLS HILLS, OK MAILING ADDRESS: 3366 NW EXPRESSWAY STE 500 OKLAHOMA CITY, OK 73112-4439
22. R169793005	TG NGOB LLC	PROPERTY ADDRESS: 1000 205 W WILSHIRE BLVD NICHOLS HILLS, OK MAILING ADDRESS: PO BOX 4088 EDMOND, OK 73083
23. R073699100	CITY OF NICHOLS HILLS	PROPERTY ADDRESS: 7701 N CLASSEN BLVD OKLAHOMA CITY, OK MAILING ADDRESS: 6407 AVONDALE DR NICHOLS HILLS, OK 73116-6431
24. R132964300	CHESAPEAKE LAND COMPANY, LLC	PROPERTY ADDRESS: N/A MAILING ADDRESS: PO BOX 18496 OKLAHOMA CITY, OK 73154-0496
25. R132969900	OKLAHOMA COUNTY	PROPERTY ADDRESS: N/A MAILING ADDRESS: 320 ROBERT S KERR OKLAHOMA CITY, OK 73102

26. R169793025 BROWN BAG DELI
BAGHVARDANI MASSOUD PROPERTY ADDRESS:
7600 N WESTERN AVE
OKLAHOMA CITY, OK
- MAILING ADDRESS:
7600 N WESTERN AVE
OKLAHOMA CITY, OK
73116-7016
27. R1697930360 PARKING FOR BROWN
BAG DELI PROPERTY ADDRESS:
7600 S WESTERN AVE
BANK OF OKLAHOMA, NA OKLAHOMA CITY, OK
- MAILING ADDRESS:
PO BOX 2300
TULSA, OK 74192

166553

WARRANTY DEED

Know All Men by These Presents:

That MARK ROREM and HAZEL J. ROREM
HUSBAND and wife

of Oklahoma County, State of Oklahoma

parties of the first part in consideration of the sum of Ten DOLLARS and other valuable considerations to them in hand paid the receipt of which is hereby acknowledged, does hereby Grant Bargain Sell and Convey unto TOWN OF NICHOLS HILLS, a Municipal Corporation of Oklahoma County, State of Oklahoma party of the second part, the following described real property and premises situate in Oklahoma County State of Oklahoma to-wit:

Lots 13 and 14, and Lots 33, 34 and 35, in Block 13, COLONIAL HEIGHTS, according to the recorded plat thereof

TOGETHER WITH all the improvements thereon and the appurtenances thereto belonging and warrant the title to the same

TO HAVE AND TO HOLD said described premises unto the said party of the second part, successors heirs and assigns forever free clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature

Signed and delivered this 7th day of February 1950

Mark Rorem
Mark Rorem

Hazel J. Rorem
Hazel J. Rorem

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of February 1950, personally appeared MARK ROREM and HAZEL J. ROREM Husband and wife

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

Given under my hand and seal the day and year last above written.

My commission expires December 1-4-1951

Notary Public

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 2 OF 2 THE 7th DAY OF FEBRUARY, 1950, AT 11:06 O'CLOCK A.M. AND DULY RECORDED.

JCE WITTS, COUNTY CLERK

FILE 156 BY RECORDS SECTION

107

WARRANTY DEED RECORD No. 414

FROM
Lottie H. Sadler et al
 TO
The Town of Nichols Hills
 BY McKinnon
 STATE OF OKLAHOMA, OKLAHOMA COUNTY, ss:
 This instrument was filed for record on the 8 day of
March 1913, at 10 o'clock A.M. For \$1,00
 and duly recorded in Book 414 of Deeds on page 107
H. E. McKinnon County Clerk.
McKinnon Deputy.

KNOW ALL MEN BY THESE PRESENTS:

The Lottie H. Sadler and J. Leroy Sadler (wife and husband)

of Oklahoma County, State of Oklahoma, part 122 of the first part, in consideration of the sum of
Six hundred (\$600.00) DOLLARS

in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto

The Town of Nichols Hills a Municipal Corporation

of Oklahoma County, State of Oklahoma part 7 of the second part

the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:
Lots Fifteen (15) Sixteen (16) Seventeen (17) and Eighteen (18) in Block No Thirteen
(13) in Colonial Heights Addition to Oklahoma City as shown by the recorded plat
thereof

together with all the improvements thereon and all appurtenances thereto to belonging, and
 warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part 7 of the second part, its successors

forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other
 liens, and incumbrances of whatever nature.

Signed and delivered this 16 day of February, 1913

Lottie H. Sadler

J. Leroy Sadler

STATE OF OKLAHOMA, Oklahoma County, ss:

Before me, the undersigned, a Notary Public in and for said County and State,

on this 17th day of February, 1913, personally appeared

Lottie H. Sadler and J. Leroy Sadler her husband

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 set forth

My Commission expires July 15th 1933 J. B. Hatcher Notary Public.

(Notarial seal)

WARRANTY DEED

THIS DEED IS OF THE FIRST PART.

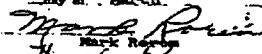
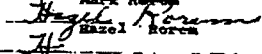
TO HAVE AND TO HOLD unto the said part Y of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

All of Lots Nineteen (19) to Twenty-two (22) both inclusive, in Block Thirteen (13) in COLONIAL HEIGHTS, being part of ENE Section 4, Township 12 North, Range 3 West, lying West of O.C. Ry., according to the recorded plat thereof

together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

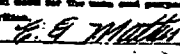
TO HAVE AND TO HOLD said described premises unto the said part Y of the second part, its successors heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 22nd day of March, 1950.


 Mark Rorem

 Hazel Rorem

STATE OF OKLAHOMA }
 COUNTY OF OKLAHOMA } ss. INDIVIDUAL ACKNOWLEDGMENT
 Before me, the undersigned, a Notary Public in and for said County and State on this 22nd day of March, 1950, personally appeared MARK ROREM AND HAZEL ROREM, who known to be the 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.

Given under my hand and seal the day and year last above written.

My commission expires APR 14, 1954.  Notary Public.

STATE OF OKLAHOMA, OKLAHOMA COUNTY, ss: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 71 THE 17th DAY OF APRIL 1950, AT 1:00 P.M. BY CLAUDE F. W. AND BEN KEDDIE. FOR FILING, COUNTY CLERK THE 15th DAY OF APRIL 1950.

WARRANTY DEED

14604

2141 to 323

Know All Men by These Presents

That

Mark Roseward Hazel Rose, husband and wife

of Oklahoma County

State of Oklahoma parties of the first part in consideration of the sum of Ten Dollars and other good and valuable consideration DOLLARS in hand paid the receipt of which is hereby acknowledged does hereby Grant, Bargain, Sell and Convey unto Town of Nichols Hills, Oklahoma a municipal corporation

of Oklahoma County State of Oklahoma part of

of the second part the following described real property and premises situate in Oklahoma County State of Oklahoma to-wit

All of Lots Twenty-three (23) and Twenty-four (24) in Block Thirteen (13) in Colonial Heights, being part of the NW 1/4 of Section 4, Township 12 North, Range 3 West T12N R3W of O. G. Ry., according to the recorded plat thereof.



together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same

TO HAVE AND TO HOLD said described premises unto the said party of the second part its heirs and assigns forever free clear and discharged of and from all force or effect of charges taxes judgments mortgages and other liens and incumbrances of whatever nature

Signed and delivered this 30th day of March 1957

Mark Roseward
Hazel Rose

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me the undersigned a Notary Public in and for said County and State on this 30th day of March 1957 personally appeared Mark Roseward and Hazel Rose, husband and wife 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

Given under my hand and seal the day and year last above written

My commission expires 4-7-58

John H. Hickey Notary Public

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS: THIS INSTRUMENT WAS FILED FOR RECORD ON PAGE 2141 THE 16 DAY OF April, 1957, AT 4:15 O'CLOCK P.M. AND DULY RECORDED.

JOE PITTS, COUNTY CLERK

FEE 1.50 ST. DEPUTY

2019 520

WARRANTY DEED

Shocking From Individual

Know All Men by These Presents:

That MARK BORN and HAZEL J. BORN
husband and wife,

of Oklahoma County, State of Oklahoma

State of Oklahoma part 122 of the 1st part, in consideration of the sum of TEN DOLLARS and other valuable considerations SUMMONS in hand paid, the receipt of which is hereby acknowledged, Give hereby Grant, Bargain, Sell and Convey unto TOWN OF HICKMAN HILLS, a Municipal Corporation of Oklahoma County, State of Oklahoma part 2 of the second part, the following described real property and premises situate in Oklahoma County State of Oklahoma to-wit:

Lots Twenty-five, Twenty-six, Twenty-seven, Twenty-eight, Twenty-nine, Thirty, Thirty-one and Thirty-two (25, 26, 27, 28, 29, 30, 31 and 32), in Block Thirteen (13), COLONIAL HEIGHTS, in Oklahoma County, Oklahoma, according to the recorded plat thereof

together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part 122 **SUCCESSORS** and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 7th day of February, 1956

Mark Born
Mark Born
Hazel J. Born
Hazel J. Born

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

I, Mark Born, a citizen of the State of Oklahoma, do hereby certify that the foregoing instrument was executed by me and the person named therein as my co-signer, and that the same was executed voluntarily and for the purposes therein set forth.

Witness my hand and seal this day and year last above written.

Mark Born
Mark Born

Notary Public

9 114 150

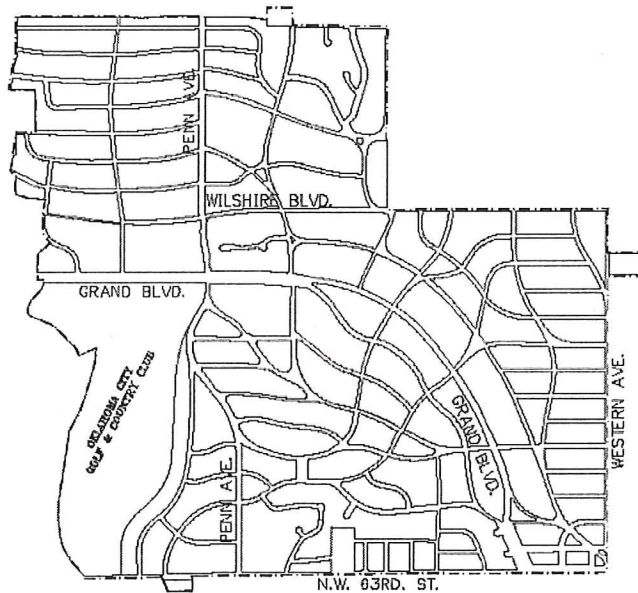


CITY OF NICHOLS HILLS

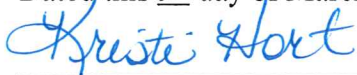
NOTICE OF PUBLIC HEARINGS CITY OF NICHOLS HILLS, OKLAHOMA

Notice is hereby given that zoning amendments to Chapter 50 of the City of Nichols Hills Municipal Code will be considered at public hearings to be held by both the Nichols Hills Planning Commission and the Nichols Hills City Council concerning regulations for accessory structures in the "E-1" Estate Zoning District, the "E-2" Urban Estate Zoning District, the "R-1-75" Single-Family Residential Zoning District, the "R-1-60" Single-Family Residential Zoning District, the "R-2" Two-Family Residential Zoning District, and the "R-3" Multiple-Family Residential Zoning District. These public hearings will be held by the Nichols Hills Planning Commission on **Tuesday, April 5, 2016** at 5:30 p.m., and by the Nichols Hills City Council on **Tuesday, April 12, 2016** at 5:30 p.m. These public hearings will be held in the Nichols Hills Public Works Building, 1009 N.W. 75th Street, Nichols Hills, Oklahoma 73116.

Any person may address the Nichols Hills Planning Commission and Nichols Hills City Council at these public hearings regarding these amendments. Written protest against the proposed amendments may be filed with the office of the City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116 not less than three (3) days before the public hearing.



Dated this 9th day of March, 2016



Kristi Hort, City Clerk
City of Nichols Hills, Oklahoma

Published in _____ on _____, 2016

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50 OF THE NICHOLS HILLS CITY CODE REGARDING REGULATIONS FOR ACCESSORY STRUCTURES IN THE “E-1” ESTATE ZONING DISTRICT, THE “E-2” URBAN ESTATE ZONING DISTRICT, THE “R-1-75” SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, THE “R-1-60” SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, THE “R-2” TWO-FAMILY RESIDENTIAL ZONING DISTRICT, AND THE “R-3” MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Chapter 50, Section 50-47, subsection 50-47(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “E-1” Estate Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot.

Section 2. Chapter 50, Section 50-48, subsection 50-48(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “E-2” Urban Estate Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot.

Section 3. Chapter 50, Section 50-49, subsection 50-49(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-1-75” Single-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case

shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot.

Section 4. Chapter 50, Section 50-50, subsection 50-50(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-1-60” Single-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot.

Section 5. Chapter 50, Section 50-51, subsection 50-51(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-2” Two-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot.

Section 6. Chapter 50, Section 50-52, subsection 50-52(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-3” Multiple-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot.

Section 7. Chapter 50, Section 50-132 of the Nichols Hills City Code, is hereby amended, with new language underlined and deleted language dashed through, to wit:

Sec. 50-132. Accessory buildings and other accessory use regulations.

(a) Accessory buildings.

- (1) Development regulations for accessory buildings are contained in individual zoning districts.
- (2) No lot may be occupied by an accessory building or use unless it is already occupied by a main building or use.
- (3) Except as otherwise provided in this Chapter, ~~No~~ accessory building shall be located in front of the main building.

- (4) Accessory buildings which exceed 144 square feet in gross floor area shall not be classified as portable buildings and shall be subject to the municipal building code.
- (b) Prohibited accessory uses in certain districts. A store, trade, profession, or business shall not be permitted as an accessory use in an E estate or R residential district.
- (c) Swimming pools, decks, terraces, and tennis courts lot coverage implications. The following, when located outdoors and uncovered by a permanent roof structure, shall not be included in lot coverage calculations:
 - (1) In-ground swimming pools, and aboveground swimming pools which do not exceed five feet in height above ground.
 - (2) Decks or hard surfaced terraces at or within five feet of grade.
 - (3) Tennis courts.

Section 8. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 9. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 10. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the preservation of the peace, health, welfare and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2016.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney

Published in _____ on _____, 2016

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50 OF THE NICHOLS HILLS CITY CODE REGARDING REGULATIONS FOR ACCESSORY STRUCTURES IN THE “E-1” ESTATE ZONING DISTRICT, THE “E-2” URBAN ESTATE ZONING DISTRICT, THE “R-1-75” SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, THE “R-1-60” SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, THE “R-2” TWO-FAMILY RESIDENTIAL ZONING DISTRICT, AND THE “R-3” MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Chapter 50, Section 50-47, subsection 50-47(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “E-1” Estate Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot; provided further, any Playground Equipment, as defined in Section 8-488 of this Code, must be set back an additional distance at least equal to its height. The height of the Playground Equipment is measured from the highest point of the installed structure to the lowest point of the finished ground adjacent to the structure.

Section 2. Chapter 50, Section 50-48, subsection 50-48(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “E-2” Urban Estate Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot; provided further, any Playground Equipment, as defined in Section 8-488 of this Code, must be set back an additional distance at least equal to its height. The height of the Playground Equipment is measured from the highest point of the installed structure to the lowest point of the finished ground adjacent to the structure.

Section 3. Chapter 50, Section 50-49, subsection 50-49(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-1-75” Single-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot; provided further, any Playground Equipment, as defined in Section 8-488 of this Code, must be set back an additional distance at least equal to its height. The height of the Playground Equipment is measured from the highest point of the installed structure to the lowest point of the finished ground adjacent to the structure.

Section 4. Chapter 50, Section 50-50, subsection 50-50(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-1-60” Single-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot; provided further, any Playground Equipment, as defined in Section 8-488 of this Code, must be set back an additional distance at least equal to its height. The height of the Playground Equipment is measured from the highest point of the installed structure to the lowest point of the finished ground adjacent to the structure.

Section 5. Chapter 50, Section 50-51, subsection 50-51(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-2” Two-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot; provided further, any Playground Equipment, as defined in Section 8-488 of this Code, must be set back an additional distance at least equal to its height. The height of the Playground Equipment is measured from the highest point of the installed structure to the lowest point of the finished ground adjacent to the structure.

Section 6. Chapter 50, Section 50-52, subsection 50-52(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-3” Multiple-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any

accessory structure on what was the vacant lot be located in front of the main building on any adjacent lot; provided further, any Playground Equipment, as defined in Section 8-488 of this Code, must be set back an additional distance at least equal to its height. The height of the Playground Equipment is measured from the highest point of the installed structure to the lowest point of the finished ground adjacent to the structure.

Section 7. Chapter 50, Section 50-132 of the Nichols Hills City Code, is hereby amended, with new language underlined and deleted language dashed through, to wit:

Sec. 50-132. Accessory buildings and other accessory use regulations.

(a) Accessory buildings.

- (1) Development regulations for accessory buildings are contained in individual zoning districts.
- (2) No lot may be occupied by an accessory building or use unless it is already occupied by a main building or use.
- (3) Except as otherwise provided in this Chapter, ~~No~~ accessory building shall be located in front of the main building.
- (4) Accessory buildings which exceed 144 square feet in gross floor area shall not be classified as portable buildings and shall be subject to the municipal building code.

(b) Prohibited accessory uses in certain districts. A store, trade, profession, or business shall not be permitted as an accessory use in an E estate or R residential district.

(c) Swimming pools, decks, terraces, and tennis courts lot coverage implications. The following, when located outdoors and uncovered by a permanent roof structure, shall not be included in lot coverage calculations:

- (1) In-ground swimming pools, and aboveground swimming pools which do not exceed five feet in height above ground.
- (2) Decks or hard surfaced terraces at or within five feet of grade.
- (3) Tennis courts.

Section 8. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 9. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 10. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the preservation of the peace, health, welfare and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2016.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney

Published in _____ on _____, 2016

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50 OF THE NICHOLS HILLS CITY CODE REGARDING REGULATIONS FOR ACCESSORY STRUCTURES IN THE “E-1” ESTATE ZONING DISTRICT, THE “E-2” URBAN ESTATE ZONING DISTRICT, THE “R-1-75” SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, THE “R-1-60” SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, THE “R-2” TWO-FAMILY RESIDENTIAL ZONING DISTRICT, AND THE “R-3” MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT; REPEALING ALL CONFLICTING ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NICHOLS HILLS, OKLAHOMA:

Section 1. Chapter 50, Section 50-47, subsection 50-47(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “E-1” Estate Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any such accessory structure on what was the vacant lot be located nearer to the line established by the front wall of the main building than 25% of the distance from the furthest front wall of the main building to the furthest rear wall of the main building.

Section 2. Chapter 50, Section 50-48, subsection 50-48(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “E-2” Urban Estate Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any such accessory structure on what was the vacant lot be located nearer to the line established by the front wall of the main building than 25% of the distance from the furthest front wall of the main building to the furthest rear wall of the main building to the furthest rear wall of the main building.

Section 3. Chapter 50, Section 50-49, subsection 50-49(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-1-75” Single-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any such accessory structure on what was the vacant lot be located nearer to the line established by the front wall of the main building than 25% of the distance from the furthest front wall of the main building to the furthest rear wall of the main building to the furthest rear wall of the main building.

Section 4. Chapter 50, Section 50-50, subsection 50-50(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-1-60” Single-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any such accessory structure on what was the vacant lot be located nearer to the line established by the front wall of the main building than 25% of the distance from the furthest front wall of the main building to the furthest rear wall of the main building to the furthest rear wall of the main building.

Section 5. Chapter 50, Section 50-51, subsection 50-51(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-2” Two-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any such accessory structure on what was the vacant lot be located nearer to the line established by the front wall of the main building than 25% of the distance from the furthest front wall of the main building to the furthest rear wall of the main building to the furthest rear wall of the main building.

Section 6. Chapter 50, Section 50-52, subsection 50-52(c)(2)(a), of the Nichols Hills City Code regarding accessory structures in the “R-3” Multiple-Family Residential Zoning District, is hereby amended, with new language underlined, to wit:

- a. No accessory structure shall be located in front of the main building, except fences, walls, and flag poles as permitted in this chapter; provided, where a lot with a main building has been combined with an adjacent vacant lot, in no case shall any such accessory structure on what was the vacant lot be located nearer to the line established by the front wall of the main building than 25% of the distance from the furthest front wall of the main building to the furthest rear wall of the main building to the furthest rear wall of the main building.

Section 7. Chapter 50, Section 50-132 of the Nichols Hills City Code, is hereby amended, with new language underlined and deleted language dashed through, to wit:

Sec. 50-132. Accessory buildings and other accessory use regulations.

(a) Accessory buildings.

- (1) Development regulations for accessory buildings are contained in individual zoning districts.
- (2) No lot may be occupied by an accessory building or use unless it is already occupied by a main building or use.
- (3) Except as otherwise provided in this Chapter, ~~No~~ accessory building shall be located in front of the main building.
- (4) Accessory buildings which exceed 144 square feet in gross floor area shall not be classified as portable buildings and shall be subject to the municipal building code.

(b) Prohibited accessory uses in certain districts. A store, trade, profession, or business shall not be permitted as an accessory use in an E estate or R residential district.

(c) Swimming pools, decks, terraces, and tennis courts lot coverage implications. The following, when located outdoors and uncovered by a permanent roof structure, shall not be included in lot coverage calculations:

- (1) In-ground swimming pools, and aboveground swimming pools which do not exceed five feet in height above ground.
- (2) Decks or hard surfaced terraces at or within five feet of grade.
- (3) Tennis courts.

Section 8. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 9. The provisions of this ordinance are severable and if any part or provision hereof shall be adjudged invalid by any court of competent jurisdiction, such adjudication shall not affect or impair any of the remaining parts or provisions hereof.

Section 10. EMERGENCY SECTION. WHEREAS, in the judgment of the Council it is necessary for the preservation of the peace, health, welfare and safety of the City of Nichols Hills, Oklahoma, and of the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, and therefore an emergency is hereby declared to exist by reason whereof this ordinance shall take effect and be in full force from and after its passage as provided by law.

PASSED by the Council of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2016.

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the ____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

Reviewed as to Form and Legality:

City Attorney