

AGENDA

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, September 3, 2024 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Planning Commission only on items that appear on this Agenda. The Planning Commission may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Planning Commission.

1. Call to Order
2. Roll Call
3. Citizens Desiring to Be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

4. Minutes
 - a. August 6, 2024 Minutes

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. PUBLIC HEARING: The issuance of a special permit to Crown Castle USA, Inc., representing Verizon, for the purpose of replacing and/or adding new antennas and other equipment on existing monopole tower located in the 6706 North Pennsylvania Avenue, Nichols Hills, Oklahoma, and related recommendations to the City

Council.

- b. PUBLIC HEARING: An application to rezone property generally located at 6523 Avondale Drive in Nichols Hills, Oklahoma from the R-2 Two-Family Residential Zoning District to the R-3 Multiple-Family Residential Zoning District.

6. Adjournment



City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, August 6, 2024 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order

2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	5:30
Vice-Chairman Barbara Gilbert	5:30
Commissioner Tim Cheek	5:30
Commissioner Doug Franklin	5:30
Commissioner Mike Biddinger	5:30
Commissioner Ron Byrne	5:30

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

a. June 4, 2024 Minutes

MOTION: Mike Biddinger moved to approve the June 4, 2024 minutes as presented. Tim Cheek seconded the motion.

RESULT:	(Yes 5, No 0, Abstained 1)
MOVER:	Mike Biddinger
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger
ABSTAINED:	Ron Byrne

5. Public Hearings

- a. PUBLIC HEARING: An Ordinance amending Chapter 50, Article II, Division 10 of the Nichols Hills City Code regarding signs; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

City Manager Shane Pate and Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Doug Franklin moved to recommend the City Council approve agenda item 5a subject to deleting "to be removed no later than 48 hours after being erected" in Sec.50-329 (3)(d) and adding a y to Accessor in Sec.50-338 (a). Ron Byrne seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Ron Byrne
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

- b. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding the appointment of At-Large Members to the Board of Adjustment; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Barbara Gilbert moved to recommend the City Council approve agenda item 5b as presented. Tim Cheek seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Barbara Gilbert
SECONDER: Tim Cheek
AYES: John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

- c. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding landscaping requirements for Certificates of Approval from the Building Commission for facade changes; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Mike Biddinger moved to recommend the City Council approve agenda item 5c as presented. Doug Franklin seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Mike Biddinger
SECONDER: Doug Franklin
AYES: John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

- d. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding applications for Certificates of Approval from the Building Commission; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an

emergency.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Mike Biddinger moved to recommend the City Council approve agenda item 5d as presented. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Mike Biddinger
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

6. Adjournment

MOTION: There being no further business, Doug Franklin moved to adjourn the meeting. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

Chairman
Planning Commission
City of Nichols Hills, Oklahoma

City Manager
Planning Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

Memorandum

To: Nichols Hills Planning Commission
From: Michael D. O'Neal, Williams, Box, Forshee & Bullard, P.C.
Re: T-Mobile Antenna Replacement/Modification Permit set for hearing on September 3, 2024
Date: August 28, 2024

On July 17, 2024, Crown Castle USA Inc. ("Crown Castle"), on behalf of T-Mobile Central LLC, submitted an application to add and replace antennas and other equipment on the existing cell tower located in the vicinity of 6706 N. Penn Avenue on City-owned property. Crown Castle asserts that, under federal law, the changes requested in the application constitute an "eligible facilities request" pursuant to 47 U.S.C. § 1455 that does not "substantially change" the physical dimensions of the existing cell tower for purposes of 47 CFR § 1.6100(b)(7). In addition to reviewing the application against requirements of the Nichols Hills City Code, I have reviewed the above assertions of Crown Castle. Crown Castle is correct that the proposed changes constitute an "eligible facilities request" and do not "substantially change" the dimensions of the existing cell tower for purposes of 47 CFR § 1.6100(b)(7). Approval is therefore mandatory under 47 U.S.C. § 1455(a)(1) ("a local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower ... that does not substantially change the physical dimensions of such tower...").

Assuming that no new information is developed during the public hearing that indicates a substantial change to the tower for purposes of 47 CFR § 1.6100(b)(7), my recommendation is the Planning Commission make a recommendation that the City Council approve the permit application in its regulatory capacity.

If the Planning Commission has significant concerns about the visual impacts of the proposed changes after the public hearing, it can recommend the City Council consider corrective action in its capacity as lessor of the real property. Pursuant to Paragraph 10 of the Third Amendment to the lease agreement for the subject property, the City Council can determine that the proposed work would "materially change the aesthetic impacts from public view of the tower structure" and work with the lessee to develop reasonable and technically feasible options to minimize or mitigate the visual impact of the changes.

One possible action the Planning Commission can take is to recommend the City Council determine that the proposed work would "materially change the aesthetic impacts from public view of the tower structure" and to further recommend that the City Council propose (or direct staff to propose) certain specific ideas to minimize or mitigate the visual impacts.

**NOTICE OF PUBLIC HEARINGS
CITY OF NICHOLS HILLS, OKLAHOMA
CASE NO. PC-2024-07**

Notice is hereby given that T-Mobile Central LLC (“T-Mobile”) through Donna Davis of Crown Castle USA, Inc., has filed an application (“the Application”) with the City of Nichols Hills, Oklahoma for approval of a special permit for the following described property:

Existing monopole tower located in the vicinity of 6706 North Pennsylvania Avenue, in Nichols Hills, Oklahoma.

The zoning of this property is “E-1” Estate. The Application requests a special permit to replace and/or add new antennas and other equipment for T-Mobile to be located on or adjacent to the existing monopole tower on real property owned by the City of Nichols Hills, Oklahoma. The Application and supporting documentation may be inspected in the office of the City Clerk during regular business hours.

The Application will be considered at public hearings to be held by the Nichols Hills Planning Commission on Tuesday, September 3, 2024 at 5:30 p.m., and by the Nichols Hills City Council on Tuesday, September 10, 2024 at 5:30 p.m. These public hearings will be held in the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

Any person may address the Nichols Hills Planning Commission and Nichols Hills City Council at the public hearings. Written support for or protest against the proposed special permit may be mailed or hand-delivered to the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116. Written support or protests must be received by the City Clerk not less than three (3) days before the public hearing.

The following map shows the area affected by the Application:



Dated this 12th day of August, 2024.

Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma



370 Mallory Station Rd
Franklin, TN 37067

Phone: (615) 771-1553
www.crowncastle.com

July 17, 2024

OK-CITY OF NICHOLS HILLS
Planning & Zoning
6407 AVONDALE DRIVE
NICHOLS HILLS, OK 73116

Via Electronic Delivery

*****NOTICE OF ELIGIBLE FACILITIES REQUEST*****

RE: Request for Minor Modification to Existing Wireless Facility – Section 6409
Site Address: 6706 North Pennsylvania Ave., Nichols Hills, OK 73159
Crown Site Number: 822901 / Crown Site Name: Camden
Customer Site Number: OK01296F / Application Number: 624581

Attention Planning & Zoning:

On behalf of T-Mobile Central LLC (“T-Mobile” or “Applicant”), Crown Castle USA Inc. (“Crown Castle”) is pleased to submit this request to modify the existing wireless facility noted above through the collocation, replacement and/or removal of the Applicant’s equipment as an eligible facilities request for a minor modification under Section 6409¹ and the rules of the Federal Communications Commission (“FCC”).²

Section 6409 mandates that state and local governments must approve any eligible facilities request for the modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. Under Section 6409, to toll the review period, if the reviewing authority determines that the application is incomplete, it must provide written notice to the applicant within 30 days, which clearly and specifically delineates all missing documents or information reasonably related to whether the request meets the federal requirements.³ Additionally, if a state or local government, fails to issue any approvals required for this request within 60 days, these approvals are deemed granted. The FCC has clarified that the 30-day and 60-day deadlines begins when an applicant: (1) takes the first step required under state or local law; and (2) submits information sufficient to inform the jurisdiction that this modification qualifies under the federal law⁴. Please note that with the submission of this letter and enclosed items, the thirty and sixty-day review periods have started. Based on this filing, the deadline for written notice of incomplete application is August 16, 2024, and the deadline for issuance of approval is September 15, 2024.

¹ Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, § 6409 (2012) (codified at 47 U.S.C. § 1455).

² *Acceleration of Broadband Deployment by Improving Wireless Facility Siting Policies*, 29 FCC Rcd. 12865 (2014) (codified at 47 CFR § 1.6100); and *Implementation of State & Local Governments’ Obligation to Approve Certain Wireless Facility Modification Requests Under Section 6409(a) of the Spectrum Act of 2012*, WT Docket No. 19-250 (June 10, 2020).

³ See 47 CFR § 1.6100 (c)(3). ⁴ See 2020 Upgrade Order at paragraph 16.

The Foundation for a Wireless World

CrownCastle.com



370 Mallory Station Rd
Franklin, TN 37067

Phone: (615) 771-1553
www.crowncastle.com

The proposed scope of work for this project includes:

Add or replace antennas, ancillary equipment and ground equipment as per plans for an existing carrier on an existing wireless communication facility.

At the end of this letter is a checklist of the applicable substantial change criteria under Section 6409. Additionally, please find enclosed the following information in support of this request:

- (1) Check for \$750.00 for plan review fees
- (2) Construction Drawings with Photo Sims
- (3) Structural Analysis; and
- (4) Section 6409 Substantial Change Checklist.

As these documents indicate, (i) the modification involves the collocation, removal or replacement of transmission equipment; and (ii) such modification will not substantially change the physical dimensions of such tower or base station. As such, it is an “eligible facilities request” as defined in the FCC’s rules to which the 60-day deadline for approval applies. Accordingly, Applicant requests all authorization necessary for this proposed minor modification under Section 6409.

Our goal is to work with you to obtain approvals earlier than the deadline. We will respond promptly to any request for related information you may have in connection with this request. Please let us know how we can work with you to expedite the approval process. We look forward to working with you on this important project, which will improve wireless telecommunication services in your community using collocation on existing infrastructure. If you have any questions, please do not hesitate to contact me.

Regards,

Donna Davis

Donna Davis
Site Acquisition Specialist
Crown Castle, Agent for Applicant
(615) 771-1553
Donna.Davis@crowncastle.com

**Section 6409 Substantial Change Checklist
Towers Outside of the Public Right of Way**

The Federal Communications Commission has determined that a modification substantially changes the physical dimension of a wireless tower or base station under 47 U.S.C. § 1455(a) if it meets one of six enumerated criteria under 47 C.F.R. § 1.6100.

Criteria for Towers Outside the Public Rights of Way

YES/NO NO	Does the modification increase the height of the tower by more than the greater of: (a) 10% (b) or, the height of an additional antenna array plus separation of up to 20 feet from the top of the nearest existing antenna?
YES/NO NO	Does the modification add an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet or more than the width of the tower structure at the level of the appurtenance, whichever is greater?
YES/NO NO	Does the modification involve the installation of more than the standard number of new equipment cabinets for the technology involved or add more than four new equipment cabinets?
YES/NO NO	Does the modification entail any excavation or deployment outside the current site by more than 30 feet in any direction, not including any access or utility easements?
YES/NO NO	Does the modification defeat the concealment elements of the eligible support structure?
YES/NO NO	Does the modification violate conditions associated with the siting approval with the prior approval the tower or base station other than as specified in 47 C.F.R. § 1.6100(c)(7)(i) – (iv)?

If all questions in the above section are answered “NO,” then the modification does not constitute a substantial change to the existing tower under 47 C.F.R. § 1.6100.



370 Mallory Station Road dSuite 505
Franklin, TN 37067

Phone: (615) 771-1553
www.crowncastle.com

PLEASE SEE BELOW THE LIST OF ABUTTING PROPERTY OWNERS

Owner: OKLA CITY GOLF & COUNTRY CLUB

Account Number: R169711495
Physical Address: 7000 NW GRAND BLVD NICHOLS HILLS
Owner Name1: OKLA CITY GOLF & COUNTRY CLUB
Owner Name2:
Owner Name3:
Mailing Address1: 7000 NW GRAND BLVD
City: NICHOLS HILLS
State: OK
ZipCode: 73116-4199
Tax District: 500
Tax District Name: Oklahoma City #89

Owner: SROUJI NABIL E & PENELOPE TRS

Account Number: R169862000
Physical Address: 1820 DRURY LN NICHOLS HILLS
Owner Name1: SROUJI NABIL E & PENELOPE TRS
Owner Name2: SROUJI NABIL E REV TRUST
Owner Name3:
Mailing Address1: 1820 DRURY LN
City: NICHOLS HILLS
State: OK
ZipCode: 73116-5312

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370 Mallory Station Road dSuite 505
Franklin, TN 37067

Phone: (615) 771-1553
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Tax District: 500

Tax District Name: Oklahoma City #89

Owner: RICHARDSON RONALD L 2008 REV TRUST

Account Number: R169862100

Physical Address: 1829 DEVONSHIRE ST NICHOLS HILLS

Owner Name1: RICHARDSON RONALD L 2008 REV TRUST

Owner Name2:

Owner Name3:

Mailing Address1: 1829 DEVONSHIRE ST

City: NICHOLS HILLS

State: OK

ZipCode: 73116

Tax District: 500

Tax District Name: Oklahoma City #89

Owner: LAMBERT WILLIAM D IV

Account Number: R169863300

Physical Address: 1824 DEVONSHIRE ST NICHOLS HILLS

Owner Name1: LAMBERT WILLIAM D IV

Owner Name2: LAMBERT ALLYSON BANDY

Owner Name3:

Mailing Address1: 1824 DEVONSHIRE ST

City: NICHOLS HILLS

State: OK

ZipCode: 73116

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CrownCastle.com



370 Mallory Station Road dSuite 505
Franklin, TN 37067

Phone: (615) 771-1553
www.crowncastle.com

Tax District: 500

Tax District Name: Oklahoma City #89

Owner: STOCKYARD PROPERTY LLC

Account Number: R169577259

Physical Address: 6621 N HILLCREST AVE NICHOLS HILLS

Owner Name1: STOCKYARD PROPERTY LLC

Owner Name2:

Owner Name3:

Mailing Address1: 11201 SE 44TH ST

City: OKLAHOMA CITY

State: OK

ZipCode: 73150

Tax District: 500

Tax District Name: Oklahoma City #89



CITY OF NICHOLS HILLS, OKLAHOMA

Application for Special Permit Communication Device

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Twelve original sets and one electronic version of this completed application (including 12 original sets of the required attachments listed below) and the required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Applicant is encouraged to consult Sec. 50-127, *Communications Tower and Antenna Regulations*, of the Nichols Hills City Code when completing this Application. Note that Sec. 50-127 does not require a special permit for all communication devices.

This Application requires recommendation for approval by the Nichols Hills Planning Commission and approval of the Nichols Hills City Council.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: Donna Davis - Agent of Crown Castle USA, Inc. Cell Tower Owner

Primary contact: Donna Davis - Site Acquisition Specialist

Mailing address: 370 Mallory Station Road, Suite 505, Franklin TN 37067

Telephone number(s): 931-247-7954 Cell / 615-771-1553 Office

Email address(es): donna.davis@crowncastle.com

This is an application to: [check all that apply]

- ☐ Construct a communication tower
- ☐ Locate an at-grade dish antenna(s) with a diameter exceeding two meters
- ☐ Locate an antenna or antenna array within a structure as an architectural element
- ☐ Install an additional antenna(s) or antenna array on an existing communications tower, sign structure, or municipal water tower
- ☒ Replace an antenna(s) or antenna array on an existing communications tower, sign structure, or municipal water tower
- ☐ Use the City's utility pole(s) (traffic signal poles, street light poles, and flag poles) associated with a distributed antenna system

Address or descriptive location of proposed device(s) ¹: 6706 North Pennsylvania Ave., Nichols Hills, OK 73159

The following must be attached to this Application:

1. **Proof of authority.** Proof of applicant's authority to make this Application as to the property for which the special permit is desired by attaching a copy of the applicable deed evidencing applicant's ownership, a copy of the applicable lease evidencing applicant's leasehold interest, or an affidavit regarding ownership (a form for which is attached to this Application).
2. **Survey and site map.** Certified survey and detailed site map.

¹ If metes and bounds description, please attach.

3. **Project plans.** Detailed and certified project plans.
4. **Structural engineer review.** If a tower or architectural element is included, certified review by a licensed structural engineer.
5. **Scope of proposed work.** A narrative of the need for the proposed device(s) and proposed scope of work in non-technical language in sufficient detail for analysis by the City's Planning Commission and City Council.
6. **List of Owners of Abutting Property.** A report developed from the current records of the Oklahoma County Assessor and/or the Oklahoma County Clerk within the last 30 days, stating the names, addresses, and contact information for the owners of property abutting the proposed site. If the report is not certified by a licensed and bonded abstractor, Applicant will be responsible for the accuracy and completeness of the information in the report.

This Application will be considered officially submitted and filed only after it is examined by the Director of Public Works and the City Clerk and found to have met the applicable requirements of Sec. 50-127 and those set out in this Application and after the fee of \$750 as required by Sec. 50-327 of the Nichols Hills City Code has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 17th day of July 2024.

Signature: Donna Davis

Print applicant's full legal name: Donna Davis

Print signatory party's title if applicant is a legal entity: Site Acquisition Specialist

Form of affidavit regarding ownership

Affidavit

STATE OF _____

COUNTY OF _____

[Full legal name], being first duly sworn, stated:

1. My name is ***[full legal name]***. My address is ***[full address]***. I am over the age of 18. I am a resident of the State of ***[state]***. I have personal knowledge of the matters stated in this Affidavit.
2. I am the applicant for a special permit for a communication device pursuant to the Nichols Hills City Code.
3. I am the current and legal owner of the property in the City of Nichols Hills with the address of ***[insert address]*** and more particularly described as:

[Insert legal description]

4. This address and legal description accurately describe the property for which the special permit for a communication device is requested.

I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this _____ day of _____, 202__.

[Full legal name]

Notary Acknowledgment

Subscribed and sworn to before me this _____ day of _____, 202__.

Notary Public

My Commission Expires: _____

Comm. No. _____

This conveyance was approved on the _____ day of _____, 202__, by the City Council of the City of Nichols Hills, Oklahoma, pursuant to the Nichols Hills Subdivision Regulations as adopted by the Nichols Hills City Code.

By: _____

Printed name: _____

Title: _____

Date: **August 08, 2022**



Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317
(724) 416-2000

Subject: **Structural Analysis Report**

Carrier Designation: **T-Mobile Co-Locate**
Site Number: OK01296F

Crown Castle Designation: **BU Number:** 822901
Site Name: Camden
JDE Job Number: 724324
Work Order Number: 2136495
Order Number: 624581 Rev. 5

Engineering Firm Designation: **Crown Castle Project Number:** 2136495

Site Data: **6706 North Pennsylvania Ave., Nichols Hills, Oklahoma County, OK**
Latitude 35° 32' 42.875", Longitude -97° 33' 0.789"
70 Foot - Monopole Tower

Crown Castle is pleased to submit this "**Structural Analysis Report**" to determine the structural integrity of the above-mentioned tower.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC7: Proposed Equipment Configuration

Sufficient Capacity

This analysis utilizes an ultimate 3-second gust wind speed of 115 mph as required by the 2015 International Building Code. Applicable Standard references and design criteria are listed in Section 2 - "Analysis Criteria".

Structural analysis prepared by: Blake Jacobsen, EIT / JKK

Respectfully submitted by:

Terry P. Styran, P.E., S.E.
Senior Project Engineer



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tnxTower Output

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Additional Calculations

1) INTRODUCTION

This tower is a 70 ft Monopole tower designed by Valmont.

2) ANALYSIS CRITERIA

TIA-222 Revision:	TIA-222-H
Risk Category:	II
Wind Speed:	115 mph
Exposure Category:	C
Topographic Factor:	1
Ice Thickness:	1.5 in
Wind Speed with Ice:	40 mph
Service Wind Speed:	60 mph

Table 1 - Proposed Equipment Configuration

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)
67.0	67.0	3	commscope	FFHH-65C-R3 w/ Mount Pipe	2	1-1/2
		2	commscope	HCS 2.0 Part 1		
		3	nokia	AEHC w/ Mount Pipe		
		3	nokia	AHFIG_TMO		
		3	nokia	AHLOA		
		1	alt	2122S-5(3)		

Table 2 - Other Considered Equipment

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)
70.0	70.0	1	federal signal	MOD3012	-	-
57.0	57.0	1	Perfect Vision	PV-MPM-SFA	1	2
		3	commscope	NNH4-65C-R3B-V1 w/ Mount Pipe		
		1	raycap	RCMDC-6627-PF-48		
		3	samsung telecommunications	MT6407-77A w/ Mount Pipe		
		3	samsung telecommunications	RF4439D-25A		
		3	samsung telecommunications	RF4440D-13A		

3) ANALYSIS PROCEDURE

Table 3 - Documents Provided

Document	Reference	Source
4-GEOTECHNICAL REPORTS	3514687	CCISITES
4-TOWER FOUNDATION DRAWINGS/DESIGN/SPECS	3514686	CCISITES
4-TOWER MANUFACTURER DRAWINGS	3771030	CCISITES

3.1) Analysis Method

tnxTower (version 8.1.1.0), a commercially available analysis software package, was used to create a three-dimensional model of the tower and calculate member stresses for various loading cases. Selected output from the analysis is included in Appendix A. When applicable, Crown Castle has calculated and provided the effective area for panel antennas using approved methods following the intent of the TIA-222 standard.

3.2) Assumptions

- 1) Tower and structures were maintained in accordance with the TIA-222 Standard.
- 2) The configuration of antennas, transmission cables, mounts and other appurtenances are as specified in Tables 1 and 2 and the referenced drawings.

This analysis may be affected if any assumptions are not valid or have been made in error. Crown Castle should be notified to determine the effect on the structural integrity of the tower.

4) ANALYSIS RESULTS

Table 4 - Section Capacity (Summary)

Section No.	Elevation (ft)	Component Type	Size	Critical Element	P (K)	SF*P_allow (K)	% Capacity	Pass / Fail
L1	70 - 31.0833	Pole	TP21.9x14.9x0.25	1	-9.473	1035.695	34.3	Pass
L2	31.0833 - 0	Pole	TP27x20.696x0.313	2	-13.748	1649.529	43.2	Pass
							Summary	
						Pole (L2)	43.2	Pass
						Rating =	43.2	Pass

Table 5 - Tower Component Stresses vs. Capacity - LC7

Notes	Component	Elevation (ft)	% Capacity	Pass / Fail
1	Anchor Rods	0	62.7	Pass
1	Base Plate	0	35.8	Pass
1	Base Foundation (Structure)	0	29.8	Pass
1	Base Foundation (Soil Interaction)	0	8.8	Pass

Structure Rating (max from all components) =	62.7%
---	--------------

Notes:

- 1) See additional documentation in "Appendix C – Additional Calculations" for calculations supporting the % capacity consumed.

4.1) Recommendations

The tower and its foundation have sufficient capacity to carry the proposed load configuration. No modifications are required at this time.



WHEN RECORDED RETURN TO:

T-Mobile USA Tower LLC
c/o Post Closing – Recording
1220 Augusta Drive
Houston, TX 77057

Prepared by:
Weiss Brown, PLLC
6263 N. Scottsdale Rd., Suite 340
Scottsdale, AZ 85250

Space above this line for Recorder's Use

A.P.N. City property - not assigned

Prior recorded document(s) in Oklahoma County, Oklahoma:
Original Lease Unrecorded

**MEMORANDUM OF FIRST AMENDMENT TO
AGREEMENT**

This Memorandum of First Amendment to Agreement is made effective this 9th day of March, 2021 by and between CITY OF NICHOLS HILLS, OKLAHOMA, a municipal corporation (hereinafter referred to as "Lessor") and T-MOBILE USA TOWER LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCTMO LLC, a Delaware limited liability company (hereinafter referred to as "Lessee").

1. Lessor and Lessee, as successor in interest to Western PCS I Corporation, a Delaware corporation entered into an Agreement dated January 14, 1997 (the "Agreement") whereby Original Lessee leased certain real property, together with access and utility easements, located in Oklahoma County, Oklahoma from Lessor (the "Leased Premises"), all located within certain real property owned by Lessor ("Lessor's Property"). The Leased Premises is more particularly described on Exhibit A attached hereto.

2. The Agreement commenced on January 15, 1997 and will expire on January 14, 2022.

3. Lessor and Lessee have entered into a First Amendment to Agreement (the "First Amendment"), of which this is a Memorandum, wherein the term of the Agreement was extended to January 14, 2024.

4. The terms, covenants and provisions of the First Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

5. This Memorandum does not contain the social security number of any person.

6. A copy of the First Amendment is on file with Lessor and Lessee.

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Lessor and Lessee have caused this Memorandum to be duly executed on the day and year first written above.

LESSOR:

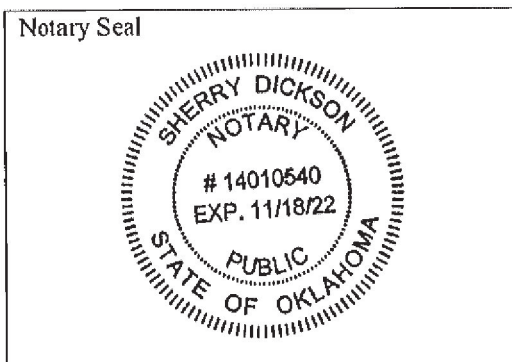
CITY OF NICHOLS HILLS, OKLAHOMA,
a municipal corporation

By: Sody M Clements
Print Name: Sody Clements
Title: Mayor

STATE OF Oklahoma)
)ss.
COUNTY OF Oklahoma)

On this 9th day of March 2021, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Sody Clements, the Mayor of CITY OF NICHOLS HILLS, OKLAHOMA, known or identified to me to be the person whose name is subscribed to the foregoing Memorandum of First Amendment to Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



Sherry Dickson
(Signature of Notary)

My Commission Expires: 11-18-22

LESSEE:

T-MOBILE USA TOWER LLC, a Delaware
limited liability company

By: CCTMO LLC, a Delaware limited
liability company
Its: Attorney In Fact

By: C. Smith

Print Name: Helen V. Smith

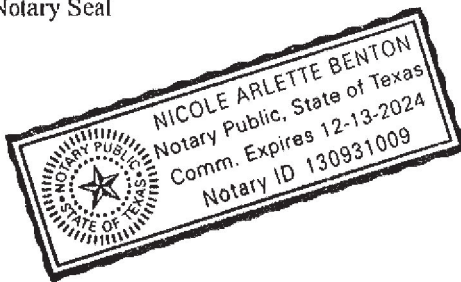
Title: Director

STATE OF Texas)
COUNTY OF Harris) ss.

On this 31 day of March 2021, before me, the subscriber, a Notary Public in
and for said State and County, personally appeared Helen V. Smith, the
Director of CCTMO LLC, known or identified to me to be the
person whose name is subscribed to the foregoing Memorandum of First Amendment to
Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said
company to execute all documents pertaining hereto and acknowledged to me that he/she
executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said
State and County on the day and year last above written.

Notary Seal



[Signature]
(Signature of Notary)

My Commission Expires: _____

EXHIBIT A
(Legal Description of Leased Premises)

LEASED PREMISES

A tract of land lying in the Northeast Quarter of Section 6, Township 12 North, Range West of the Indian Meridian, Oklahoma County, Oklahoma, and being described as follows:

COMMENCING at the Southeast corner of Lot 2, Block 88 NICHOLS HILLS SUBDIVISION as recorded in Oklahoma County, Oklahoma; THENCE North 30°46'23" West a distance of 224.68 feet to the POINT OF BEGINNING; THENCE North 11°24'50" East a distance of 20.00 feet; THENCE South 78°35'10" East a distance of 20.00 feet; THENCE South 11°24'50" West a distance of 20.00 feet; THENCE North 78°35'10" West a distance of 20.00 feet to the POINT OF BEGINNING.

Said tract contains 400 square feet or 0.0092 acres, more or less.

ACCESS AND UTILITY EASEMENT

A tract of land lying in the Northeast Quarter of Section 6, Township 12 North, Range West of the Indian Meridian, Oklahoma County, Oklahoma, and being described as follows:

A 20.00 feet easement for Ingress and Egress lying 10.00 feet each side of the following described center line. COMMENCING at the Southeast corner of Lot 2, Block 88 Oklahoma County, Oklahoma, THENCE North 07°52'32" West a distance of 353.05 feet to the POINT OF BEGINNING; THENCE North 90°00'00" West a distance of 69.31 feet; THENCE South 08°45'51" West a distance of 144.44 feet; THENCE South 81°14'09" East a distance of 27.02 feet to the POINT OF TERMINATION.



1 EXISTING NORTH VIEW
SCALE: N.T.S.



2 FINAL NORTH VIEW
SCALE: N.T.S.



312 ELM STREET, 10TH FLOOR
CINCINNATI, OH 45202



1500 CORPORATE DRIVE
CANONSBURG, PA 15317



1717 S. BOULDER
SUITE 300
TULSA, OK 74119
PH: (918) 587-4630
www.btgrp.com

T-MOBILE SITE NUMBER:
OK01296F

BU #: **822901**
CAMDEN

6706 NORTH
PENNSYLVANIA AVE.
NICHOLS HILLS, OK, 73159

EXISTING 70'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	1/3/23	MTJ	CONSTRUCTION	MTJ



B&T ENGINEERING, INC.
CA 3590 (PE)
Expires 6/30/24

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER:

PS-1

REVISION:

0

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1 EXISTING EAST VIEW
SCALE: N.T.S.



2 FINAL EAST VIEW
SCALE: N.T.S.

T-Mobile

312 ELM STREET, 10TH FLOOR
CINCINNATI, OH 45202

CROWN
CASTLE

1500 CORPORATE DRIVE
CANONSBURG, PA 15317

B+T GRP

1717 S. BOULDER
SUITE 300
TULSA, OK 74119
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6706 NORTH
PENNSYLVANIA AVE.
NICHOLS HILLS, OK, 73159

EXISTING 70'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	1/3/23	MTJ	CONSTRUCTION	MTJ



1/3/23

B&T ENGINEERING, INC.
CA 3590 (PE)
Expires 6/30/24

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TO ALTER THIS DOCUMENT.

SHEET NUMBER:

PS-2

REVISION:

0



1 EXISTING SOUTH VIEW
SCALE: N.T.S.



2 FINAL SOUTH VIEW
SCALE: N.T.S.

T-Mobile

312 ELM STREET, 10TH FLOOR
CINCINNATI, OH 45202

CROWN
CASTLE

1500 CORPORATE DRIVE
CANONSBURG, PA 15317

B+T GRP

1717 S. BOULDER
SUITE 300
TULSA, OK 74119
PH: (918) 587-4630
www.btgrp.com

T-MOBILE SITE NUMBER:
OK01296F

BU #: 822901
CAMDEN

6706 NORTH
PENNSYLVANIA AVE.
NICHOLS HILLS, OK, 73159

EXISTING 70'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	1/3/23	MTJ	CONSTRUCTION	MTJ



B&T ENGINEERING, INC.
CA 3590 (PE)
Expires 6/30/24

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TO ALTER THIS DOCUMENT.

SHEET NUMBER:

PS-3

REVISION:

0



1 EXISTING WEST VIEW
SCALE: N.T.S.



2 FINAL WEST VIEW
SCALE: N.T.S.



312 ELM STREET, 10TH FLOOR
CINCINNATI, OH 45202



1500 CORPORATE DRIVE
CANONSBURG, PA 15317



1717 S. BOULDER
SUITE 300
TULSA, OK 74119
PH: (918) 587-4630
www.btgrp.com

T-MOBILE SITE NUMBER:
OK01296F

BU #: **822901**
CAMDEN

6706 NORTH
PENNSYLVANIA AVE.
NICHOLS HILLS, OK, 73159

EXISTING 70'-0"
MONOPOLE

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	1/3/23	MTJ	CONSTRUCTION	MTJ



B&T ENGINEERING, INC.
CA 3590 (PE)
Expires 6/30/24

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TO ALTER THIS DOCUMENT.

SHEET NUMBER:

PS-4

REVISION:

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312 ELM STREET, 10TH FLOOR
CINCINNATI, OH 45202



T-MOBILE SITE NUMBER:
OK01296F

BU #: 822901
CAMDEN

6706 NORTH
PENNSYLVANIA AVE.
NICHOLS HILLS, OK, 73159

EXISTING 70'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	8/16/22	MEH	CONSTRUCTION	LR
1	8/18/22	YX	CONSTRUCTION	LR
2	12/9/22	MTJ	CONSTRUCTION	MTJ



B&T ENGINEERING, INC.
CA 3590 (PE)
Expires 6/30/24

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UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET NUMBER:

T-1

REVISION:

2

SITE INFORMATION

CROWN CASTLE USA INC.	CAMDEN
SITE NAME:	822901
BU NUMBER:	
TOWER OWNER:	CROWN CASTLE 2000 CORPORATE DRIVE CANONSBURG, PA 15317
CARRIER/APPLICANT:	T-MOBILE 312 ELM STREET, 10TH FLOOR CINCINNATI, OH 45202
SITE ADDRESS:	6706 NORTH PENNSYLVANIA AVE. NICHOLS HILLS, OK 73159
COUNTY:	OKLAHOMA
LATITUDE:	35.545242°
LONGITUDE:	-97.550219°
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	1215'
AREA OF CONSTRUCTION:	EXISTING
CURRENT ZONING:	E-1 (ESTATE)
MAP/PARCEL #:	TBD
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	IIB
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER:	MONJA FUNCHES P.O.BOX 70870, CM 9762 ST. PAUL, MN 55170
JURISDICTION:	CITY OF NICHOLS HILLS 6407 AVONDALE DRIVE NICHOLS HILLS, OK 73116
ELECTRIC PROVIDER:	OGE ELECTRIC SERVICES 405-527-7478
TELCO PROVIDER:	AT&T 866-620-6900

PROJECT TEAM

A&E FIRM:

B+T GROUP
1717 S. BOULDER AVE.
TULSA, OK 74119
MARVIN PHILLIPS
MARVIN.PHILLIPS@BTGRP.COM

CROWN CASTLE
USA INC. DISTRICT
CONTACTS:

1500 CORPORATE DRIVE
CANONSBURG, PA 15317

BRYCE NORTHCUTT - PROJECT MANAGER
BRYCE.NORTHCUTT@CROWNCastle.COM

DANNY CARTER - CONSTRUCTION MANAGER
DANNY.CARTER@CROWNCastle.COM

DALE GRAY - AES
DALE.GRAY@CROWNCastle.COM

DRAWING INDEX

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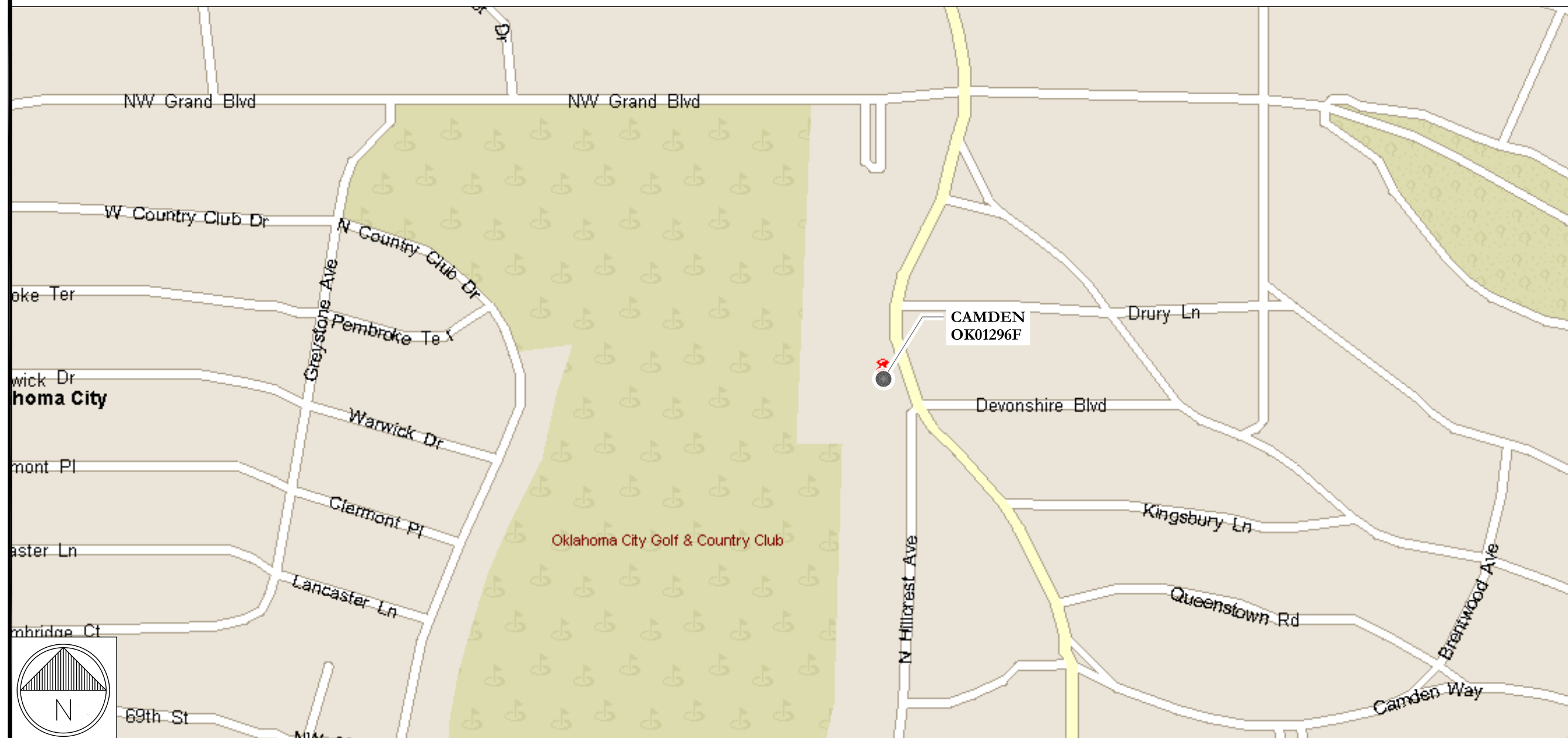
ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE.
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS
AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY
THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE
PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



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



LOCATION MAP



NO SCALE

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

TOWER SCOPE OF WORK:

- REMOVE (3) NOKIA - AHFIB RRHs
 - REMOVE (1) MOUNT KIT
 - RELOCATE (3) COMMSCOPE - FFHH-65C-R3 ANTENNAS
 - RELOCATE (1) NOKIA - HCS 2.0 PART 1 PENDANT
 - RELOCATE (3) NOKIA - AHLOA
 - INSTALL (3) NOKIA - AEHC ANTENNAS
 - INSTALL (3) NOKIA - AHFIG RRHs
 - INSTALL (1) NOKIA - HCS 2.0 PART 1 PENDANT
 - INSTALL (4) HCS 2.0 PART 3 TRUNK
 - INSTALL (1) ALT - 2122S-5 ANTENNA MOUNT KIT WITH MODIFICATIONS
- PER MOUNT ANALYSIS BY INFINGNY, DATED AUGUST 1, 2022.

GROUND SCOPE OF WORK:

- REMOVE (1) CSR 7210 SAS-MXP, (1) FSMF, (1) ASIA, (1) ASIK, (1) ABIA, (1) ABL, (2) AMOB
- INSTALL (1) NOKIA - HCS 2.0 JUNCTION BOX.
- INSTALL (2) ASIL, (4) ABIO, (1) AMIA, (1) VOLTAGE BOOSTER POWERPLUS S2 W/ 2 AMPLIFIER RAYCAP, (1) EXTRA AMPLIFIER FOR POWERPLUS VOLTAGE BOOSTER RAYCAP, (1) CSR IXXE V2 (GEN2)

PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER.

APPLICABLE CODES & REFERENCE DOCUMENTS

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:

<u>CODE TYPE</u>	<u>CODE</u>
BUILDING	IBC 2015 W/AMENDMENTS
MECHANICAL	IMC 2015 W/AMENDMENTS
ELECTRICAL	NEC 2014 W/AMENDMENTS

REFERENCE DOCUMENTS:

STRUCTURAL ANALYSIS: CROWN CASTLE
DATED: 8/8/22

MOUNT ANALYSIS: INFINIGY
DATED: 8/1/22

RFDS REVISION: 5
DATED: 7/28/22

ORDER ID: 624581
REVISION: 0

INSTALLER NOTE:

NO PROPOSED LOADING TO BE ADDED
UNTIL MOUNT SWAP IS COMPLETE AND
MOUNT MODIFICATIONS ARE INSTALLED
PER MOUNT MODIFICATION DESIGN BY
INFINIGY DATED AUGUST 1, 2022.

CROWN CASTLE USA INC. SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED-- NO WORK SHALL COMMENCE PRIOR TO CROWN CASTLE USA INC. WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN CASTLE USA INC. NOC AT 800-788-7011 & THE CROWN CASTLE USA INC. CONSTRUCTION MANAGER.
2. "LOOK UP" -- CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT:
THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE, ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RIGGING PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND CROWN CASTLE USA INC. STANDARD CED--STD-10253, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).
5. ALL SITE WORK TO COMPLY WITH QAS--STD-10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON CROWN CASTLE USA INC. TOWER SITE," CED--STD-10294 "STANDARD FOR INSTALLATION OF MOUNTS AND APPURTENANCES," AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY CROWN CASTLE USA INC. PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR 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.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, TOWER OWNER, CROWN CASTLE USA INC., AND/OR LOCAL UTILITIES.
14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
20. 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.
21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION
CARRIER: T-MOBILE
TOWER OWNER: CROWN CASTLE USA INC.
2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
6. 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 CROWN CASTLE.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR 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.
8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF CROWN CASTLE USA INC.
13. 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.
14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE--THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615, ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
#4 BARS AND SMALLER.....40 ksi
#5 BARS AND LARGER.....60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 BARS AND LARGER.....2"
#5 BARS AND SMALLER.....1-1/2"
SLAB AND WALLS.....3/4"
BEAMS AND COLUMNS.....1-1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
 - 4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
 - 4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR--CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S)
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC ON STRAIGHTS AND SCHEDULE 80 PVC UNDER ALL TRAFFIC EASEMENTS AND ALL ELBOWS/90° ABOVE GRADE CONDUIT TO BE SCH 80 PVC OR IMC/RMC CONDUIT. EMT IS ALLOWED AT STUB UP LOCATIONS AND INDOORS ONLY.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECIMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER--ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY--COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3R (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY--COATED OR NON--CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR CROWN CASTLE USA INC. BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "T-MOBILE".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

CONDUCTOR COLOR CODE		
SYSTEM	CONDUCTOR	COLOR
120/240V, 1Ø	A PHASE	BLACK
	B PHASE	RED
	NEUTRAL	WHITE
	GROUND	GREEN
120/208V, 3Ø	A PHASE	BLACK
	B PHASE	RED
	C PHASE	BLUE
	NEUTRAL	WHITE
277/480V, 3Ø	A PHASE	BROWN
	B PHASE	ORANGE OR PURPLE
	C PHASE	YELLOW
	NEUTRAL	GREY
DC VOLTAGE	GROUND	GREEN
	POS (+)	RED**
	NEG (-)	BLACK**

* SEE NEC 210.5(C)(1) AND (2)

** POLARITY MARKED AT TERMINATION

ABBREVIATIONS:

ANT	ANTENNA
(E)	EXISTING
FIF	FACILITY INTERFACE FRAME
GEN	GENERATOR
GPS	GLOBAL POSITIONING SYSTEM
GSM	GLOBAL SYSTEM FOR MOBILE
LTE	LONG TERM EVOLUTION
MGB	MASTER GROUND BAR
MW	MICROWAVE
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
(P)	PROPOSED
PP	POWER PLANT
QTY	QUANTITY
RECT	RECTIFIER
RBS	RADIO BASE STATION
RET	REMOTE ELECTRIC TILT
RFDS	RADIO FREQUENCY DATA SHEET
RRH	REMOTE RADIO HEAD
RRU	REMOTE RADIO UNIT
SIAD	SMART INTEGRATED DEVICE
TMA	TOWER MOUNTED AMPLIFIER
TYP	TYPICAL
UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
W.P.	WORK POINT

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CINCINNATI, OH 45202



1500 CORPORATE DRIVE
CANONSBURG, PA 15317



1717 S. BOULDER
SUITE 300
TULSA, OK 74119
PH: (918) 587-4630
www.btgrp.com

T-MOBILE SITE NUMBER:
OK01296F

BU #: 822901
CAMDEN

6706 NORTH
PENNSYLVANIA AVE.
NICHOLS HILLS, OK, 73159

EXISTING 70'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	8/16/22	MEH	CONSTRUCTION	LR
1	8/18/22	YX	CONSTRUCTION	LR
2	12/9/22	MTJ	CONSTRUCTION	MTJ



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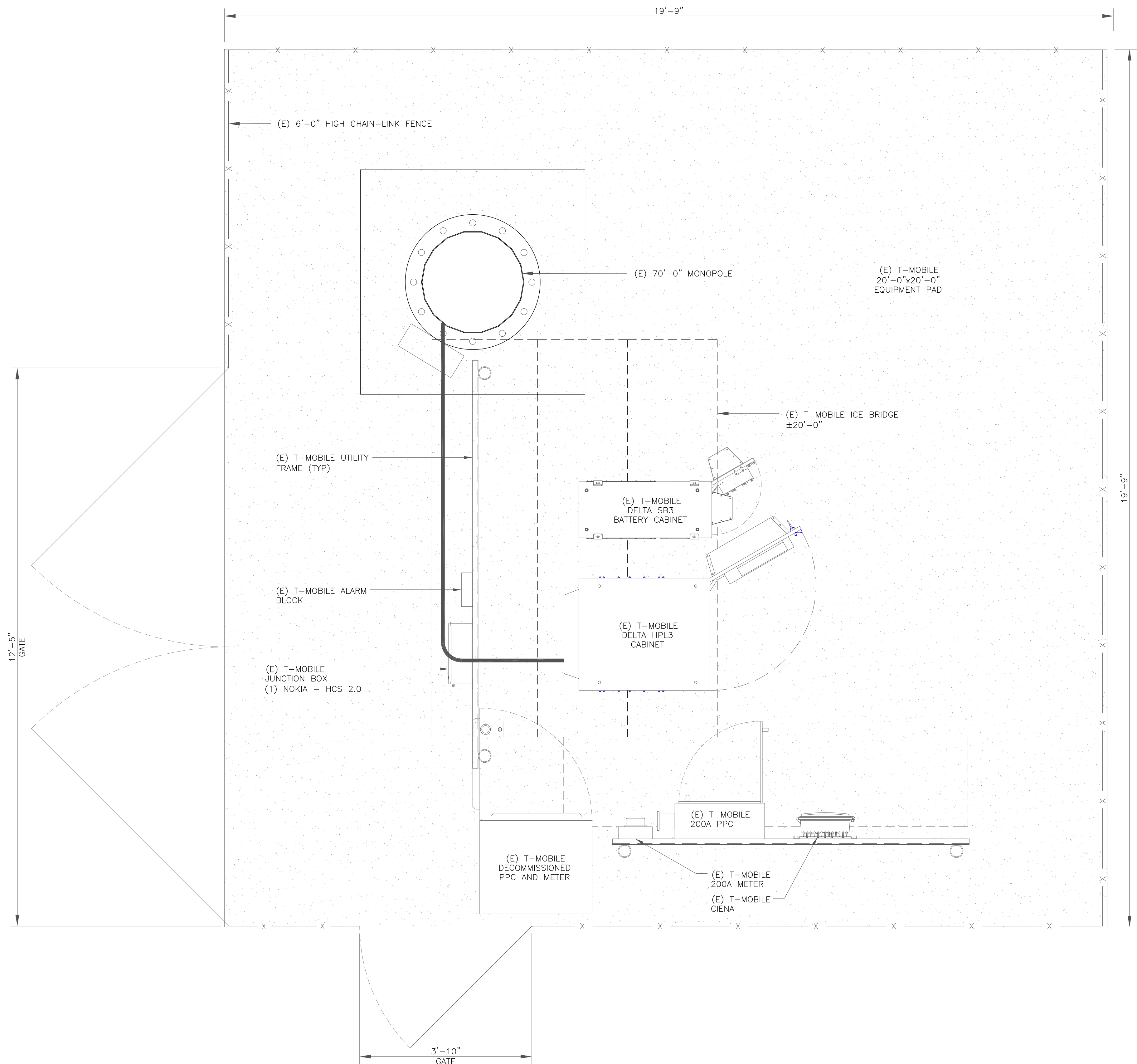
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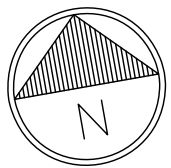
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1 SITE PLAN
SCALE: 3/4"=1'-0" (FULL SIZE)
3/8"=1'-0" (11x17)



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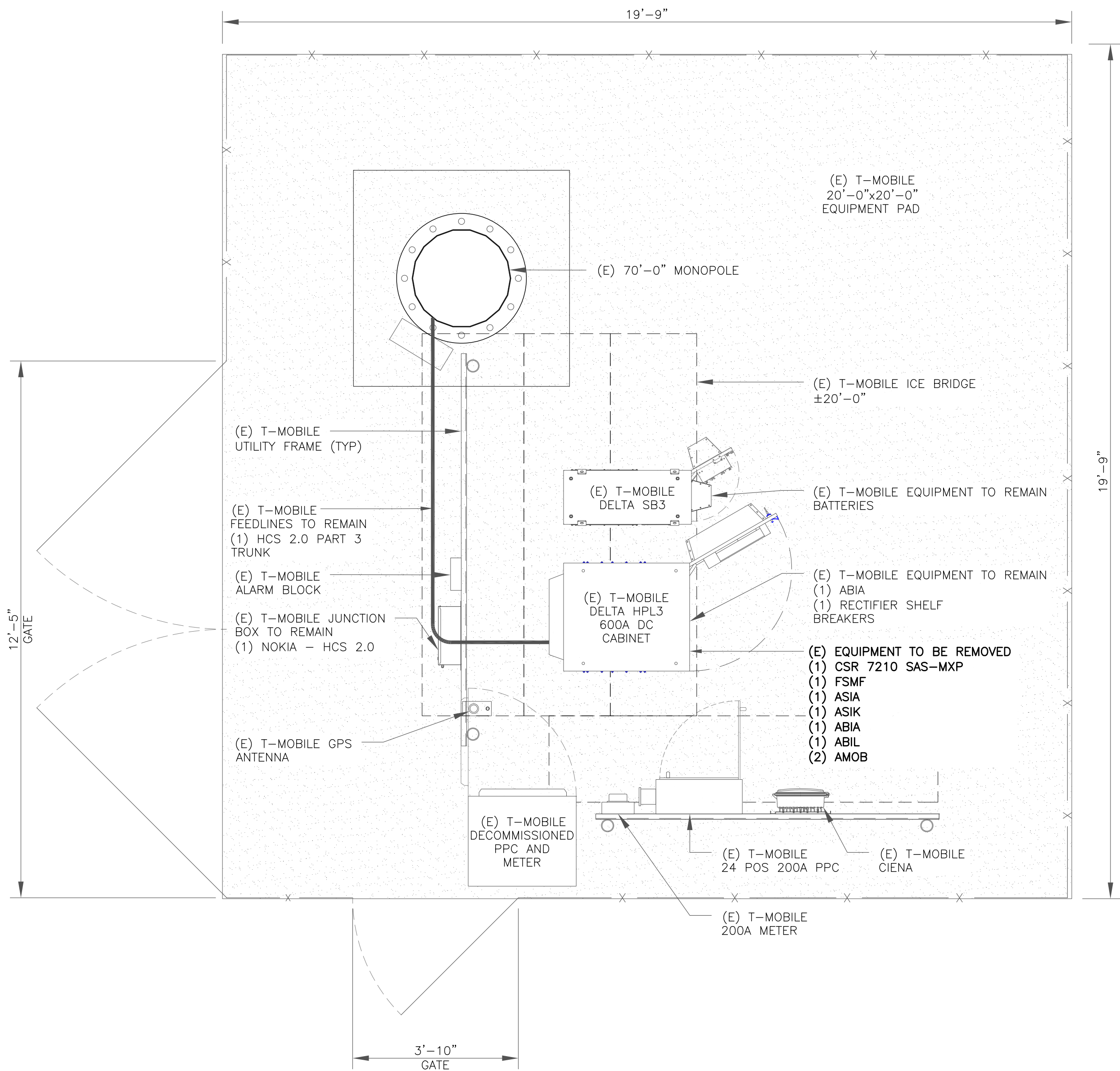
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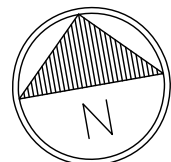
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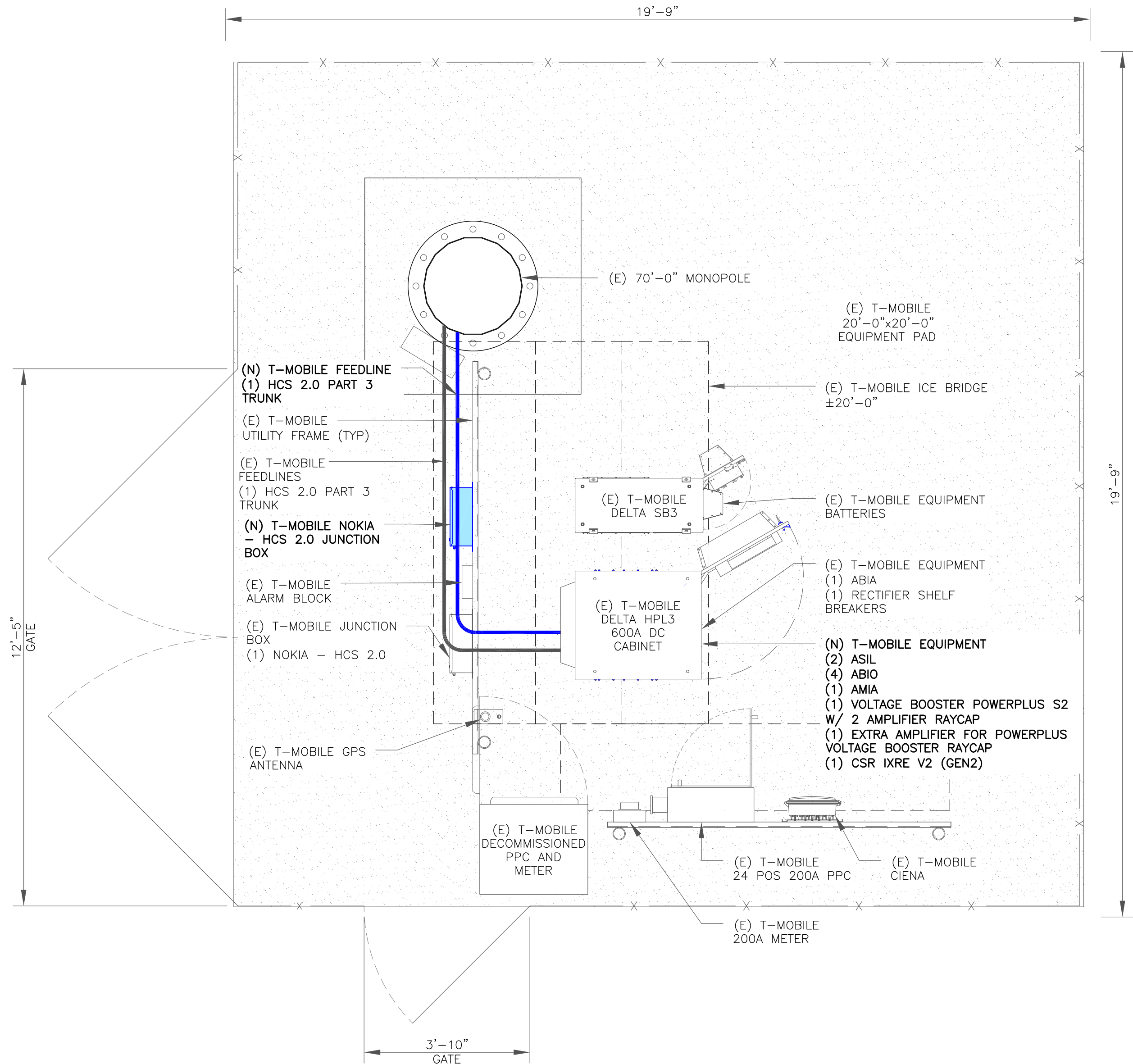
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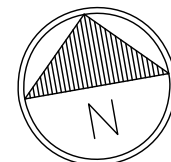
1 EXISTING EQUIPMENT PLAN
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)



EQUIPMENT LEGEND:	
	EXISTING
	TO BE RELOCATED/REMOVED
	NEW



2 FINAL EQUIPMENT PLAN
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)



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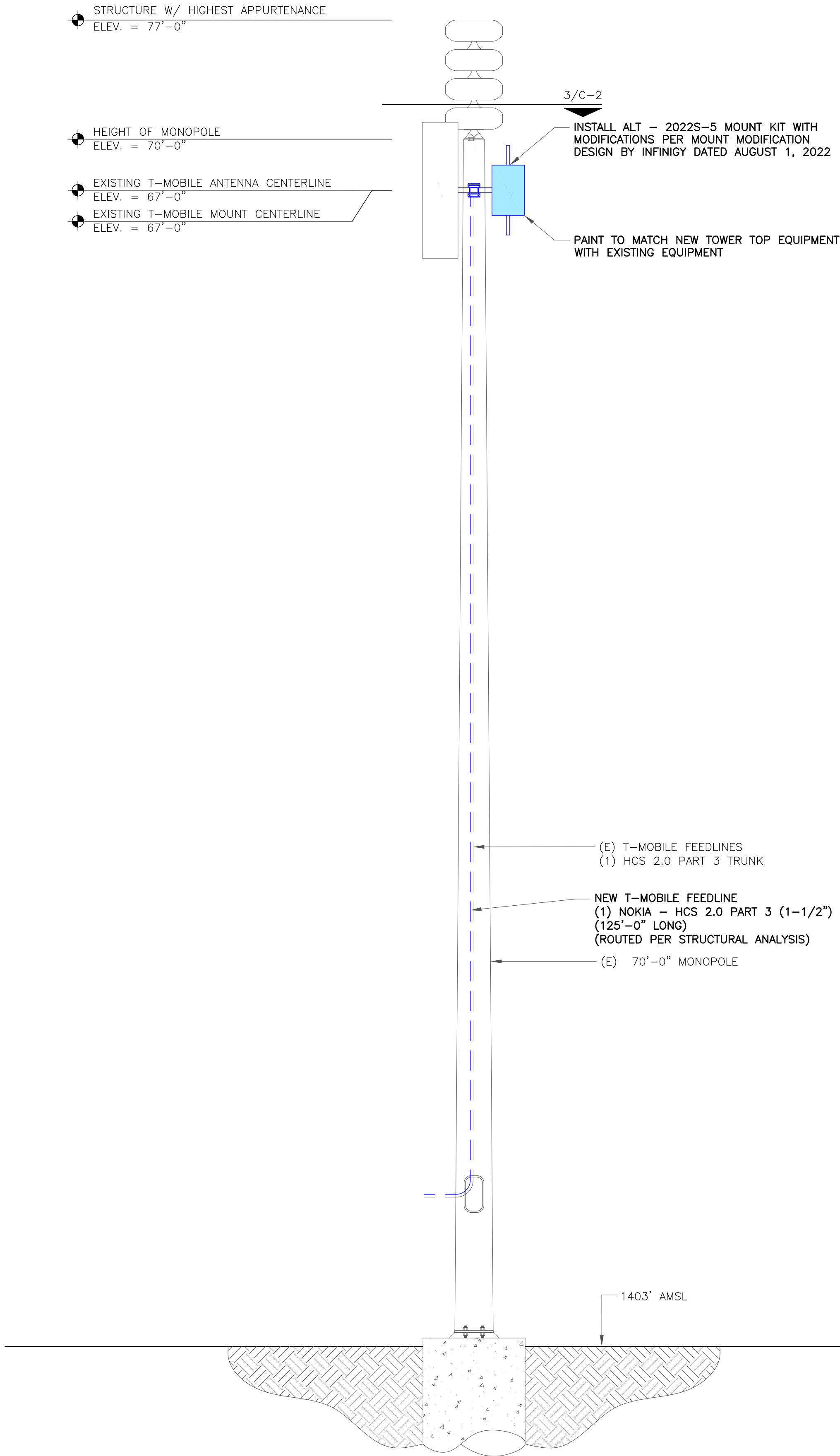
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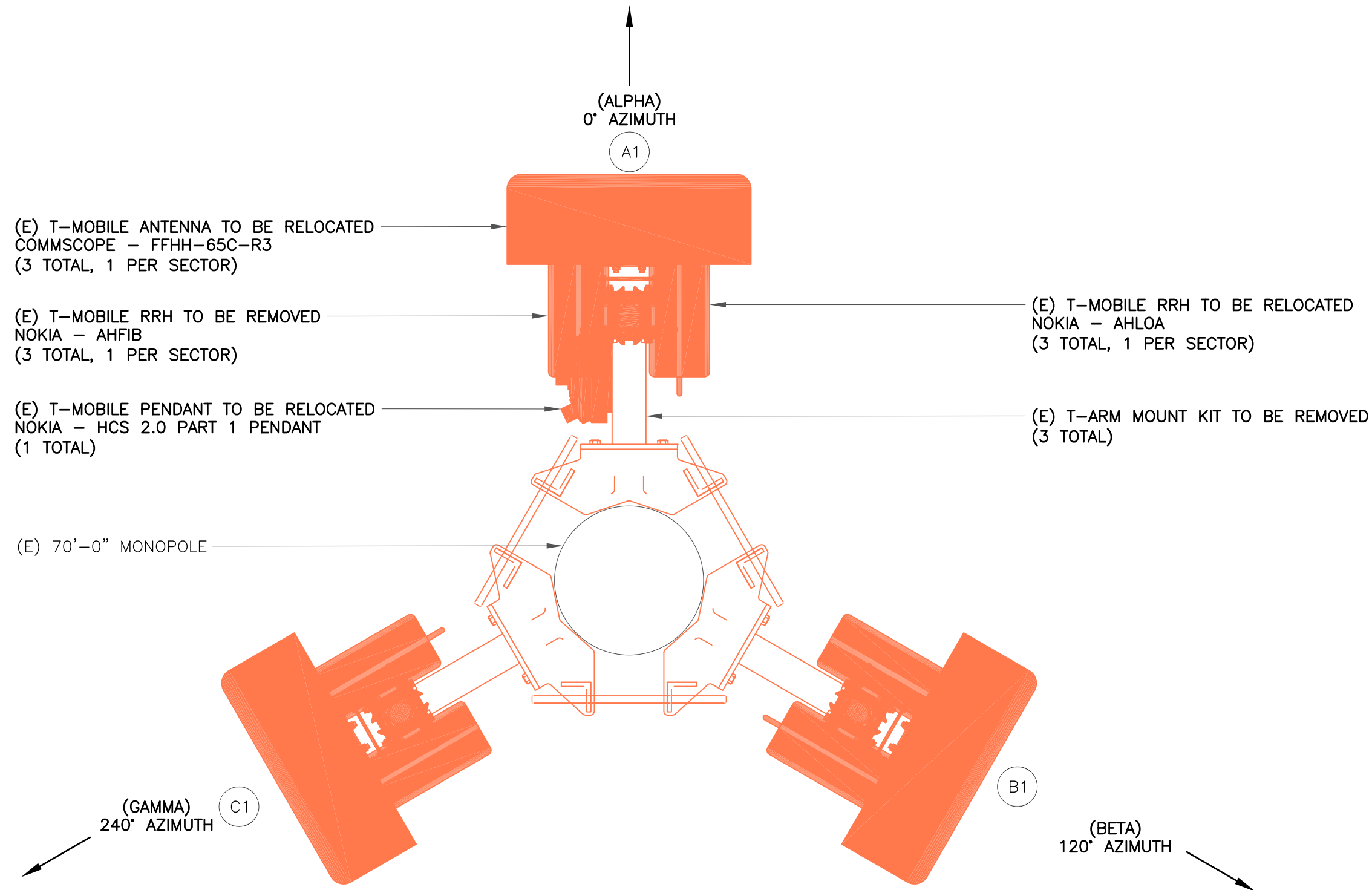
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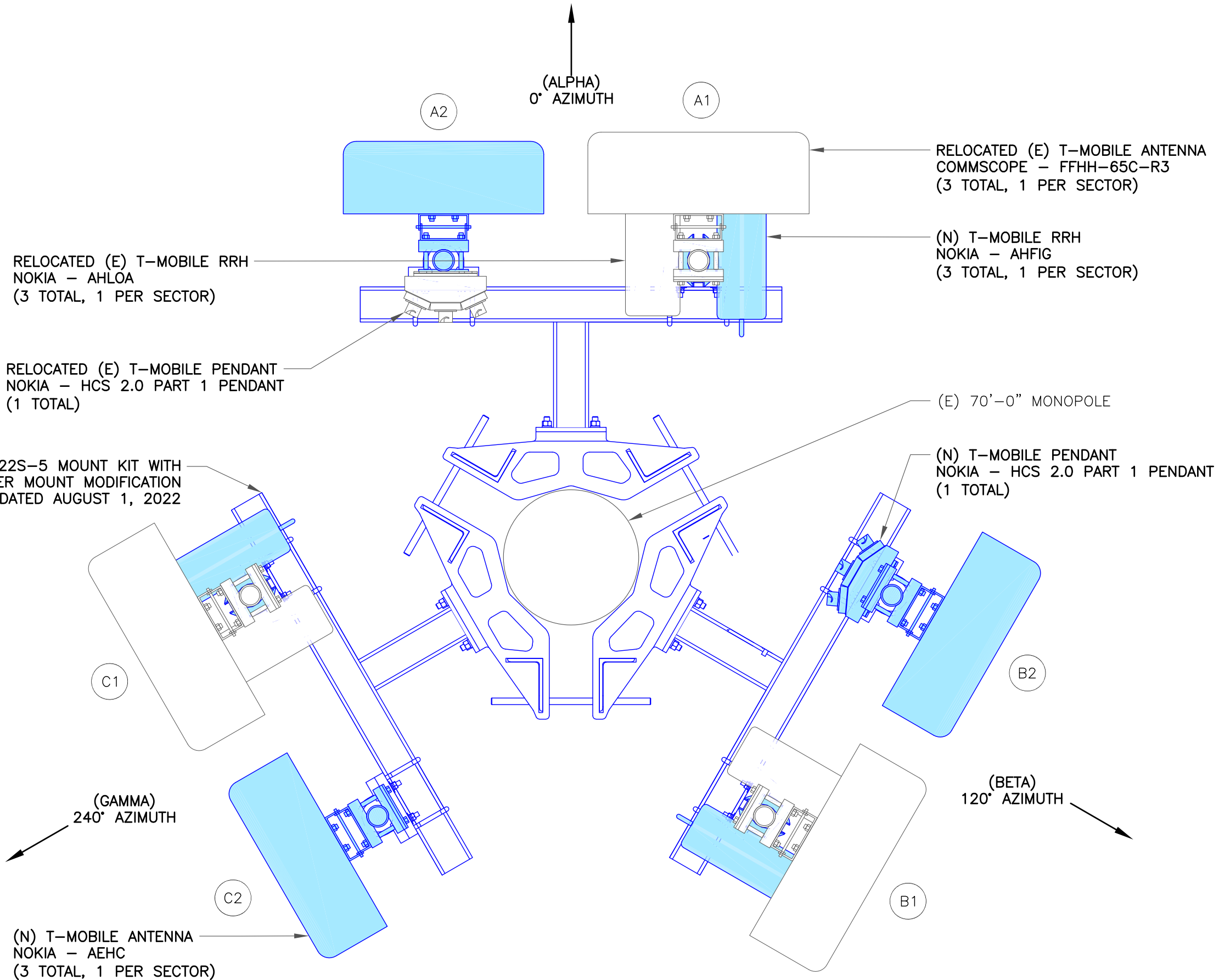
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1 EXISTING ELEVATION
SCALE: NOT TO SCALE



2 EXISTING ANTENNA PLAN
SCALE: NOT TO SCALE



3 FINAL ANTENNA PLAN
SCALE: NOT TO SCALE

EQUIPMENT LEGEND:

EXISTING
TO BE RELOCATED/REMOVED
NEW

- MOUNT ANALYSIS NOTES:
- THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
 - CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
 - ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.

INSTALLER NOTE:

NO PROPOSED LOADING TO BE ADDED UNTIL MOUNT SWAP IS COMPLETE AND MOUNT MODIFICATIONS ARE INSTALLED PER MOUNT MODIFICATION DESIGN BY INFINIGY DATED AUGUST 1, 2022.

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SHEET NUMBER:

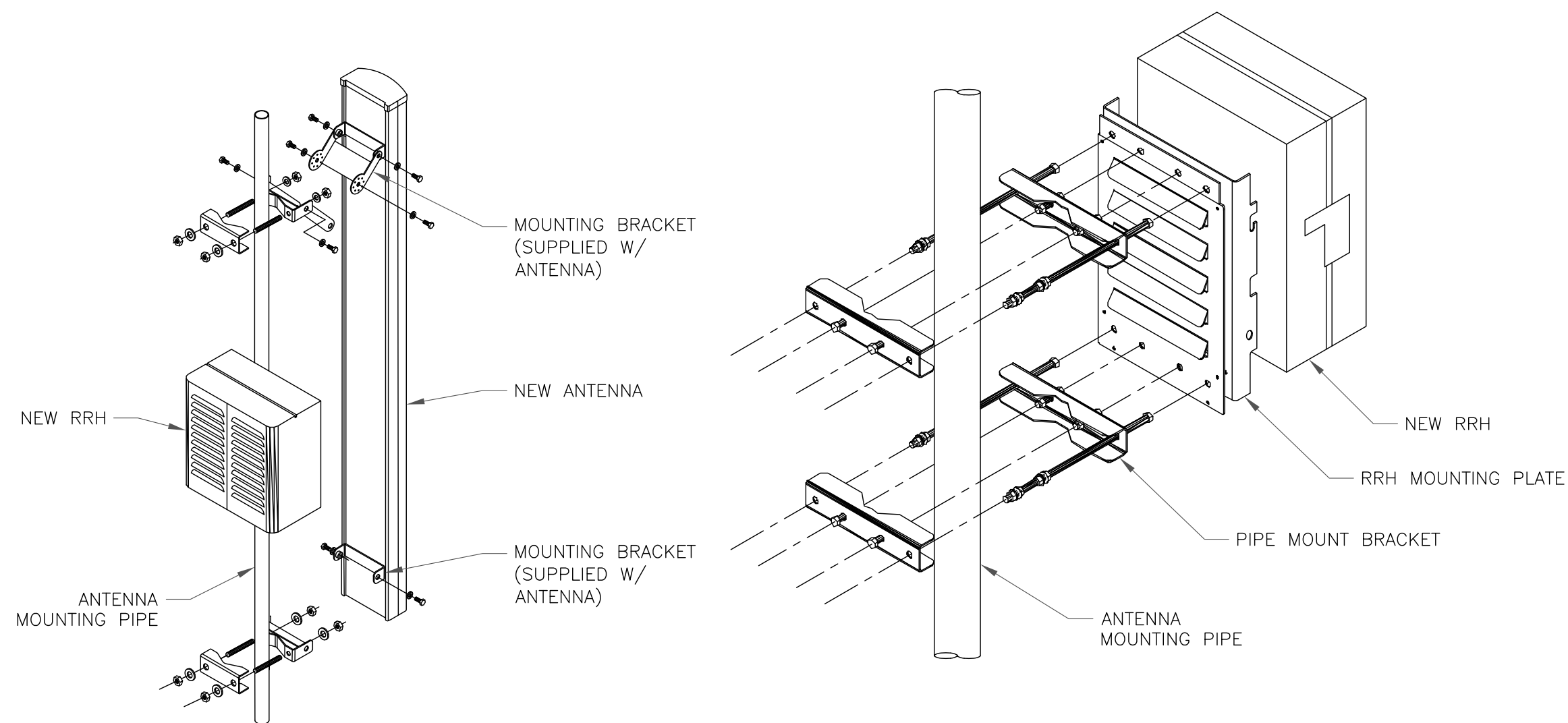
C-2

REVISION:

2

INSTALLER NOTES:

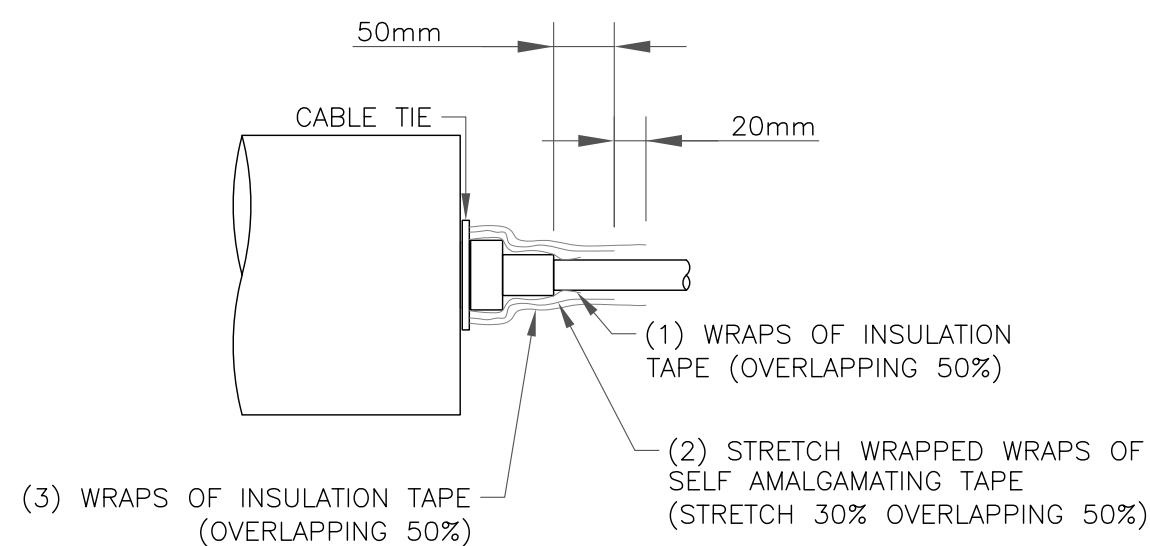
1. COMPLY WITH MANUFACTURERS INSTRUCTIONS TO ENSURE THAT ALL RRHs RECEIVE ELECTRICAL POWER WITHIN 24 HOURS OF BEING REMOVED FROM THE MANUFACTURER'S PACKAGING.
2. DO NOT OPEN RRH PACKAGES IN THE RAIN.
3. ALL PIPES, BRACKETS, AND MISCELLANEOUS HARDWARE TO BE GALVANIZED UNLESS NOTED OTHERWISE.



1 ANTENNA WITH RRH MOUNTING DETAIL
SCALE: NOT TO SCALE

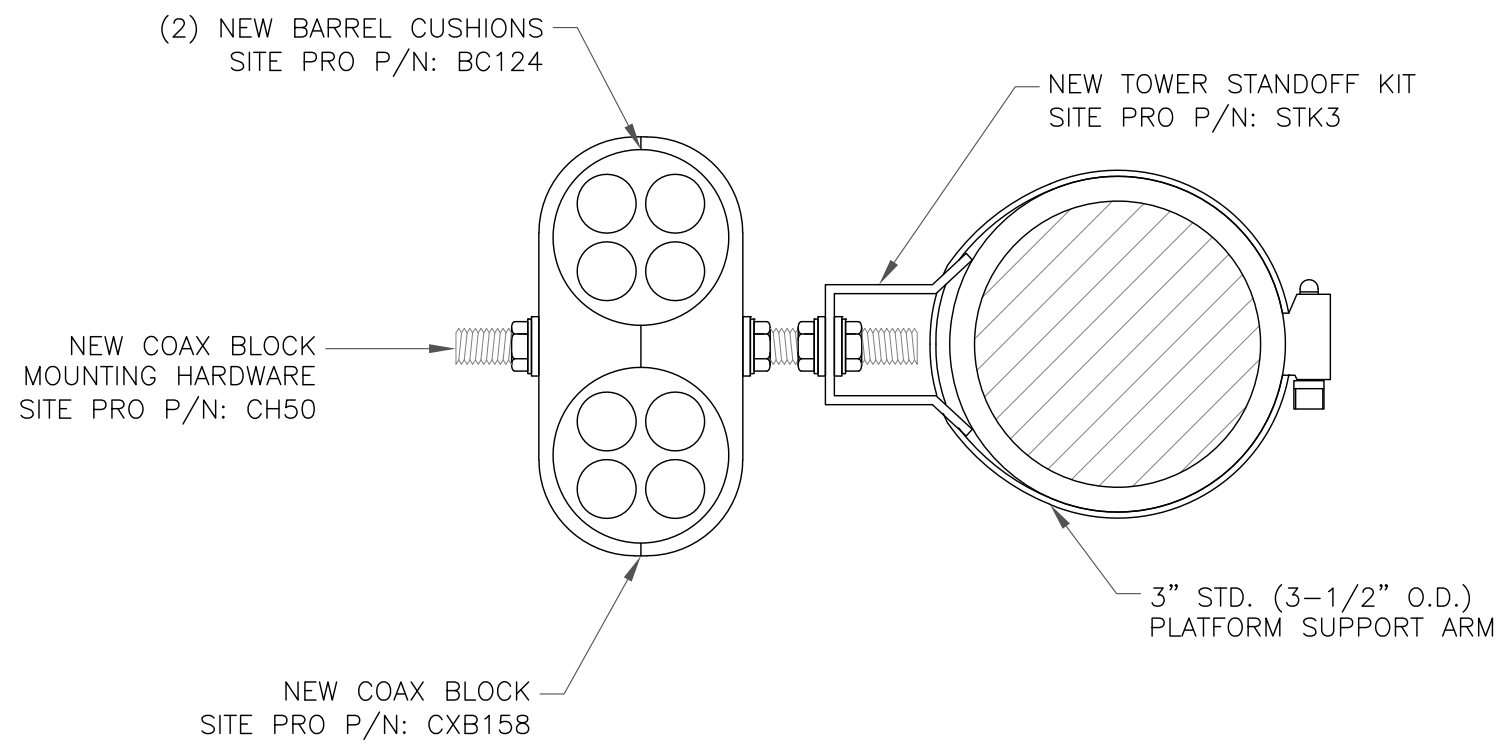
INSTALLER NOTE:

JUMPERS TO BE TORQUED TO 221.27 IN/LBS



3 RF JUMPER CONNECTION
SCALE: NOT TO SCALE

4 NOT USED
SCALE: NOT TO SCALE

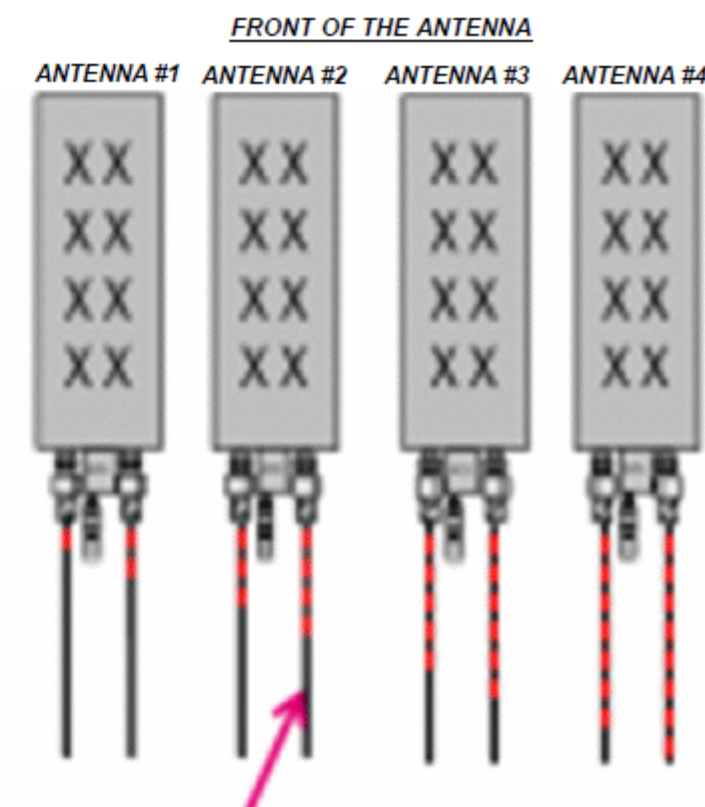


2 RF JUMPER DETAIL
SCALE: NOT TO SCALE

Coax Color Coding

- Antennas will be labeled (back of antenna view) Right to left 1 - X ports
- Coax/jumper lines will be identified by sector color and by number of bands around the coax/jumper

SECTOR A	RED
SECTOR B	GREEN
SECTOR C	BLUE
SECTOR D	YELLOW
SECTOR E	WHITE
SECTOR F	PURPLE
LMU	BROWN + SECTOR COLOR BANDS (1 & 2)
FIBER ID	GRAY
UNUSED COAX	PINK
MICROWAVE	ORANGE
DIWE T-1'S + GPS DOWNLINK CABLE	ID W/LABEL MAKER



EXAMPLE: COAX WITH FOUR BANDS OF RED TAPE WILL REPRESENT ALPHA SECTOR AND THE 4TH PORT OF ANTENNA

COLOR CODING NOTES:

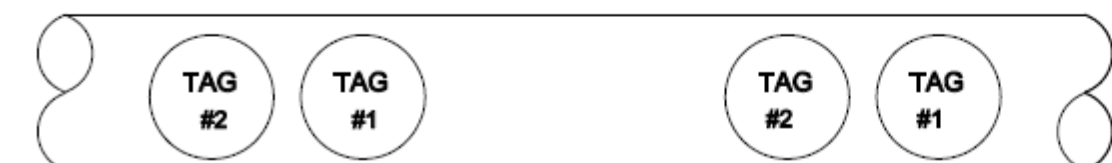
- color GSM
- color UMTS 1900
- color UMTS AWS
- color LTE
- color FIBER CABLE

METALLIC TAG NOTES:

1. TWO METALLIC TAGS SHALL BE ATTACHED AT EACH END OF EVERY CABLE LONGER THAN (3) THREE FEET
2. CABLE LESS THAN (3) THREE FEET WILL HAVE TWO METALLIC TAGS ATTACHED AT THE CENTER OF THE CABLE
3. TAGS WILL BE FASTENED WITH STAINLESS STEEL ZIP TIES APPROPRIATE FOR CABLE DIAMETER.
4. STANDARDIZED METALLIC TAG KIT WILL BE ASSEMBLED WITH TAGS ALREADY ENGRAVED TO ACCOMMODATE ALL CONFIGURATIONS.

ANTENNA AND COAXIAL CABLE SCHEDULE

1. ALL ANTENNAS SHALL BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR SHALL COORDINATE REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA WITH RF ENGINEER. ANTENNA DOWNTILT SHALL BE SET AND VERIFIED BY A SMART LEVEL.
2. CONTRACTOR SHALL INSTALL COLOR CODE RINGS ON EACH OF THE HYBRID CABLES AND JUMPER CABLES WITH UV RESISTANT TAPE. ALL CABLE SHALL BE MARKED AT TOP AND BOTTOM WITH 2\"/>



5 COAX COLOR CODING
SCALE: NOT TO SCALE

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OK01296F

BU #: 822901
CAMDEN

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EXISTING 70'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	8/16/22	MEH	CONSTRUCTION	LR
1	8/18/22	YX	CONSTRUCTION	LR
2	12/9/22	MTJ	CONSTRUCTION	MTJ



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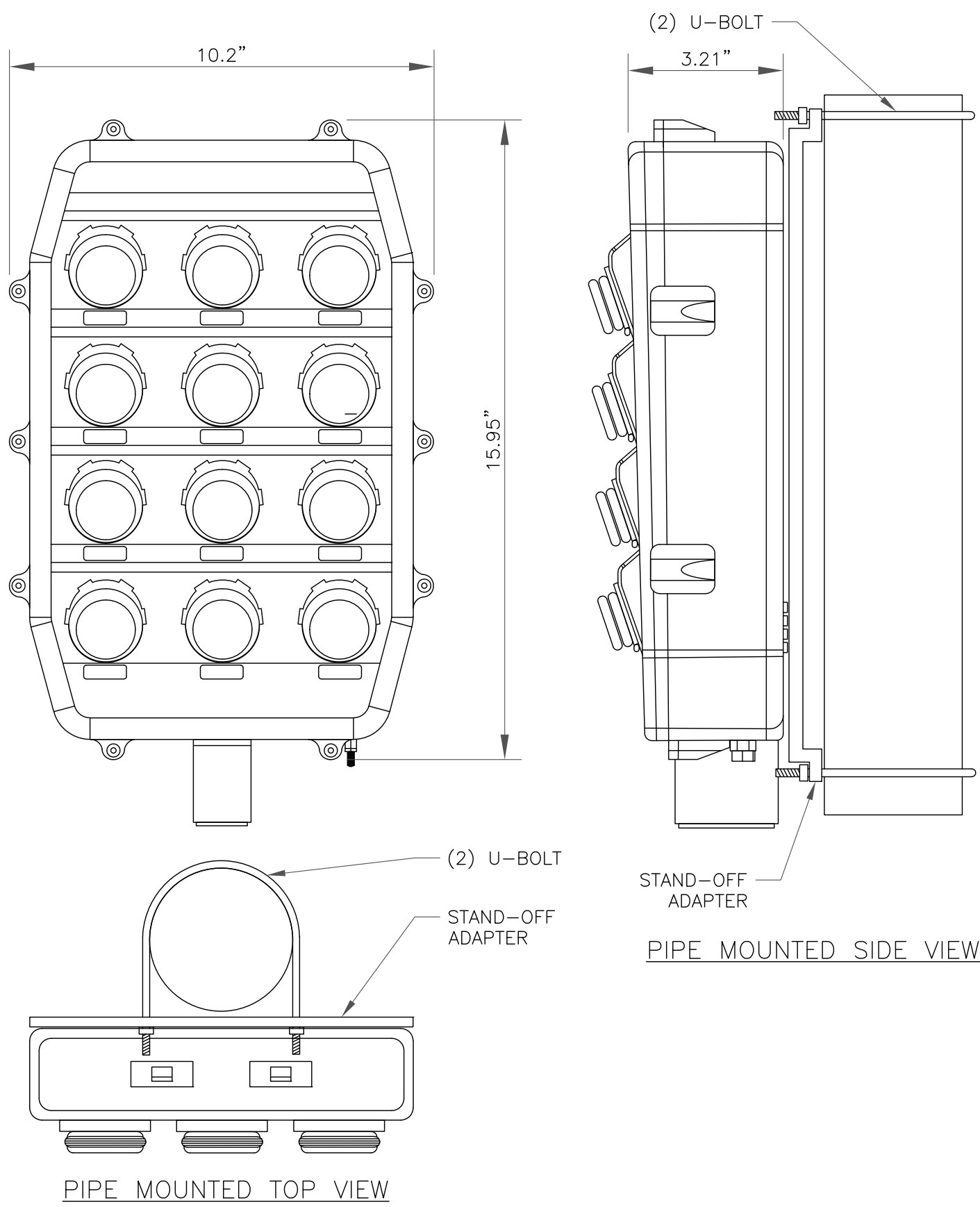
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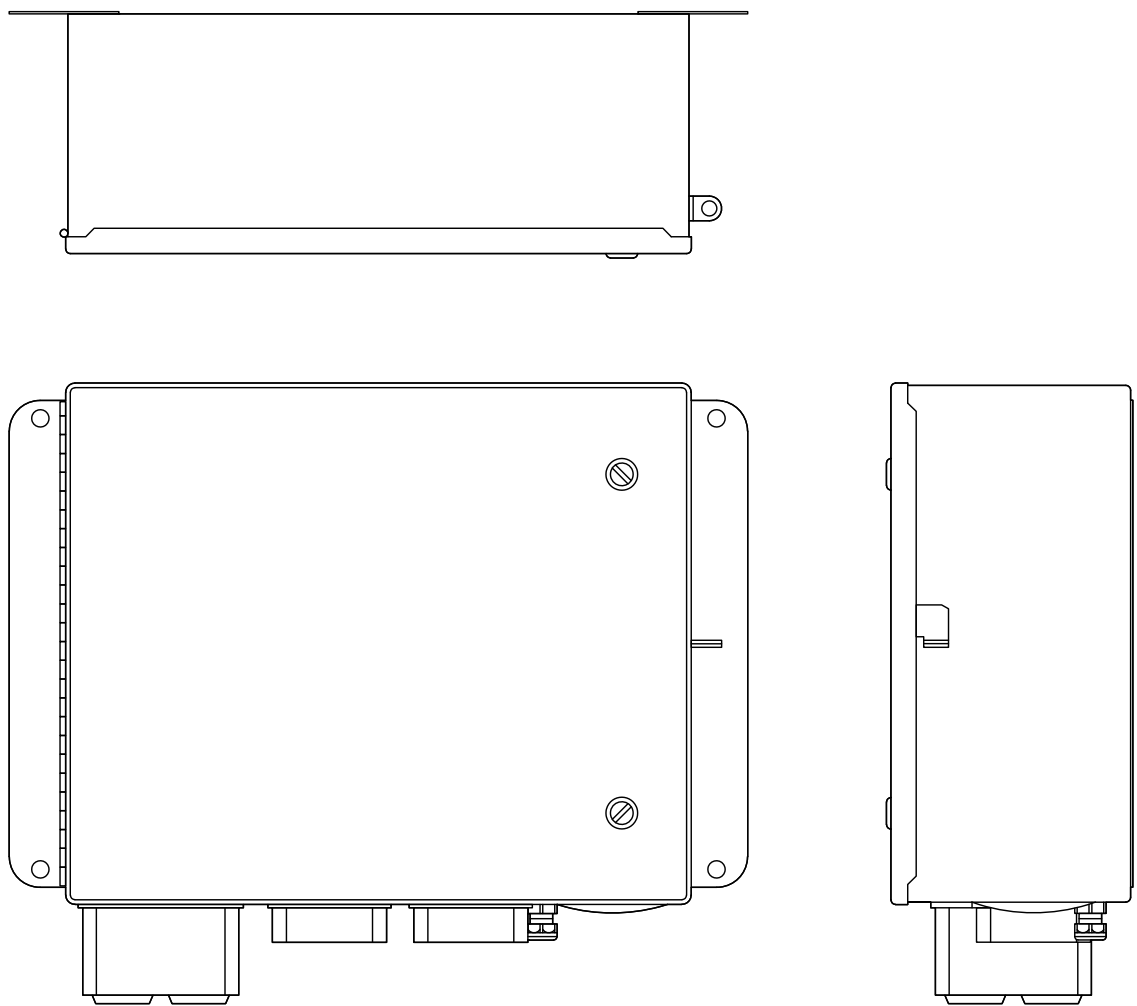
C-3

REVISION:

2

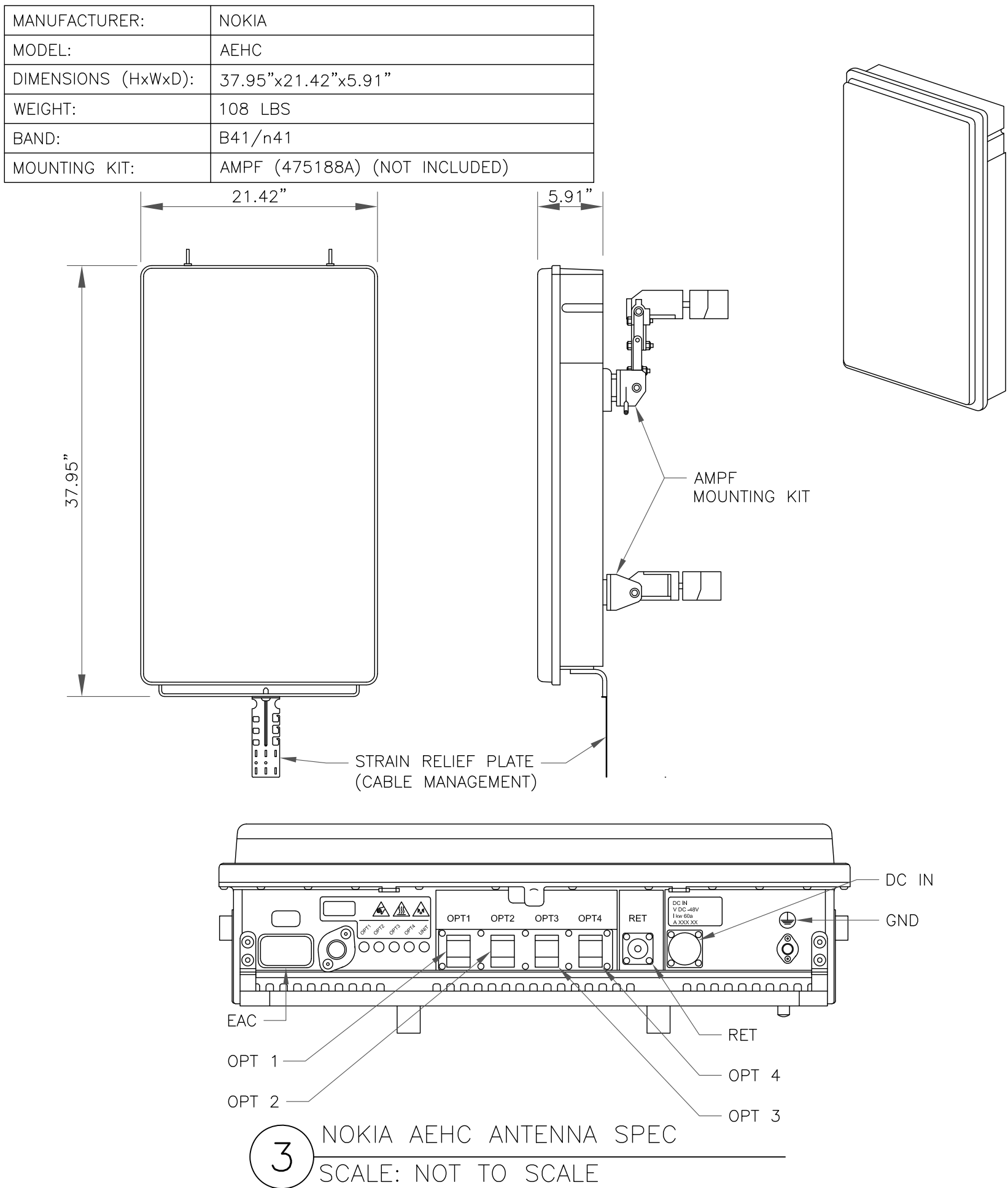


1 HCS 2.0 PENDANT DETAIL
SCALE: NOT TO SCALE



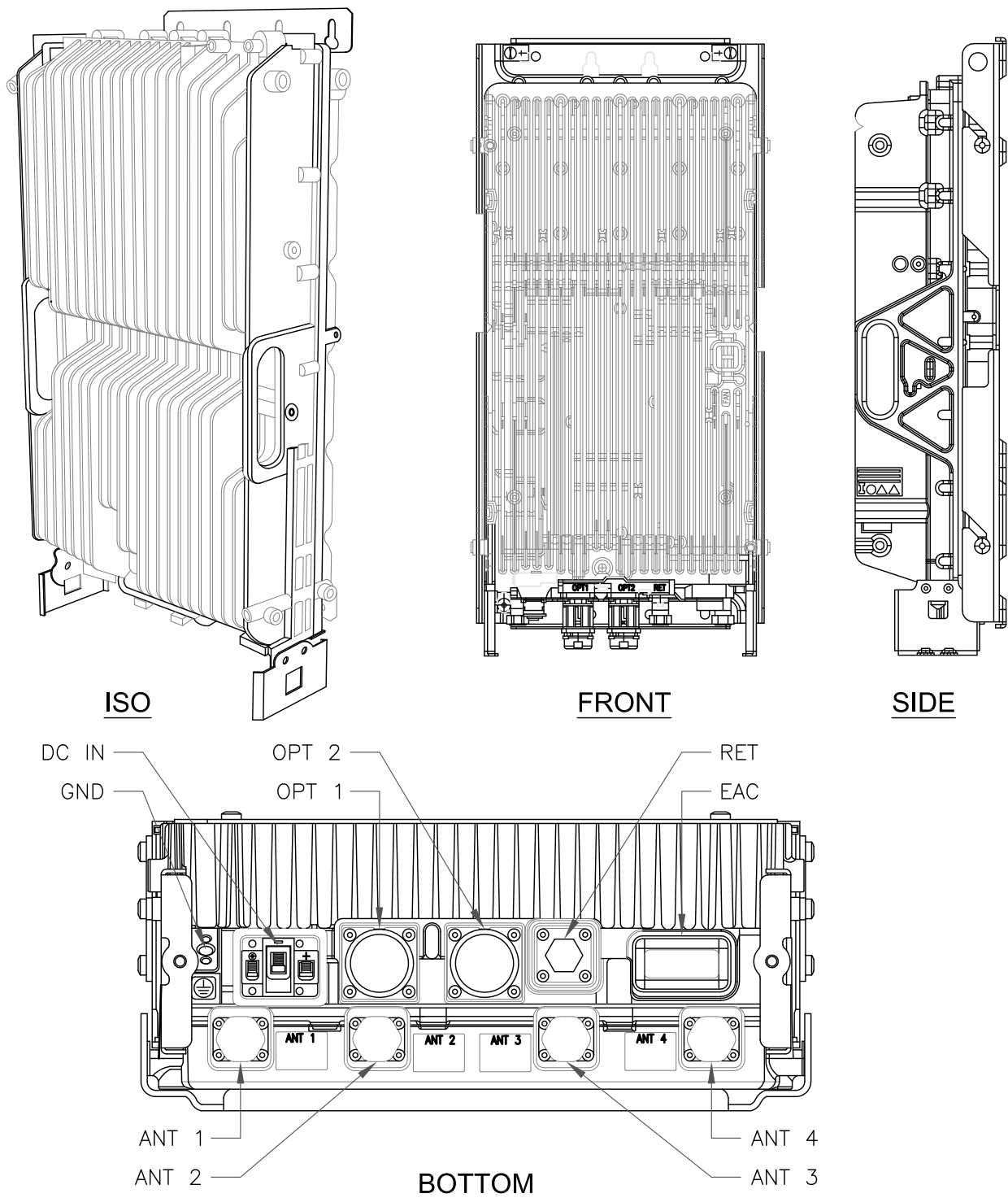
NOKIA – HCS 2.0 JUNCTION BOX
WEIGHT (WITHOUT MOUNTING HARDWARE): 23.5 LBS
SIZE (HxWxD): 14.0x16.0x8.0 IN.

2 NOKIA – HCS 2.0 JUNCTION BOX
SCALE: NOT TO SCALE



3 NOKIA AEHC ANTENNA SPEC
SCALE: NOT TO SCALE

MANUFACTURER:	NOKIA
MODEL:	AHFIG
DIMENSIONS (HxWxD):	28.7"x12.9"x5.6"
WEIGHT:	70.5 LBS



4 NOKIA AHFIG RRH
SCALE: NOT TO SCALE

5 NOT USED
SCALE: NOT TO SCALE

6 NOT USED
SCALE: NOT TO SCALE

T

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SHEET NUMBER:
C-4

REVISION:
2

EXISTING PANEL SCHEDULE							
LOAD	POLES	AMPS	BUS		AMPS	POLES	LOAD
			L1	L2			
SURGE	2	60A	1	2	20A	1	REC
			3	4			
						5	6
			7	8	20A	1	INVERTER
			9	10			
			11	12			
			13	14			
			15	16			
SSC	4	200A	17	18			
			19	20			
			21	22			
			23	24			

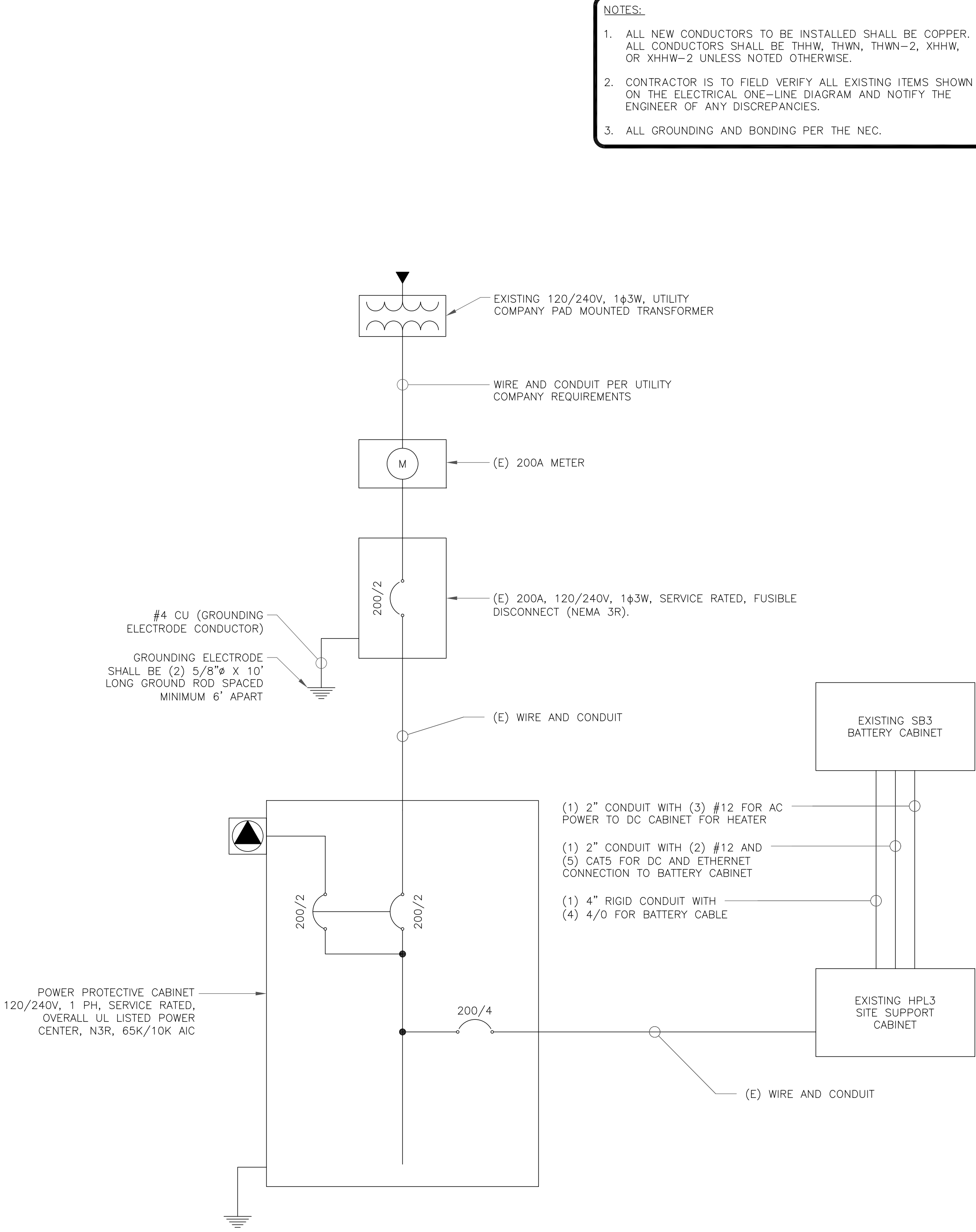
RATED VOLTAGE: ☒ 120/240 ☐ _____, 1 PHASE, 3 WIRE	BRANCH POLES: ☐ 12 ☒ 24 ☐ 30 ☐ 42	APPROVED MF'RS
RATED AMPS: ☐ 100 ☒ 200 ☐ 400 ☐ _____	CABINET: ☒ SURFACE ☐ FLUSH	NEMA ☐ 1 ☒ 3R ☐ 4X
☐ MAIN LUGS ONLY MAIN 200 AMPS ☒ BREAKER ☐ FUSED SWITCH	☒ HINGED DOOR	☒ KEYED DOOR LATCH
☐ FUSED ☒ CIRCUIT BREAKER BRANCH DEVICES	☐ _____ TO BE GFCI BREAKERS	FULL NEUTRAL BUS GROUND BAR
ALL BREAKERS MUST BE RATED TO INTERRUPT A SHORT CIRCUIT ISC OF 10,000 AMPS SYMMETRICAL		

1 EXISTING PANEL SCHEDULE
SCALE: NOT TO SCALE

FINAL PANEL SCHEDULE							
LOAD	POLES	AMPS	BUS		AMPS	POLES	LOAD
			L1	L2			
SURGE	2	60A	1	2	20A	1	REC
			3	4			
			5	6			
			7	8	20A	1	INVERTER
			9	10			
			11	12			
			13	14			
			15	16			
SSC	4	200A	17	18			
			19	20			
			21	22			
			23	24			

RATED VOLTAGE: ☒ 120/240 ☐ _____, 1 PHASE, 3 WIRE	BRANCH POLES: ☐ 12 ☒ 24 ☐ 30 ☐ 42	APPROVED MF'RS
RATED AMPS: ☐ 100 ☒ 200 ☐ 400 ☐ _____	CABINET: ☒ SURFACE ☐ FLUSH	NEMA ☐ 1 ☒ 3R ☐ 4X
☐ MAIN LUGS ONLY MAIN 200 AMPS ☒ BREAKER ☐ FUSED SWITCH	☒ HINGED DOOR	☒ KEYED DOOR LATCH
☐ FUSED ☒ CIRCUIT BREAKER BRANCH DEVICES	☐ _____ TO BE GFCI BREAKERS	FULL NEUTRAL BUS GROUND BAR
ALL BREAKERS MUST BE RATED TO INTERRUPT A SHORT CIRCUIT ISC OF 10,000 AMPS SYMMETRICAL		

2 FINAL PANEL SCHEDULE
SCALE: NOT TO SCALE



3 ONE-LINE DIAGRAM
SCALE: NOT TO SCALE

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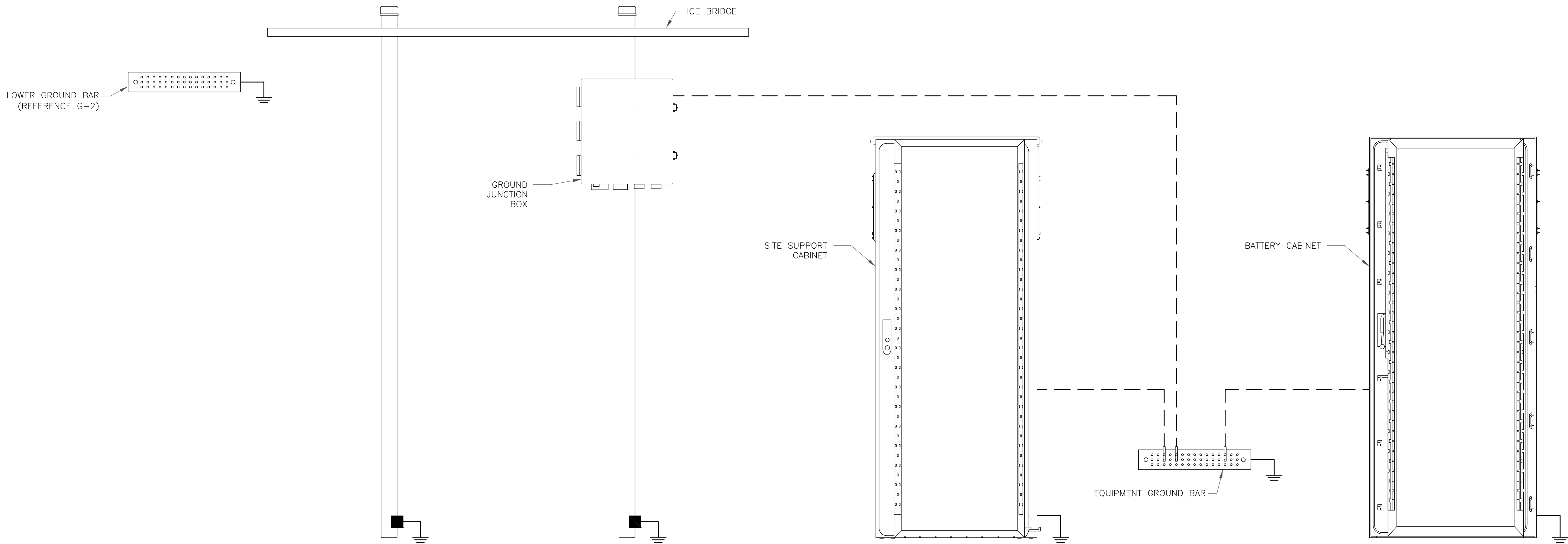
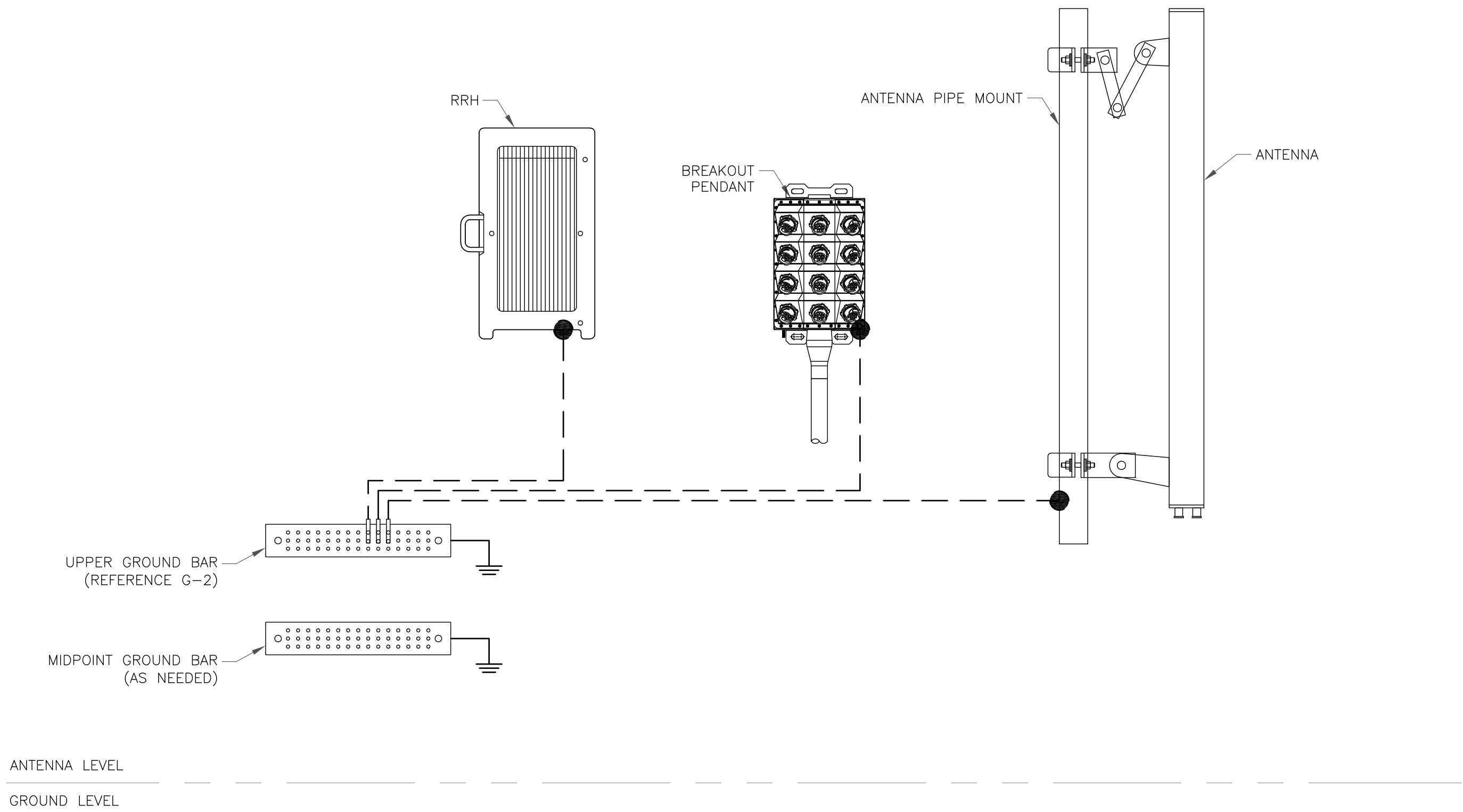
SHEET NUMBER:

E-1

REVISION:

2

1:32:17.002.01_622901_CAMDEN.dwg -- Sheet:G-1 -- User: m.jones -- Dec 09, 2022 -- 12:39pm



GROUNDING PLAN LEGEND:

- — — #6 STRANDED COPPER WITH GREEN INSULATION GROUND WIRE
- . — #2 STRANDED COPPER WITH GREEN INSULATION GROUND WIRE
- . . . #2 BARE, SOLID, TINNED COPPER GROUND WIRE
- EXOTHERMIC WELD
- MECHANICAL CONNECTION
- ⊙ COPPER GROUND ROD
- ⊗ GROUND ROD W/ TEST WELL

NOTE:

SEE FINAL EQUIPMENT PLAN FOR NEW EQUIPMENT REQUIRING GROUNDING. CONTRACTOR TO VERIFY EXISTING EQUIPMENT GROUNDING IN FIELD. CONTRACTOR TO VERIFY IN FIELD AND INSTALL ANY MISSING ##### GROUND BARS ON SITE.

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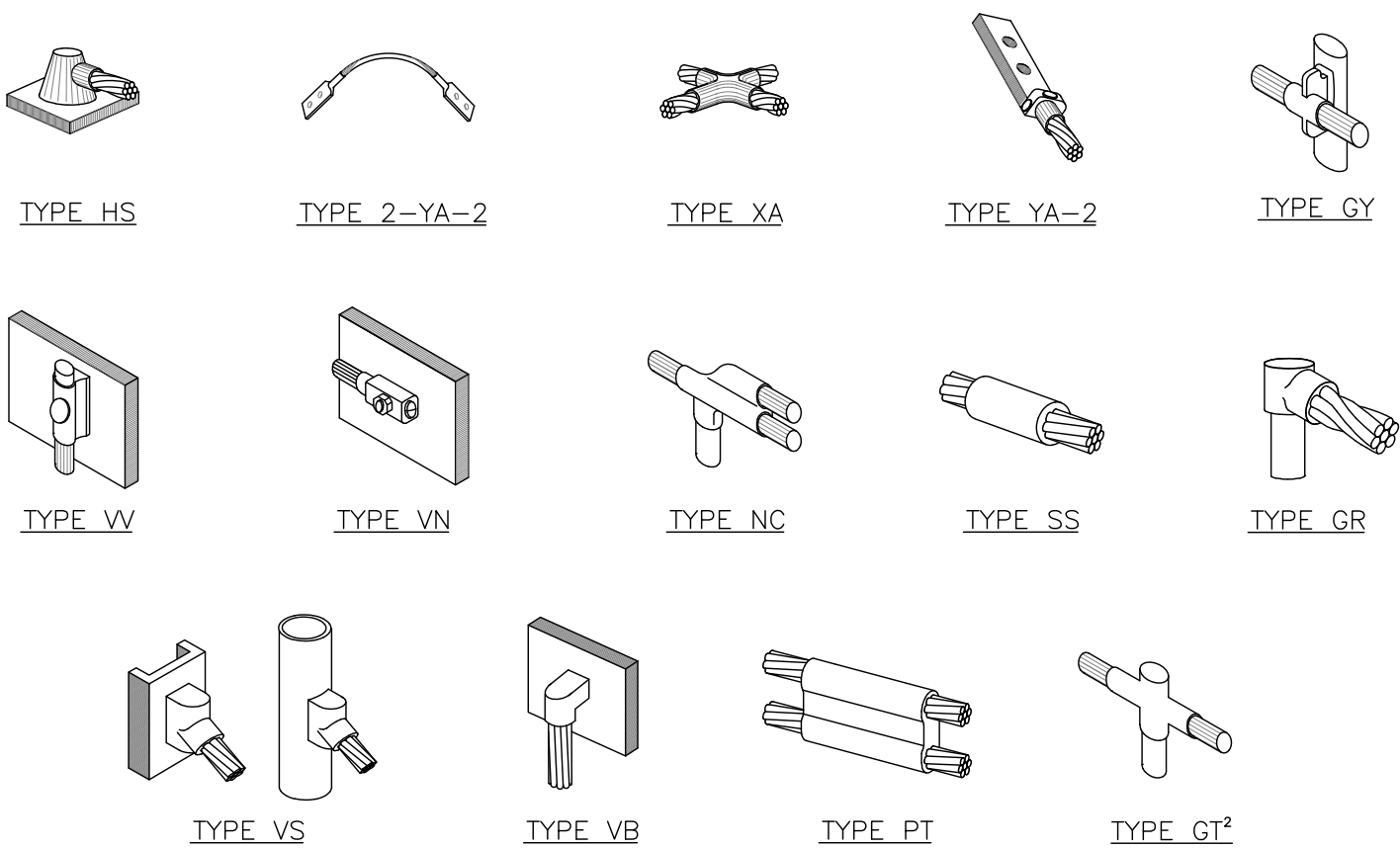
SHEET NUMBER:

G-1

REVISION:

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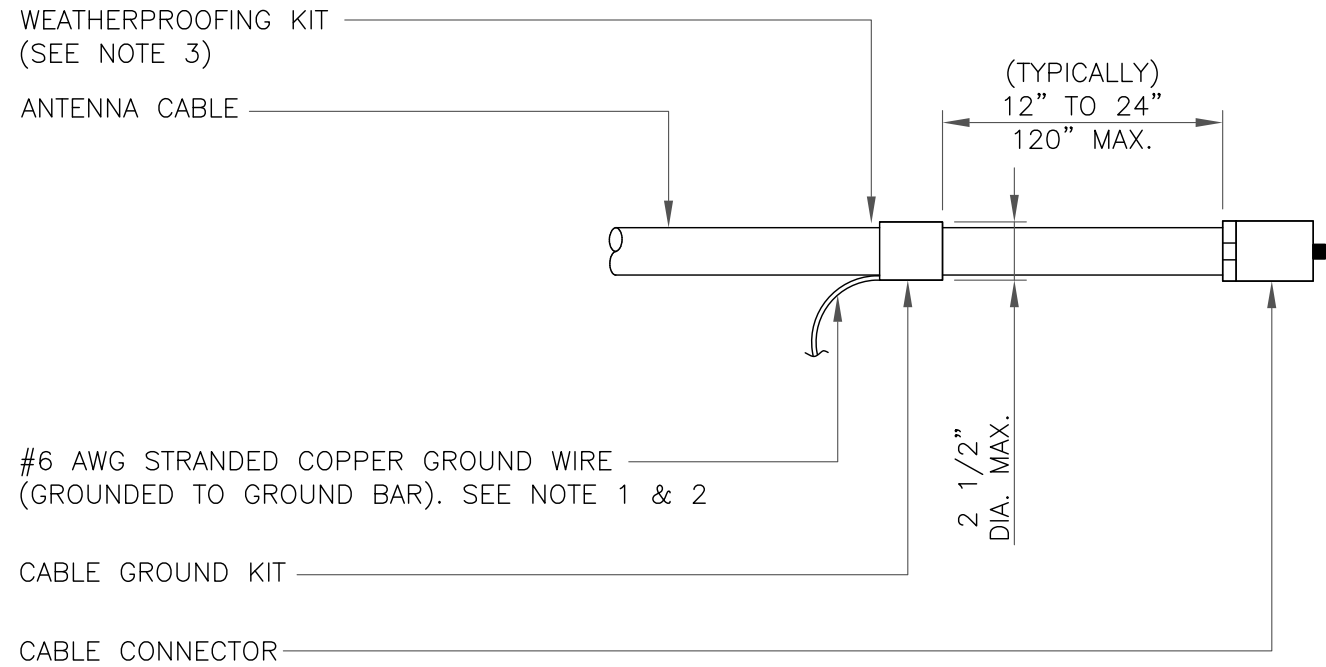
1 TYPICAL FINAL GROUNDING SCHEMATIC
SCALE: NOT TO SCALE



NOTE:

1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.

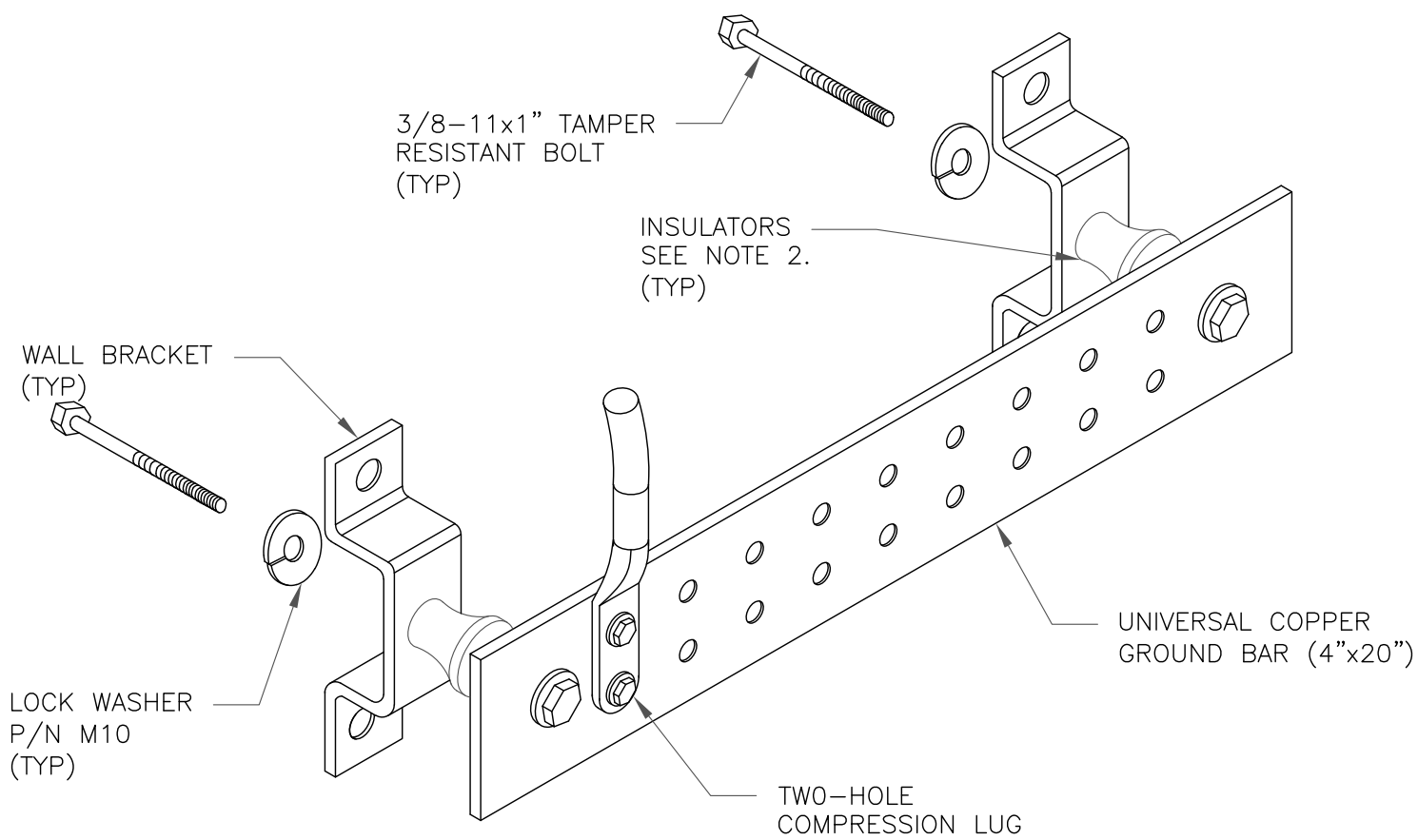
1 CADWELD GROUNDING CONNECTIONS
SCALE: NOT TO SCALE



NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

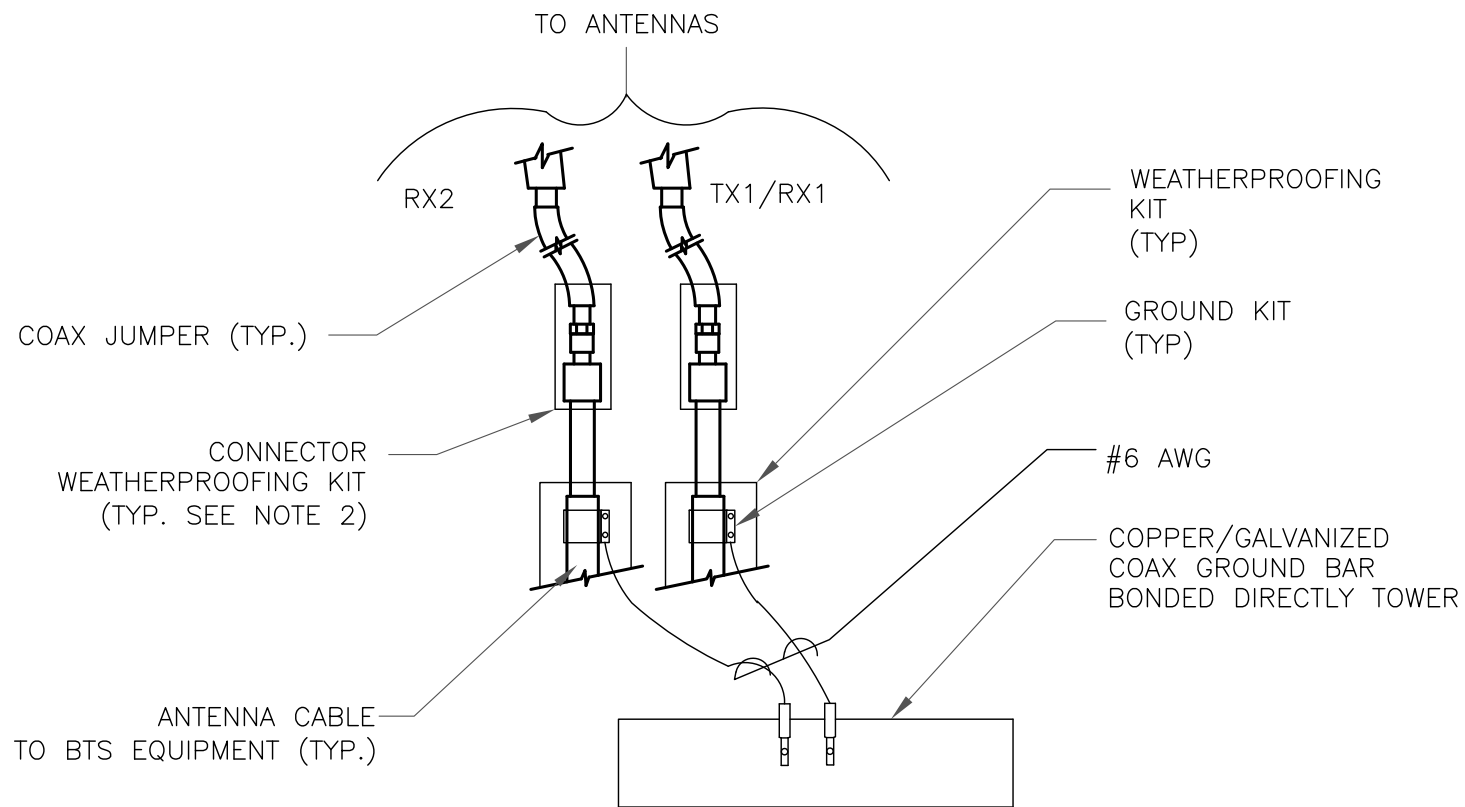
3 CABLE GROUND KIT CONNECTION
SCALE: NOT TO SCALE



NOTES:

1. DOWN LEAD (HOME RUN) CONDUCTORS ARE NOT TO BE INSTALLED ON CROWN CASTLE USA INC. TOWER. PER THE GROUNDING DOWN CONDUCTOR POLICY QAS-STD-10091. NO MODIFICATION OR DRILLING TO TOWER STEEL IS ALLOWED IN ANY FORM OR FASHION, CAD-WELDING ON THE TOWER AND/OR IN THE AIR ARE NOT PERMITTED.
2. OMIT INSULATOR WHEN MOUNTING TO TOWER STEEL OR PLATFORM STEEL. USE INSULATORS WHEN ATTACHING TO BUILDING OR SHELTERS.

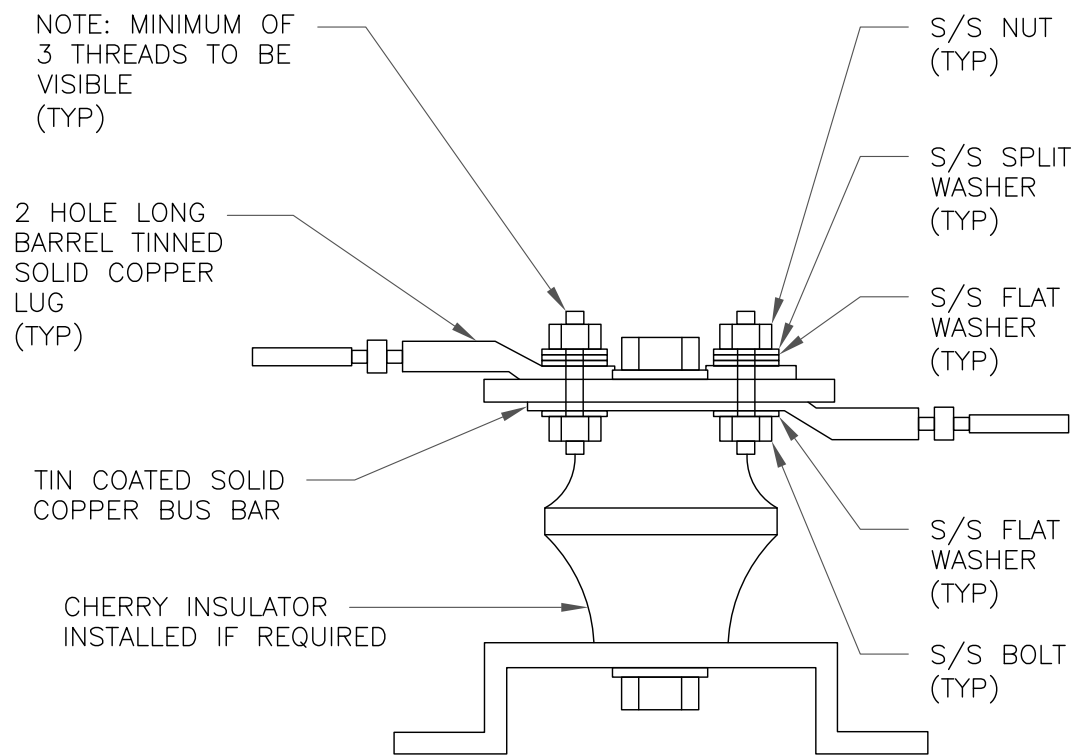
6 GROUND BAR DETAIL
SCALE: NOT TO SCALE



NOTES:

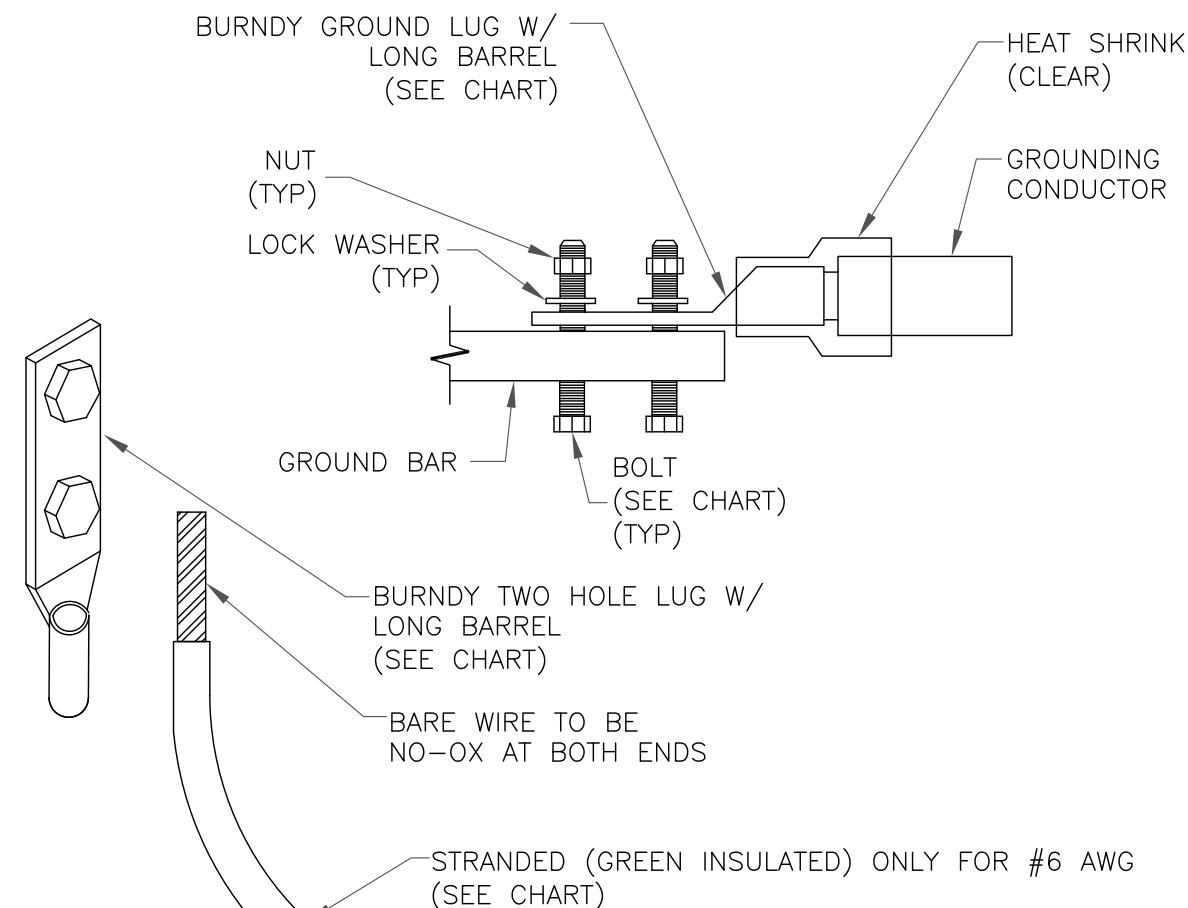
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
2. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.

4 GROUND CABLE CONNECTION
SCALE: NOT TO SCALE



7 LUG DETAIL
SCALE: NOT TO SCALE

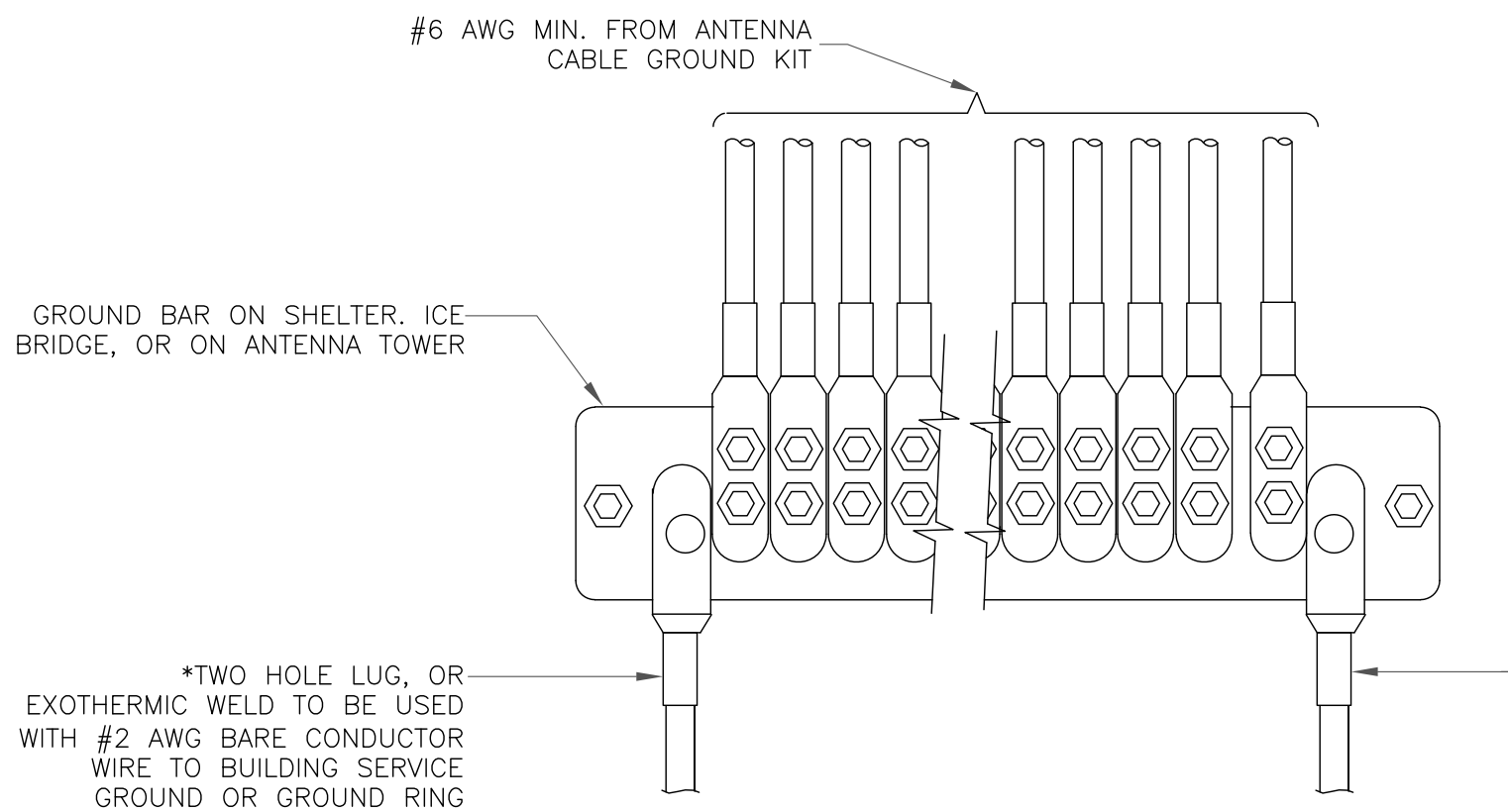
WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	1/2" - 16 NC S 2 BOLT



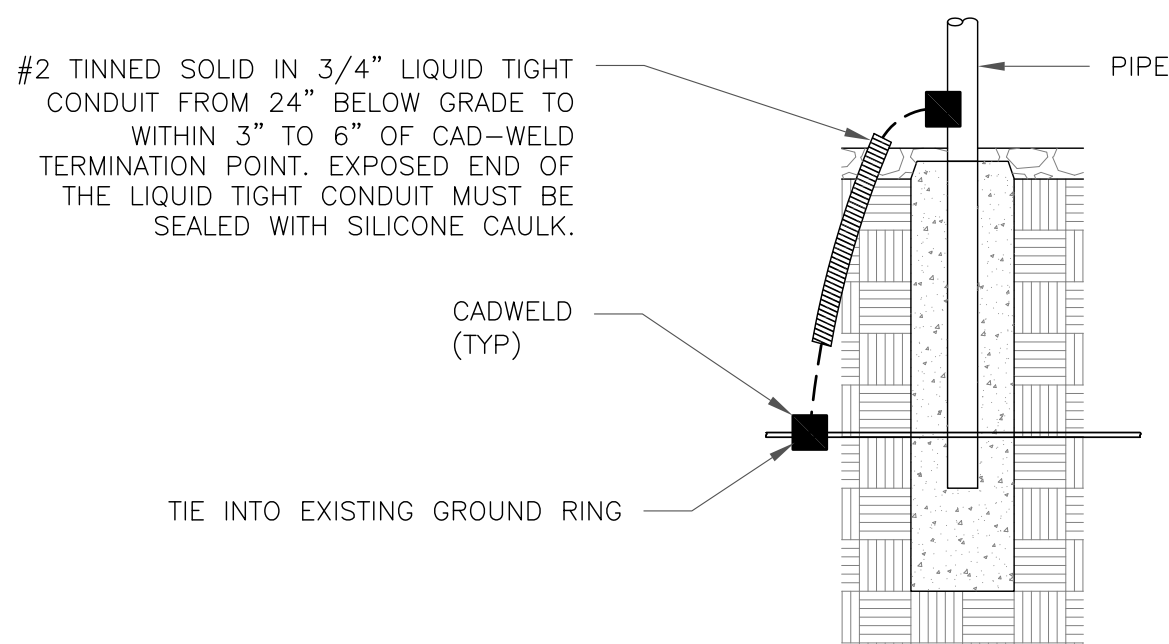
NOTES:

1. ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.

2 MECHANICAL LUG CONNECTION
SCALE: NOT TO SCALE



5 GROUNDWIRE INSTALLATION
SCALE: NOT TO SCALE



8 TRANSITIONING GROUND DETAIL
SCALE: NOT TO SCALE

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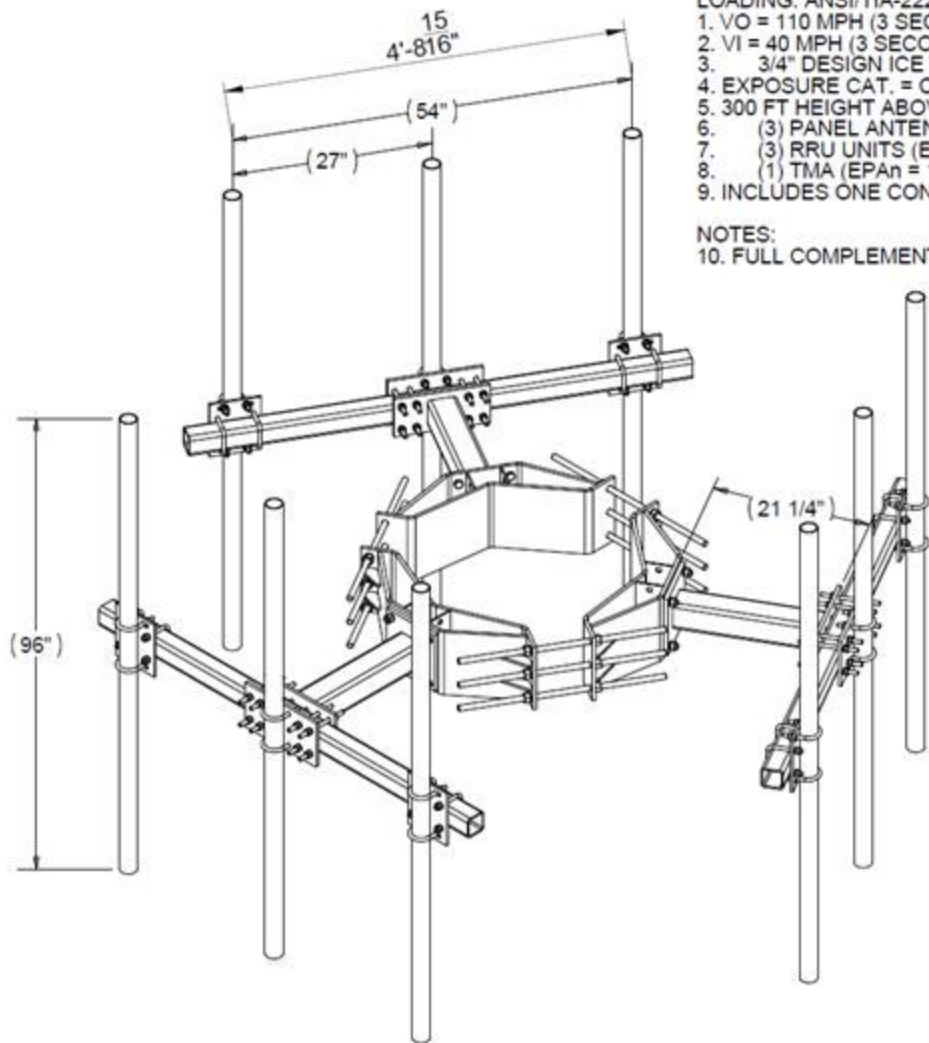
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SHEET NUMBER:

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LOADING: ANSI/TIA-222-G

1. VO = 110 MPH (3 SECOND) BASIC WIND SPEED WITHOUT ICE
2. VI = 40 MPH (3 SECOND) BASIC WIND LOAD SPEED WITH ICE
3. 3/4" DESIGN ICE THICKNESS
4. EXPOSURE CAT. = C. STRUCTURE CLASS = II
5. 300 FT HEIGHT ABOVE GROUND ELEVATION OF MOUNT
6. (3) PANEL ANTENNA'S (EPAN = 9.25 SQFT., EPAs = 3.1 SQFT., 70 LBS EACH)
7. (3) RRU UNITS (EPAN = 2.3 SQ FT., EPAs = 1.2 SQFT., 65 LBS EACH)
8. (1) TMA (EPAN = 1.2 SQFT., EPAs = 0.6 SQFT., 25LBS)
9. INCLUDES ONE CONCENTRATED FORCE OF 250LBS

NOTES:

10. FULL COMPLEMENT OF PIPES SHOWN

SADDLE BRACKET PART NUMBERS:

1. 2121LD-1130 11" TO 30" LD SADDLE BRACKET
2. 2121LD-2447 24" TO 47" LD SADDLE BRACKET
3. 2121LD-4460 44" TO 60" LD SADDLE BRACKET

ITEM NO.	QTY.	PART NO.	DESCRIPTION
1	1	2121LD-XXXX	LD SADDLE BRACKET
2	3	2122S-5	5' MONOPOLE SQ. TUBE T-ARM
3	9	2125-96	2-3/8" OD X96" GALV PIPE

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	APPROVALS	DATE	TITLE	
	DRAWN	TU 06/09/14	2122S-5 WITH 2121LD	
	CHECKED			
	ENGINEER		DWG. NO.	REV.
	ISSUED		2122S-5-XXXX-006	A
		SCALE 1/15	DO NOT SCALE DRAWING	SHEET 1 OF 1

THIRD AMENDMENT TO AGREEMENT

THIS THIRD AMENDMENT TO AGREEMENT (the "Third Amendment") is dated and made effective as of the date of the last party to sign ("Effective Date"), by and between CITY OF NICHOLS HILLS, OKLAHOMA, a municipal corporation (hereinafter referred to as "Lessor") and T-MOBILE USA TOWER LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCTMO LLC, a Delaware limited liability company (hereinafter referred to as "Lessee").

RECITALS

WHEREAS, Lessor and Western PCS I Corporation, a Delaware corporation ("Original Lessee") entered into an Agreement dated January 14, 1997 (the "Original Agreement"), whereby Original Lessee leased certain real property, together with access and utility easements, located in Oklahoma County, Oklahoma from Lessor (the "Leased Premises"), all located within certain real property owned by Lessor ("Lessor's Property"); and

WHEREAS, the Original Agreement was amended by that certain First Amendment to Agreement dated March 9, 2021, a memorandum of which was recorded in the official records of Oklahoma County, Oklahoma ("Official Records") on May 21, 2021 at Instrument No. 2021052101088742, in Book 14748, Page 84 ("First Amendment"), and was further amended by that certain Second Amendment to Agreement dated March 14, 2023, a memorandum of which was recorded in the Official Records on March 28, 2023 at Instrument No. 2023032801037908, in Book 15419, Page 1361 ("Second Amendment") (hereinafter the Original Agreement, First Amendment and Second Amendment are collectively referred to as the "Agreement"); and

WHEREAS, T-Mobile USA Tower LLC is currently the Lessee under the Agreement as successor in interest to the Original Lessee; and

WHEREAS, the Leased Premises, as described on Exhibit A and as shown on the Site Plan attached hereto as Exhibit B, may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Agreement had an initial term that commenced on January 15, 1997 and expired on January 14, 2002. The Agreement provides for four (4) extensions of five (5) years each, scheduled to expire on January 14, 2022. The First Amendment extended the term of the Agreement to January 14, 2024 (collectively the "Existing Term"). According to the Agreement, as amended, the final extension expires on January 14, 2024; and

WHEREAS, Lessor and Lessee desire to amend the Agreement, on the terms and conditions contained herein, to provide for further extensions of the term of the Agreement by additional (5) year terms, with the final such extended term scheduled to expire on January 14, 2049.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

2. Extension of the Agreement. The term of the Agreement, as amended by this Third Amendment, is hereby extended by five (5) years to January 14, 2029. Lessee shall have the right to further extend the term for four (4) additional five (5) year terms on the same terms and conditions set forth in the Agreement, as amended. Notwithstanding the foregoing, Lessor will have the right to terminate the Agreement for any reason upon twelve (12) months' notice effective January 1, 2026.

3. Rent. In consideration of the lease of the Leased Premises, Lessee shall pay to Lessor the base rent amount of Thirty Thousand and 00/100 Dollars (\$30,000.00) per year ("Basic Rent"), beginning on January 14, 2024 and continuing thereafter until the earlier of (i) the expiration of the term, as extended; or (ii) early termination as set forth in the Agreement. The Basic Rent shall increase annually as set forth below.

4. Annual Increases to Basic Rent. Beginning January 14, 2025 and on each January 14 thereafter (the "Adjustment Date"), the Basic Rent shall increase annually by the greater of: (i) three percent (3%), or (ii) the annual percentage increase to the consumer price index for all urban consumers (CPI-U) for the Dallas Ft. Worth area (the "CPI-U Adjustment"); provided, no such annual increase shall exceed five and one-half percent (5.5%). Each CPI-U Adjustment shall be calculated using the most recently published CPI-U as of January 1 of the calendar year of the Adjustment Date, compared to the most recently published CPI-U as of January 1 of the prior year.

5. Insurance. The minimum insurance limits specified in Article VII of the Original Agreement shall be doubled.

6. Representations, Warranties and Covenants of Lessor. Lessor represents, warrants and covenants to Lessee as follows:

a) Lessor is duly authorized to and has the full power and authority to enter into this Third Amendment and to perform all of Lessor's obligations under the Agreement as amended hereby.

b) Lessee is not currently in default under the Agreement, and to Lessor's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Lessee under the Agreement.

c) Lessor acknowledges that the Leased Premises, as defined, shall include any portion of Lessor's Property on which communications facilities or other Lessee improvements exist on the date of this Third Amendment.

7. IRS Form W-9. Lessor agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this Third Amendment and at such other times as may be reasonably requested by Lessee. In the event the Lessor's Property is transferred, the succeeding

Lessor shall have a duty at the time of such transfer to provide Lessee with a completed IRS Form W-9, or its equivalent, and other related paper work to effect a transfer in the rent to the new Lessor. Lessor's failure to provide the IRS Form W-9 within thirty (30) days after Lessee's request shall be considered a default and Lessee may take any reasonable action necessary to comply with IRS regulations including, but not limited to, withholding applicable taxes from rent payments.

8. Condemnation. If Lessor receives notice of a proposed taking by eminent domain of any part of the lease area or easements, Lessor will notify Lessee of the proposed taking within five (5) days of receiving said notice and Lessee will have the option to: (i) declare the Agreement null and void and thereafter neither party will have any liability or obligation hereunder; or (ii) remain in possession of that portion of the lease area and easements that will not be taken, in which event there shall be an equitable adjustment in rent on account of the portion of the lease area and easement so taken. With either option Lessee shall have the right to pursue all available remedies at law or equity.

9. Lessor's Cooperation. If requested by Lessee, Lessor will execute, at Lessee's sole cost and expense, all documents required by any governmental authority in connection with any development of, or construction on, the Leased Premises, including documents necessary to petition the appropriate public bodies for certificates, permits, licenses and other approvals deemed necessary by Lessee in Lessee's absolute discretion to utilize the Leased Premises for the purpose of construction, maintaining and operating communications facilities, including without limitation, tower structures, antenna support structures, cabinets, meter boards, buildings, antennas, cables, equipment and uses incidental thereto. Lessor agrees to be named applicant if requested by Lessee. Lessor shall be entitled to no further consideration with respect to any of the foregoing matters. Provided, the foregoing shall not be construed to require Lessor to bypass regulatory and approval processes required under the Nichols Hills City Code or other applicable law.

10. Visual Impacts Mitigation In connection with any proposed changes or additions occurring after the Effective Date that require a permit under the Nichols Hills City Code and would materially change the aesthetic impacts from public view of the tower structure (except as previously approved by the City Council of the City of Nichols Hills acting in Lessor's capacity as lessor as distinguished from Lessor's capacity as regulator), attached antennas, mounts and other equipment, or ground-mounted equipment, Lessee will evaluate and offer reasonable and technically feasible options to Lessor to minimize or mitigate the visual impacts of the changes. Such options shall include, but not be limited to: (i) selecting the smallest or otherwise least visible mounting systems capable of mounting antenna arrays and other equipment; (ii) selecting antennas and other tower-mounted devices that, to the extent possible, are visually coordinated with one another and arranged symmetrically around the vertical axis; (iii) painting attached structures, antennas and other equipment to match the tower; (iv) painting the tower and/or attached structures and equipment to minimize visibility and/or adverse visual impact; (iv) installing cladding over antennas, other equipment and associated mounting structures for a more uniform appearance; and (v) other reasonable and technically feasible concealment or stealthing options if proposed by Lessor. If Lessee rejects any concealment or stealthing option proposed by Lessor, Lessee shall state the reasons the option is unreasonable or technically unfeasible.

11. Early Termination for Adverse Visual Impacts. In addition to Lessor's existing right of early termination under Article I of the Original Agreement, Lessor may terminate the

Agreement, as amended, at any time upon 12 months prior written notice to Lessee if the City Council of the City of Nichols Hills determines, in its sole reasonable discretion, that (i) specific adverse visual changes to the tower, tower-mounted structures and equipment after the Effective Date of this Third Amendment have rendered the tower incompatible with the character of the surrounding neighborhood; and (ii) such changes have not been previously and lawfully approved by the City Council acting in Lessor's capacity as lessor (as distinguished from Lessor's capacity as regulator). Within 30 days of such written notice, Lessee may propose changes to correct the adverse visual changes identified by the City Council. Within 90 days of any such corrective proposal by Lessee, the City Council shall determine whether such proposed changes are sufficient to correct such adverse visual changes. If the proposed corrective changes are determined to be sufficient, the notice of termination provided to Lessee under this paragraph shall be of no further force and effect from and after the date such corrective changes are implemented; provided, a determination that the proposed corrective changes are sufficient for purposes of this paragraph shall not be a substitute for permits and approvals otherwise required by the Nichols Hills City Code or other applicable law.

12. Limitation of Liability. No portion of the Agreement or this Third Amendment shall be construed to create an obligation for Lessor to expend funds in excess of proceeds received under the Agreement or this Third Amendment within Lessor's then-current fiscal year.

13. Counterparts. This Third Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be deemed to constitute one and the same instrument.

14. Remainder of Agreement Unaffected. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement that is inconsistent with this Third Amendment is hereby amended to be consistent.

15. Survey. Lessee reserves the right, at its discretion and at its sole cost, to obtain a survey ("Survey") specifically describing the Leased Premises and any access and utility easements associated therewith. Lessee shall be permitted to attach the Survey as an exhibit to this Third Amendment and any related memorandum for recording, which shall update and replace the existing description, at any time prior to or after closing of this Third Amendment.

16. Recordation. Lessee, at its cost and expense, shall have the right to record a memorandum of this Third Amendment in the Official Records at any time following the execution of this Third Amendment by all parties hereto. In addition, Lessee shall have the right in its discretion, to record a notice of lease, affidavit or other form to be determined by Lessee without Lessor's signature in form and content substantially similar to the memorandum, to provide record notice of the terms of this Third Amendment.

17. Electronic Signatures. Each party agrees that the electronic signatures of the parties included in this Third Amendment are intended to authenticate this writing and to have the same force and effect as manual signatures. As used herein, "electronic signature" means any electronic sound, symbol, or process attached to or logically associated with this Third Amendment and executed and adopted by a party with the intent to sign this Third Amendment, including facsimile or email electronic signatures.

[Signature pages follow]

Lessor has caused this Third Amendment to be duly executed as of the date first written below.

LESSOR:

CITY OF NICHOLS HILLS, OKLAHOMA, a municipal corporation

Approved by the Mayor of the City of Nichols Hills, Oklahoma, on the 12th day of December, 2023.

ATTEST:

Amanda Copeland
City Clerk

Jody M. Clements
Mayor

Reviewed as to Form and Legality:

Jim M. Williams
City Attorney



[Lessee Execution Page Follows]

This Third Amendment is executed by Lessee as of the date first written below.

LESSEE:

T-MOBILE USA TOWER LLC,
a Delaware limited liability company

By: CCTMO LLC,
a Delaware limited liability company
Its: Attorney In Fact

By: _____

Print Name: _____

Print Title: _____

Date: _____

Exhibit A
(The Leased Premises, as expanded by the Second Amendment)

LEASED PREMISES, AS EXPANDED

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND BEING A PART OF BLOCK EIGHTY-EIGHT (88) IN NICHOLS HILLS SUBDIVISION, OKLAHOMA COUNTY, OKLAHOMA, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 88, NICHOLS HILLS SUBDIVISION AS RECORDED IN OKLAHOMA COUNTY, OKLAHOMA; THENCE NORTH 30°46'23" WEST A DISTANCE OF 224.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 78°35'10" WEST A DISTANCE OF 13.50 FEET; THENCE NORTH 11°24'50" EAST A DISTANCE OF 19.50 FEET; THENCE SOUTH 78°35'10" EAST A DISTANCE OF 33.50 FEET; THENCE SOUTH 11°24'50" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 78°35'10" WEST A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

20' ACCESS/UTILITY EASEMENT

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND BEING A PART OF BLOCK EIGHTY-EIGHT (88) IN NICHOLS HILLS SUBDIVISION, OKLAHOMA COUNTY, OKLAHOMA, AND BEING DESCRIBED AS FOLLOWS: A 20.00 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 88, OKLAHOMA COUNTY, OKLAHOMA; THENCE NORTH 07°52'32" WEST A DISTANCE OF 353.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST A DISTANCE OF 69.31 FEET; THENCE SOUTH 08°45'51" WEST A DISTANCE OF 144.44 FEET; THENCE SOUTH 81°14'09" EAST A DISTANCE OF 27.02 FEET TO THE POINT OF TERMINATION.

10' UTILITY EASEMENT

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND BEING A PART OF BLOCK EIGHTY-EIGHT (88) IN NICHOLS HILLS SUBDIVISION, OKLAHOMA COUNTY, OKLAHOMA, AND BEING DESCRIBED AS FOLLOWS: A 10.00 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 88, NICHOLS HILLS SUBDIVISION AS RECORDED IN OKLAHOMA COUNTY, OKLAHOMA; THENCE NORTH 30°46'23" WEST A DISTANCE OF 224.68 FEET; THENCE NORTH 11°24'50" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 78°35'10" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 11°24'50" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 78°35'10" WEST A DISTANCE OF 16.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°05'13" WEST A DISTANCE OF 78.77 FEET, FOR A TERMINUS.

**Exhibit B
(Site Plan)**

WHEN RECORDED RETURN TO:

T-Mobile USA Tower LLC
c/o CCTMO LLC
8020 Katy Freeway
Houston, Texas 77024

Prepared by:
Parker Legal Group, PC
600 West Broadway, Suite 700
San Diego, California 92101

Space above this line for Recorder's Use

**A.P.N. City property – not assigned Prior Recorded Document(s) in Oklahoma County, Oklahoma:
May 21, 2021, at 2021052101088742, Book 14748, Page 84
March 28, 2023, at 2023032801037908, Book 15419, Page 1361**

**MEMORANDUM OF AMENDMENT TO
AGREEMENT**

This Memorandum of Amendment to Agreement ("Memorandum") is dated and made effective as of the date of the last party to sign, by and between CITY OF NICHOLS HILLS, OKLAHOMA, a municipal corporation ("Lessor"), with a mailing address of 6407 Avondale Drive, Nichols Hills, Oklahoma 73116, and T-MOBILE USA TOWER LLC, a Delaware limited liability company, by and through CCTMO LLC, a Delaware limited liability company, its attorney in fact ("Lessee"), with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

1. Lessor and Western PCS I Corporation, a Delaware corporation ("Original Lessee") entered into an Agreement dated January 14, 1997 (the "Original Agreement"), whereby Original Lessee leased certain real property, together with access and utility easements, located in Oklahoma County, Oklahoma from Lessor (the "Leased Premises"), all located within certain real property owned by Lessor ("Lessor's Property"). Lessor's Property is more particularly described in Exhibit A attached hereto.

2. The Original Agreement was amended by that certain First Amendment to Agreement dated March 9, 2021, a memorandum of which was recorded in the official records of Oklahoma County, Oklahoma ("Official Records") on May 21, 2021 at Instrument No. 2021052101088742, in Book 14748, Page 84 ("First Amendment"), and was further amended by that certain Second Amendment to Agreement dated March 14, 2023, a memorandum of which was recorded in the Official Records on March 28, 2023 at Instrument No. 2023032801037908, in Book 15419, Page 1361 ("Second Amendment") (hereinafter the Original Agreement, First Amendment and Second Amendment are collectively referred to as the "Agreement").

3. T-Mobile USA Tower LLC is currently the lessee under the Agreement as successor in interest to Original Lessee.

4. The Leased Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto.

5. The Agreement had an initial term that commenced on January 15, 1997 and expired on January 14, 2002. The Agreement provides for four (4) extensions of five (5) years each (each an "Extension Option"). The First Amendment extended the term of the Agreement to January 14, 2024. According to the Agreement, as amended, the final extension expires on January 14, 2024.

6. Lessor and Lessee have entered into a Third Amendment to Agreement (the "Third Amendment"), of which this is a Memorandum, providing for five (5) additional Extension Options of five (5) years each. Pursuant to the Third Amendment, the final Extension Option expires on January 14, 2049.

7. In the event of any inconsistency between this Memorandum and the Third Amendment, the Third Amendment shall control.

8. The terms, covenants and provisions of the Third Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

9. This Memorandum does not contain the social security number of any person.

10. A copy of the Third Amendment is on file with Lessor and Lessee.

[Execution Pages Follow]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Lessor has caused this Memorandum to be duly executed on the date first written below.

LESSOR:

CITY OF NICHOLS HILLS, OKLAHOMA, a municipal corporation

Approved by the Mayor of the City of Nichols Hills, Oklahoma, on the 12th day of December, 2023.

ATTEST:

Amanda Caselard
City Clerk

Sody M. Clements
Mayor

Reviewed as to Form and Legality:

John M. Williams
City Attorney

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Oklahoma }

COUNTY OF Oklahoma }

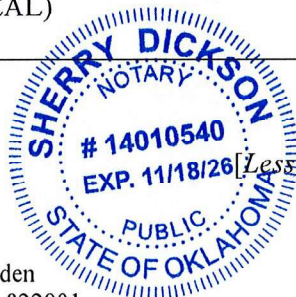
On this 12th day of December, 2023 before me Sherry Dickson (notary public), personally appeared Sody M. Clements (print name), who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oklahoma that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sherry Dickson (notary public)

(NOTARY SEAL)



[Lessee Execution Page Follows]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Lessee has caused this Memorandum to be duly executed on the date first written below.

LESSEE:

T-MOBILE USA TOWER LLC,
a Delaware limited liability company

By: CCTMO LLC,
a Delaware limited liability company
Its: Attorney in Fact

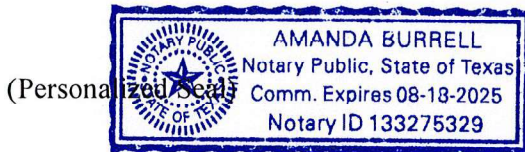
By: [Signature]
Print Name: Matthew Norwood
Print Title: Dir Nat'l RE Ops
Date: 01/11/2024

State of Texas

County of Harris

Before me, Amanda Burrell, a Notary Public, on this day personally appeared Matthew Norwood, Dir Nat'l RE Ops of CCTMO LLC, a Delaware limited liability company, as Attorney in Fact for T-MOBILE USA TOWER LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through driver's license, state id card, resident id card, military id card, or passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11 day of Jan., 2024.



[Signature]
Notary Public's Signature

Exhibit A
(The Leased Premises, as expanded by the Second Amendment)

LEASED PREMISES, AS EXPANDED

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND BEING A PART OF BLOCK EIGHTY-EIGHT (88) IN NICHOLS HILLS SUBDIVISION, OKLAHOMA COUNTY, OKLAHOMA, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 88, NICHOLS HILLS SUBDIVISION AS RECORDED IN OKLAHOMA COUNTY, OKLAHOMA; THENCE NORTH 30°46'23" WEST A DISTANCE OF 224.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 78°35'10" WEST A DISTANCE OF 13.50 FEET; THENCE NORTH 11°24'50" EAST A DISTANCE OF 19.50 FEET; THENCE SOUTH 78°35'10" EAST A DISTANCE OF 33.50 FEET; THENCE SOUTH 11°24'50" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 78°35'10" WEST A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

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THIRD AMENDMENT TO AGREEMENT

THIS THIRD AMENDMENT TO AGREEMENT (the "Third Amendment") is dated and made effective as of the date of the last party to sign ("Effective Date"), by and between CITY OF NICHOLS HILLS, OKLAHOMA, a municipal corporation (hereinafter referred to as "Lessor") and T-MOBILE USA TOWER LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCTMO LLC, a Delaware limited liability company (hereinafter referred to as "Lessee").

RECITALS

WHEREAS, Lessor and Western PCS I Corporation, a Delaware corporation ("Original Lessee") entered into an Agreement dated January 14, 1997 (the "Original Agreement"), whereby Original Lessee leased certain real property, together with access and utility easements, located in Oklahoma County, Oklahoma from Lessor (the "Leased Premises"), all located within certain real property owned by Lessor ("Lessor's Property"); and

WHEREAS, the Original Agreement was amended by that certain First Amendment to Agreement dated March 9, 2021, a memorandum of which was recorded in the official records of Oklahoma County, Oklahoma ("Official Records") on May 21, 2021 at Instrument No. 2021052101088742, in Book 14748, Page 84 ("First Amendment"), and was further amended by that certain Second Amendment to Agreement dated March 14, 2023, a memorandum of which was recorded in the Official Records on March 28, 2023 at Instrument No. 2023032801037908, in Book 15419, Page 1361 ("Second Amendment") (hereinafter the Original Agreement, First Amendment and Second Amendment are collectively referred to as the "Agreement"); and

WHEREAS, T-Mobile USA Tower LLC is currently the Lessee under the Agreement as successor in interest to the Original Lessee; and

WHEREAS, the Leased Premises, as described on Exhibit A and as shown on the Site Plan attached hereto as Exhibit B, may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Agreement had an initial term that commenced on January 15, 1997 and expired on January 14, 2002. The Agreement provides for four (4) extensions of five (5) years each, scheduled to expire on January 14, 2022. The First Amendment extended the term of the Agreement to January 14, 2024 (collectively the "Existing Term"). According to the Agreement, as amended, the final extension expires on January 14, 2024; and

WHEREAS, Lessor and Lessee desire to amend the Agreement, on the terms and conditions contained herein, to provide for further extensions of the term of the Agreement by additional (5) year terms, with the final such extended term scheduled to expire on January 14, 2049.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

2. Extension of the Agreement. The term of the Agreement, as amended by this Third Amendment, is hereby extended by five (5) years to January 14, 2029. Lessee shall have the right to further extend the term for four (4) additional five (5) year terms on the same terms and conditions set forth in the Agreement, as amended. Notwithstanding the foregoing, Lessor will have the right to terminate the Agreement for any reason upon twelve (12) months' notice effective January 1, 2026.

3. Rent. In consideration of the lease of the Leased Premises, Lessee shall pay to Lessor the base rent amount of Thirty Thousand and 00/100 Dollars (\$30,000.00) per year ("Basic Rent"), beginning on January 14, 2024 and continuing thereafter until the earlier of (i) the expiration of the term, as extended; or (ii) early termination as set forth in the Agreement. The Basic Rent shall increase annually as set forth below.

4. Annual Increases to Basic Rent. Beginning January 14, 2025 and on each January 14 thereafter (the "Adjustment Date"), the Basic Rent shall increase annually by the greater of: (i) three percent (3%), or (ii) the annual percentage increase to the consumer price index for all urban consumers (CPI-U) for the Dallas Ft. Worth area (the "CPI-U Adjustment"); provided, no such annual increase shall exceed five and one-half percent (5.5%). Each CPI-U Adjustment shall be calculated using the most recently published CPI-U as of January 1 of the calendar year of the Adjustment Date, compared to the most recently published CPI-U as of January 1 of the prior year.

5. Insurance. The minimum insurance limits specified in Article VII of the Original Agreement shall be doubled.

6. Representations, Warranties and Covenants of Lessor. Lessor represents, warrants and covenants to Lessee as follows:

a) Lessor is duly authorized to and has the full power and authority to enter into this Third Amendment and to perform all of Lessor's obligations under the Agreement as amended hereby.

b) Lessee is not currently in default under the Agreement, and to Lessor's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Lessee under the Agreement.

c) Lessor acknowledges that the Leased Premises, as defined, shall include any portion of Lessor's Property on which communications facilities or other Lessee improvements exist on the date of this Third Amendment.

7. IRS Form W-9. Lessor agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this Third Amendment and at such other times as may be reasonably requested by Lessee. In the event the Lessor's Property is transferred, the succeeding

Lessor shall have a duty at the time of such transfer to provide Lessee with a completed IRS Form W-9, or its equivalent, and other related paper work to effect a transfer in the rent to the new Lessor. Lessor's failure to provide the IRS Form W-9 within thirty (30) days after Lessee's request shall be considered a default and Lessee may take any reasonable action necessary to comply with IRS regulations including, but not limited to, withholding applicable taxes from rent payments.

8. Condemnation. If Lessor receives notice of a proposed taking by eminent domain of any part of the lease area or easements, Lessor will notify Lessee of the proposed taking within five (5) days of receiving said notice and Lessee will have the option to: (i) declare the Agreement null and void and thereafter neither party will have any liability or obligation hereunder; or (ii) remain in possession of that portion of the lease area and easements that will not be taken, in which event there shall be an equitable adjustment in rent on account of the portion of the lease area and easement so taken. With either option Lessee shall have the right to pursue all available remedies at law or equity.

9. Lessor's Cooperation. If requested by Lessee, Lessor will execute, at Lessee's sole cost and expense, all documents required by any governmental authority in connection with any development of, or construction on, the Leased Premises, including documents necessary to petition the appropriate public bodies for certificates, permits, licenses and other approvals deemed necessary by Lessee in Lessee's absolute discretion to utilize the Leased Premises for the purpose of construction, maintaining and operating communications facilities, including without limitation, tower structures, antenna support structures, cabinets, meter boards, buildings, antennas, cables, equipment and uses incidental thereto. Lessor agrees to be named applicant if requested by Lessee. Lessor shall be entitled to no further consideration with respect to any of the foregoing matters. Provided, the foregoing shall not be construed to require Lessor to bypass regulatory and approval processes required under the Nichols Hills City Code or other applicable law.

10. Visual Impacts Mitigation In connection with any proposed changes or additions occurring after the Effective Date that require a permit under the Nichols Hills City Code and would materially change the aesthetic impacts from public view of the tower structure (except as previously approved by the City Council of the City of Nichols Hills acting in Lessor's capacity as lessor as distinguished from Lessor's capacity as regulator), attached antennas, mounts and other equipment, or ground-mounted equipment, Lessee will evaluate and offer reasonable and technically feasible options to Lessor to minimize or mitigate the visual impacts of the changes. Such options shall include, but not be limited to: (i) selecting the smallest or otherwise least visible mounting systems capable of mounting antenna arrays and other equipment; (ii) selecting antennas and other tower-mounted devices that, to the extent possible, are visually coordinated with one another and arranged symmetrically around the vertical axis; (iii) painting attached structures, antennas and other equipment to match the tower; (iv) painting the tower and/or attached structures and equipment to minimize visibility and/or adverse visual impact; (iv) installing cladding over antennas, other equipment and associated mounting structures for a more uniform appearance; and (v) other reasonable and technically feasible concealment or stealthing options if proposed by Lessor. If Lessee rejects any concealment or stealthing option proposed by Lessor, Lessee shall state the reasons the option is unreasonable or technically unfeasible.

11. Early Termination for Adverse Visual Impacts. In addition to Lessor's existing right of early termination under Article I of the Original Agreement, Lessor may terminate the

Agreement, as amended, at any time upon 12 months prior written notice to Lessee if the City Council of the City of Nichols Hills determines, in its sole reasonable discretion, that (i) specific adverse visual changes to the tower, tower-mounted structures and equipment after the Effective Date of this Third Amendment have rendered the tower incompatible with the character of the surrounding neighborhood; and (ii) such changes have not been previously and lawfully approved by the City Council acting in Lessor's capacity as lessor (as distinguished from Lessor's capacity as regulator). Within 30 days of such written notice, Lessee may propose changes to correct the adverse visual changes identified by the City Council. Within 90 days of any such corrective proposal by Lessee, the City Council shall determine whether such proposed changes are sufficient to correct such adverse visual changes. If the proposed corrective changes are determined to be sufficient, the notice of termination provided to Lessee under this paragraph shall be of no further force and effect from and after the date such corrective changes are implemented; provided, a determination that the proposed corrective changes are sufficient for purposes of this paragraph shall not be a substitute for permits and approvals otherwise required by the Nichols Hills City Code or other applicable law.

12. Limitation of Liability. No portion of the Agreement or this Third Amendment shall be construed to create an obligation for Lessor to expend funds in excess of proceeds received under the Agreement or this Third Amendment within Lessor's then-current fiscal year.

13. Counterparts. This Third Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be deemed to constitute one and the same instrument.

14. Remainder of Agreement Unaffected. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement that is inconsistent with this Third Amendment is hereby amended to be consistent.

15. Survey. Lessee reserves the right, at its discretion and at its sole cost, to obtain a survey ("Survey") specifically describing the Leased Premises and any access and utility easements associated therewith. Lessee shall be permitted to attach the Survey as an exhibit to this Third Amendment and any related memorandum for recording, which shall update and replace the existing description, at any time prior to or after closing of this Third Amendment.

16. Recordation. Lessee, at its cost and expense, shall have the right to record a memorandum of this Third Amendment in the Official Records at any time following the execution of this Third Amendment by all parties hereto. In addition, Lessee shall have the right in its discretion, to record a notice of lease, affidavit or other form to be determined by Lessee without Lessor's signature in form and content substantially similar to the memorandum, to provide record notice of the terms of this Third Amendment.

17. Electronic Signatures. Each party agrees that the electronic signatures of the parties included in this Third Amendment are intended to authenticate this writing and to have the same force and effect as manual signatures. As used herein, "electronic signature" means any electronic sound, symbol, or process attached to or logically associated with this Third Amendment and executed and adopted by a party with the intent to sign this Third Amendment, including facsimile or email electronic signatures.

[Signature pages follow]

Lessor has caused this Third Amendment to be duly executed as of the date first written below.

LESSOR:

CITY OF NICHOLS HILLS, OKLAHOMA, a municipal corporation

Approved by the Mayor of the City of Nichols Hills, Oklahoma, on the 12th day of December, 2023.

ATTEST:

Amanda Copeland
City Clerk

Jody M. Clements
Mayor

Reviewed as to Form and Legality:

Dr. M. Williams
City Attorney



[Lessee Execution Page Follows]

This Third Amendment is executed by Lessee as of the date first written below.

LESSEE:

T-MOBILE USA TOWER LLC,
a Delaware limited liability company

By: CCTMO LLC,
a Delaware limited liability company
Its: Attorney In Fact

By: _____

Print Name: _____

Print Title: _____

Date: _____

Exhibit A
(The Leased Premises, as expanded by the Second Amendment)

LEASED PREMISES, AS EXPANDED

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND BEING A PART OF BLOCK EIGHTY-EIGHT (88) IN NICHOLS HILLS SUBDIVISION, OKLAHOMA COUNTY, OKLAHOMA, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 88, NICHOLS HILLS SUBDIVISION AS RECORDED IN OKLAHOMA COUNTY, OKLAHOMA; THENCE NORTH 30°46'23" WEST A DISTANCE OF 224.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 78°35'10" WEST A DISTANCE OF 13.50 FEET; THENCE NORTH 11°24'50" EAST A DISTANCE OF 19.50 FEET; THENCE SOUTH 78°35'10" EAST A DISTANCE OF 33.50 FEET; THENCE SOUTH 11°24'50" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 78°35'10" WEST A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

20' ACCESS/UTILITY EASEMENT

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND BEING A PART OF BLOCK EIGHTY-EIGHT (88) IN NICHOLS HILLS SUBDIVISION, OKLAHOMA COUNTY, OKLAHOMA, AND BEING DESCRIBED AS FOLLOWS: A 20.00 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 88, OKLAHOMA COUNTY, OKLAHOMA; THENCE NORTH 07°52'32" WEST A DISTANCE OF 353.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST A DISTANCE OF 69.31 FEET; THENCE SOUTH 08°45'51" WEST A DISTANCE OF 144.44 FEET; THENCE SOUTH 81°14'09" EAST A DISTANCE OF 27.02 FEET TO THE POINT OF TERMINATION.

10' UTILITY EASEMENT

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND BEING A PART OF BLOCK EIGHTY-EIGHT (88) IN NICHOLS HILLS SUBDIVISION, OKLAHOMA COUNTY, OKLAHOMA, AND BEING DESCRIBED AS FOLLOWS: A 10.00 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 88, NICHOLS HILLS SUBDIVISION AS RECORDED IN OKLAHOMA COUNTY, OKLAHOMA; THENCE NORTH 30°46'23" WEST A DISTANCE OF 224.68 FEET; THENCE NORTH 11°24'50" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 78°35'10" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 11°24'50" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 78°35'10" WEST A DISTANCE OF 16.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°05'13" WEST A DISTANCE OF 78.77 FEET, FOR A TERMINUS.

**Exhibit B
(Site Plan)**

WHEN RECORDED RETURN TO:

T-Mobile USA Tower LLC
c/o CCTMO LLC
8020 Katy Freeway
Houston, Texas 77024

Prepared by:
Parker Legal Group, PC
600 West Broadway, Suite 700
San Diego, California 92101

Space above this line for Recorder's Use

**A.P.N. City property – not assigned Prior Recorded Document(s) in Oklahoma County, Oklahoma:
May 21, 2021, at 2021052101088742, Book 14748, Page 84
March 28, 2023, at 2023032801037908, Book 15419, Page 1361**

**MEMORANDUM OF AMENDMENT TO
AGREEMENT**

This Memorandum of Amendment to Agreement ("Memorandum") is dated and made effective as of the date of the last party to sign, by and between CITY OF NICHOLS HILLS, OKLAHOMA, a municipal corporation ("Lessor"), with a mailing address of 6407 Avondale Drive, Nichols Hills, Oklahoma 73116, and T-MOBILE USA TOWER LLC, a Delaware limited liability company, by and through CCTMO LLC, a Delaware limited liability company, its attorney in fact ("Lessee"), with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

1. Lessor and Western PCS I Corporation, a Delaware corporation ("Original Lessee") entered into an Agreement dated January 14, 1997 (the "Original Agreement"), whereby Original Lessee leased certain real property, together with access and utility easements, located in Oklahoma County, Oklahoma from Lessor (the "Leased Premises"), all located within certain real property owned by Lessor ("Lessor's Property"). Lessor's Property is more particularly described in Exhibit A attached hereto.

2. The Original Agreement was amended by that certain First Amendment to Agreement dated March 9, 2021, a memorandum of which was recorded in the official records of Oklahoma County, Oklahoma ("Official Records") on May 21, 2021 at Instrument No. 2021052101088742, in Book 14748, Page 84 ("First Amendment"), and was further amended by that certain Second Amendment to Agreement dated March 14, 2023, a memorandum of which was recorded in the Official Records on March 28, 2023 at Instrument No. 2023032801037908, in Book 15419, Page 1361 ("Second Amendment") (hereinafter the Original Agreement, First Amendment and Second Amendment are collectively referred to as the "Agreement").

3. T-Mobile USA Tower LLC is currently the lessee under the Agreement as successor in interest to Original Lessee.

4. The Leased Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto.

5. The Agreement had an initial term that commenced on January 15, 1997 and expired on January 14, 2002. The Agreement provides for four (4) extensions of five (5) years each (each an "Extension Option"). The First Amendment extended the term of the Agreement to January 14, 2024. According to the Agreement, as amended, the final extension expires on January 14, 2024.

6. Lessor and Lessee have entered into a Third Amendment to Agreement (the "Third Amendment"), of which this is a Memorandum, providing for five (5) additional Extension Options of five (5) years each. Pursuant to the Third Amendment, the final Extension Option expires on January 14, 2049.

7. In the event of any inconsistency between this Memorandum and the Third Amendment, the Third Amendment shall control.

8. The terms, covenants and provisions of the Third Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

9. This Memorandum does not contain the social security number of any person.

10. A copy of the Third Amendment is on file with Lessor and Lessee.

[Execution Pages Follow]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Lessor has caused this Memorandum to be duly executed on the date first written below.

LESSOR:

CITY OF NICHOLS HILLS, OKLAHOMA, a municipal corporation

Approved by the Mayor of the City of Nichols Hills, Oklahoma, on the 12th day of December, 2023.

ATTEST:

Amanda Copeland
City Clerk

Sody M. Clements
Mayor

Reviewed as to Form and Legality:

John M. Williams
City Attorney

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Oklahoma }

COUNTY OF Oklahoma }

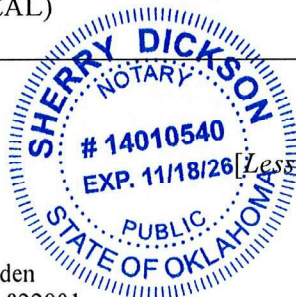
On this 12th day of December, 2023 before me Sherry Dickson (notary public), personally appeared Sody M. Clements (print name), who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oklahoma that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sherry Dickson (notary public)

(NOTARY SEAL)



[Lessee Execution Page Follows]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Lessee has caused this Memorandum to be duly executed on the date first written below.

LESSEE:

T-MOBILE USA TOWER LLC,
a Delaware limited liability company

By: CCTMO LLC,
a Delaware limited liability company
Its: Attorney in Fact

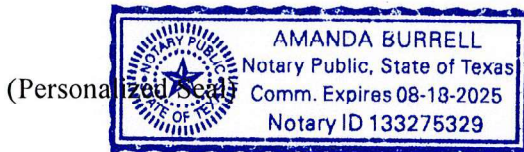
By: [Signature]
Print Name: Matthew Norwood
Print Title: Dir Nat'l RE Ops
Date: 01/11/2024

State of Texas

County of Harris

Before me, Amanda Burrell, a Notary Public, on this day personally appeared Matthew Norwood, Dir Nat'l RE Ops of CCTMO LLC, a Delaware limited liability company, as Attorney in Fact for T-MOBILE USA TOWER LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through driver's license, state id card, resident id card, military id card, or passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11 day of Jan., 2024.



[Signature]
Notary Public's Signature

Exhibit A
(The Leased Premises, as expanded by the Second Amendment)

LEASED PREMISES, AS EXPANDED

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**NOTICE OF PUBLIC HEARINGS
CITY OF NICHOLS HILLS, OKLAHOMA
PC-2024-08**

Notice is hereby given that Esperanza Real Estate Investments has filed an application (“the Application”) with the City of Nichols Hills Oklahoma for approval to rezone the following described property from the R-2 Two-Family Residential Zoning District to the R-3 Multiple-Family Residential Zoning District:

Lot Twelve (12), Block Twenty-eight (28), in NICHOLS HILLS
ADDITION to the City of Nichols Hills, Oklahoma County, Oklahoma
(Less and Except One (1) foot off the Southeasterly side thereof),
according to the recorded plat thereof.

The property subject to the application is generally located at 6523 Avondale Drive in Nichols Hills, Oklahoma.

This Application will be considered at public hearings to be held by both the Nichols Hills Planning Commission and the Nichols Hills City Council. These public hearings will be held by the Nichols Hills Planning Commission on **Tuesday, September 3, 2024 at 5:30 p.m.**, and by the Nichols Hills City Council on **Tuesday, September 10, 2024 at 5:30 p.m.** Both public hearings will be held at the Council Chambers, City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

The Application and supporting documentation may be inspected in the office of the City Clerk during regular business hours.

Any person having any objection to or supporting this Application may appear before the Planning Commission and the City Council on the above dates for the public hearings and show cause why the proposed Application should be approved or disapproved. Written protest against the proposed Application 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.

The following map shows the area affected by the Application:



Dated this 12th day of August, 2024

Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma

RECEIVED

By Dillion at 8:08 am, Aug 09, 2024



CITY OF NICHOLS HILLS, OKLAHOMA
Application for the Rezoning of Property

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Completed applications and the required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Applicant is encouraged to consult Sec. 50-586 of the Nichols Hills City Code ("the Code") when completing this Application. For Planned Unit Development (PUD) applications, applicant is encouraged to consult Sec. 50-112 of the Code.

This Application requires recommendation for approval by the Nichols Hills Planning Commission and approval of the Nichols Hills City Council.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: Esperanza Real Estate Investments (Susan Binkowski)

Mailing address: 12601 Dutch Forest Ln., Edmond, OK 73013

Telephone number(s): 405-834-5694

Email address(es): shalom@susanbinkowski.com

Address or general location of property proposed for rezoning [if metes and bounds, please attach]:
6523 Avondale Avenue, Nichols Hills, OK

Current zoning classification of the property: R-2

Requested zoning classification for the property: R-3

Present use of the property: Residential

Reason rezoning is requested: Add additional unit. To make duplex a triplex

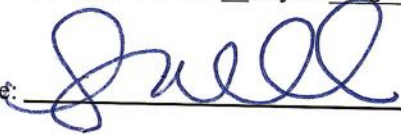
The following must be attached to this Application:

1. **Proof of authority.** Proof of applicant's authority to make this Application by attaching a copy of the applicable deed evidencing applicant's ownership or an affidavit regarding ownership (a form for which is attached to this Application).
2. **Ownership list.** Report certified by a bonded abstractor stating the names and mailing addresses for the owner(s) of record whose property is within a 300-foot radius of the exterior boundary of the subject property.
3. **Site map.** Detailed site map (and an electronic copy of such map) drawn to scale showing the dimensions of the subject property; any existing and proposed buildings (including dimensions, distances from property lines, and proposed uses); any existing and proposed parking spaces (including location, layout, and dimensions); means of ingress and egress in relation to adjacent streets (including street names and right-of-way widths); location and size of all existing utility easements; and any other relevant information.
4. **PUDs.** For PUD applications, a PUD design statement and master development plan map in compliance with Sec. 50-112 of the Code.

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of the Code and those set out in this Application and after the fee of \$750 as required by the Code has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 7th day of August, 2024.

Signature: 

Print applicant's full legal name: Esperanza Real Estate Investments

Print signatory party's title if applicant is a legal entity: Susan Binkowski, Owner, Mng'r

Form of affidavit regarding ownership

Affidavit

STATE OF Oklahoma

COUNTY OF Oklahoma

Susan Binkowski, being first duly sworn, states:

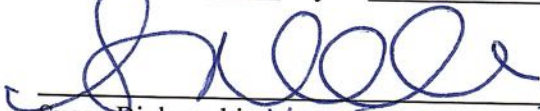
1. My name is **Susan Binkowski**. My address is **12601 Dutch Forest Ln, Edmond, OK 73013**. I am over the age of 18. I am a resident of the State of Oklahoma. I have personal knowledge of the matters stated in this Affidavit.
2. I am the current and legal owner of the property in the City of Nichols Hills with the address of **6523 Avondale Avenue** and more particularly described as:

Refer to attached survey

3. I am the applicant for the hearing and action by the Board of Adjustment pursuant to the Nichols Hills City Code.
4. This address and legal description accurately describe the property for which hearing and action is requested.

I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this 7th day of August, 2024.


Susan Binkowski, Mgr Esperanza Real Estate Investments, LLC

Notary Acknowledgment

Subscribed and sworn to before me this 7 day of August, 2024.


Notary Public

My Commission Expires: _____
Comm. No. _____



Form of affidavit regarding ownership

Affidavit

STATE OF _____

COUNTY OF _____

Susan Binkowski, being first duly sworn, states:

1. My name is **Susan Binkowski**. My address is **12601 Dutch Forest Ln, Edmond, OK 73013**. I am over the age of 18. I am a resident of the State of Oklahoma. I have personal knowledge of the matters stated in this Affidavit.

2. I am the current and legal owner of the property in the City of Nichols Hills with the address of **6523 Avondale Avenue** and more particularly described as:

Refer to attached survey

3. I am the applicant for the hearing and action by the Board of Adjustment pursuant to the Nichols Hills City Code.

4. This address and legal description accurately describe the property for which hearing and action is requested.

I declare to the best of my knowledge and belief that the information in this Affidavit is true, correct, and complete.

Executed this 7th day of August, 2024.

[Signature]
Susan Binkowski

Notary Acknowledgment

Subscribed and sworn to before me this 7 day of August, 2024.

My Commission Expires: _____

Comm. No. _____

[Signature]
Notary Public





WARRANTY DEED

Statutory Form Individual

Know All Men by These Presents:

THAT, **Last Post LLC, An Oklahoma Single Member Limited Liability Company**, duly organized and existing under and by virtue of the laws of the State of , party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Esperanza Real Estate Investments LLC**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lot Twelve (12), Block Twenty-Eight (28), in NICHOLS HILLS ADDITION, to the City of Nichols Hills, Oklahoma County, Oklahoma (Less and Except One (1) foot off the Southeasterly side thereof), according to the recorded plat thereof.

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND

TAX ID No.: 169573700

Grantee's Mailing Address: 12115 Old Mill Rd, Oklahoma City, OK 73131

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 former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager this 7th day of October, 2021.

LAST POST LLC

Ronald R. Hope
Manager

2109342
Doc Stamps: \$ 525.00
CORPORATION OR LLC ACKNOWLEDGMENT

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 October, 2021, personally appeared, Ronald R. Hope, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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

Teresa Koeppe
Commission Expires: 5/19/2023



RETURN TO:
Oklahoma City Abstract & Title Co.
1930 N.W. Expressway, Suite 210
OKC OK 73118

CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **300** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 1st day of August, 2024.

AMERICAN EAGLE TITLE INSURANCE COMPANY



JESSICA LOUK
ABSTRACT MANAGER

State of Oklahoma)
) ss.
County of Oklahoma)

This instrument was acknowledged before me on August 8, 2024, by Jessica Louk,
Abstract Manager.



NOTARY PUBLIC

My commission expires:
Order No.: 2408-0113-20



"EXHIBIT A"

Lot Twelve (12), Block Twenty-eight (28), in NICHOLS HILLS ADDITION to the City of Nichols Hills, Oklahoma County, Oklahoma (Less and Except One (1) foot off the Southeasterly side thereof), according to the recorded plat thereof.

“Exhibit B”

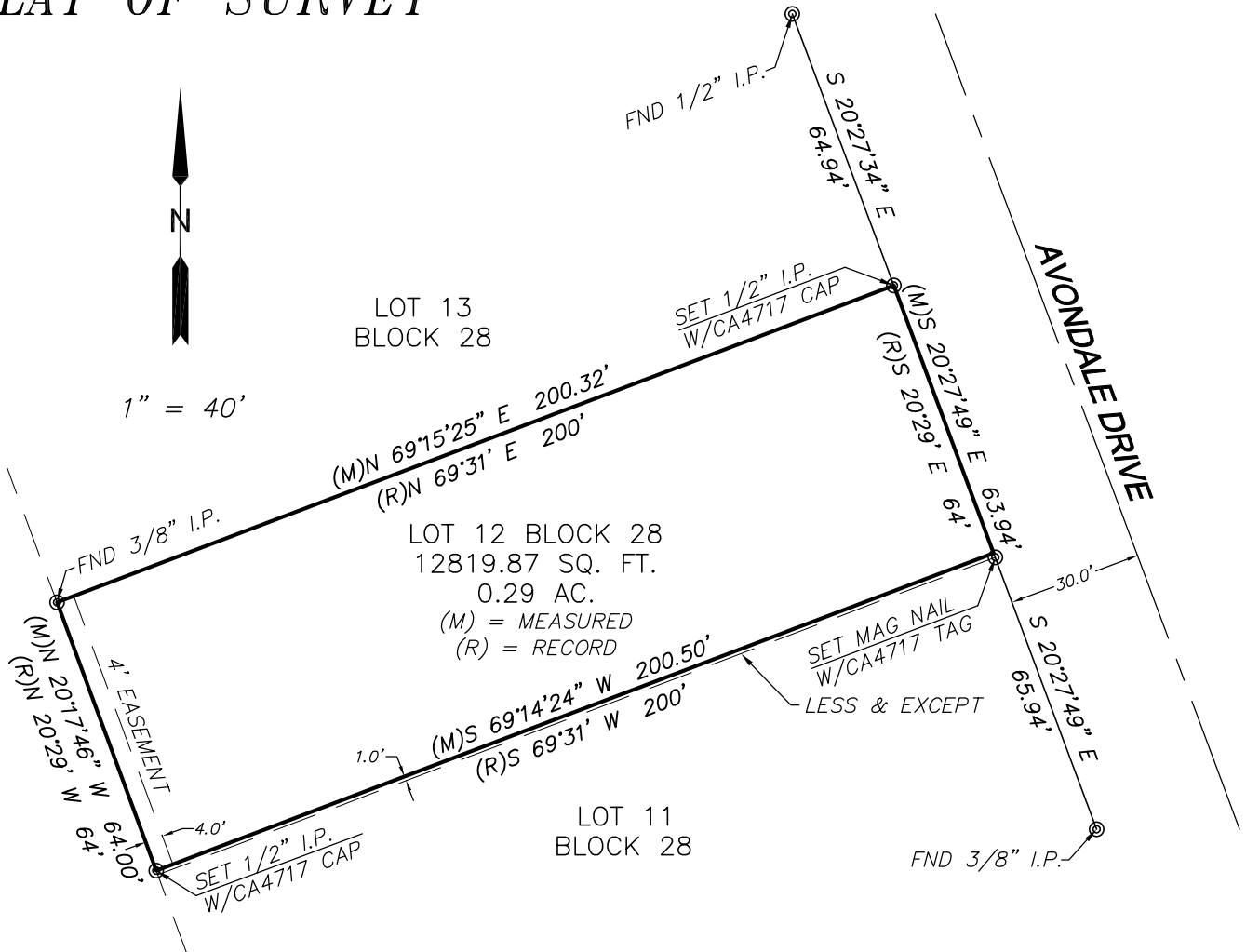
Dated: August 8, 2024

Order No. 2408-0113-20

ESPERANZA REAL ESTATE INVESTMENTS LLC 12601 DUTCH FOREST LN EDMOND, OK 73013	169573700 LOT 012 BLOCK 028 EX SE1FT NICHOLS HILLS ADD (SUBJECT PROPERTY)
CHASE ROSEMARIE TRS CHASE ROSEMARIE LIV TRUST 3904 NW 61 ST ST OKLAHOMA CITY, OK 73112	169570460 LOT 012 BLOCK 005 NICHOLS HILLS ADD
REIS JAMES MARTIN FAMILY REV TRUST 6516 AVONDALE DR NICHOLS HILLS, OK 73116-6414	169570465 LOT 013 BLOCK 005 NICHOLS HILLS ADD
DOWNEY JOHN SCHNEIDER DOWNEY LISA 8300 NE 125 TH ST JONES, OK 73049	169570570 LOT 012 BLOCK 006 NICHOLS HILLS ADD
LAMPKIN TONI K TRS LAMPKIN KATIE TRUST 1124 BEDFORD DR NICHOLS HILLS, OK 73116	169570580 LOT 013 BLOCK 006 NICHOLS HILLS ADD
GANTER JULIE ANN TRS GANTER LEWIS CARL & JULIE ANN TRUST 8108 LAKEHURST DR OKLAHOMA CITY, OK 73120	169570590 LOT 014 BLOCK 006 NICHOLS HILLS ADD
LATHROP ANTHONY PHILIP & SUSAN 1127 FENWICK PL NICHOLS HILLS, OK 73116-6409	169570600 LOT 015 BLOCK 006 NICHOLS HILLS ADD
KADAVY CARLA J TRS KADAVY CARLA J LIVING TRUST 1125 FENWICK PL NICHOLS HILLS, OK 73116	169570610 LOT 016 BLOCK 006 NICHOLS HILLS ADD
BUXTON VIRGINIA K TRUST 1123 FENWICK PL NICHOLS HILLS, OK 73116-6409	169570620 LOT 017 BLOCK 006 NICHOLS HILLS ADD
RAM PETER & KATHLEEN 1121 FENWICK PL NICHOLS HILLS, OK 73116-6409	169570625 LOT 018 BLOCK 006 NICHOLS HILLS ADD
KINLAW KENNETH L TRS DISTASIO RENA A TRS KINLAW DISTASIO TRUST 6600 TRENTON RD NICHOLS HILLS, OK 73116-6011	169570700 LOT 015 BLOCK 007 NICHOLS HILLS ADD
HUBBARD TERRIE L TRUST 6600 AVONDALE DR NICHOLS HILLS, OK 73116-6018	169573370 LOT 009 BLOCK 025 NICHOLS HILLS ADD
WAYNE IVAN 6513 AVONDALE DR NICHOLS HILLS, OK 73116-6405	169573680 LOT 007 BLOCK 028 NICHOLS HILLS ADD
JENNINGS DUPLEX LLC 6515 AVONDALE DR OKLAHOMA CITY, OK 73116	169573682 LOT 008 BLOCK 028 NICHOLS HILLS ADD

ESPERANZA REAL ESTATE INVESTMENTS LLC 12601 DUTCH FOREST LN EDMOND, OK 73013-7583	169573685 LOT 009 BLOCK 028 NICHOLS HILLS ADD
ESPERANZA REAL ESTATE INVESTMENTS LLC 12601 DUTCH FOREST LN EDMOND, OK 73013-7583	169573688 LOT 010 BLOCK 028 NICHOLS HILLS ADD
ESPERANZA REAL ESTATE INVESTMENTS LLC 12601 DUTCH FOREST LN EDMOND, OK 73013	169573690 LOT 000 BLOCK 028 ALL OF LTO 11 & SEIFT OF LOT 12 NICHOLS HILLS ADD
DUDLEY THOMAS S TRS DUDLEY TRACEY S IRREV TRUST 3140 NW 70 TH ST OKLAHOMA CITY, OK 73116	169573710 LOT 013 BLOCK 028 NICHOLS HILLS ADD
ESPERANZA REAL ESTATE INVESTMENTS LLC 12601 DUTCH FOREST LN EDMOND, OK 73013	169573714 LOT 014 BLOCK 028 NICHOLS HILLS ADD
ESPERANZA REAL ESTATE INVESTMENTS LLC 12601 DUTCH FOREST LN EDMOND, OK 73013-7583	169573716 LOT 015 BLOCK 028 NICHOLS HILLS ADD
NICHOLS HILLS UNITED METHODIST CHURCH 1212 BEDFORD DR NICHOLS HILLS, OK 73116	169573720 LOT 000 BLOCK 028 LOTS 16 THRU 22 PLUS ELY/2 OF VACATED GRAND BLVD ADJ LOTS ON W APROX 5.15 ACRES NICHOLS HILLS ADD
CHESAPEAKE LAND DEVELOPMENT LLC PO BOX 18496 OKLAHOMA CITY, OK 73154	169573750 LOT 000 BLOCK 000 LOTS 23 THRU 27 IN BLK 28 & BLK F PLUS VACATED STREET (CALLED THE STRAND) LYING BETWEEN SD LTS & BLK F NICHOLS HILLS ADD
FRAYER HOMES LLC 6601 AVONDALE DR NICHOLS HILLS, OK 73116-6017	169573770 LOT 001 BLOCK 029 NICHOLS HILLS ADD

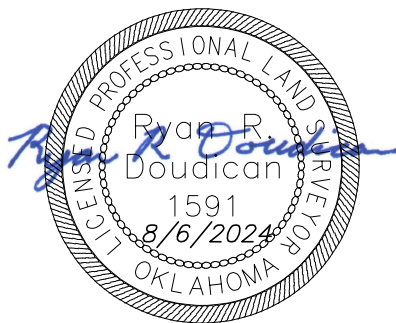
PLAT OF SURVEY



LEGAL DESCRIPTION

WARRANTY DEED – BOOK 14923, PAGE 1787

Lot Twelve (12), Block Twenty-eight (28), of NICHOLS HILLS ADDITION, to the City of Nichols Hills, Oklahoma County, Oklahoma (Less and Except One (1) foot off of the Southeasterly side thereof), according to the recorded plat thereof.



NOTES

Basis of Bearing: S 20°27'49" E along the East line of Lot 12, Block 28, Nichols Hills Addition, Oklahoma State Plane Coordinate System, North Zone, NAD83(2011), RTKNET.

I, Ryan Doudican, a Registered Professional Land Surveyor, do hereby certify that I, or others under my direct supervision, have made a careful survey of the property shown hereon.

This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of last site visit – 8/6/2024
Property appears to have access to a public street.

OKLAHOMA SURVEY CO

3121 E. SORGHUM MILL RD. EDMOND, OK 73034
(405) 821-5656 ryan@oklahomasurveycompany.com

CERTIFICATE OF AUTHORIZATION #4717

BOUNDARY SURVEY
6523 AVONDALE DRIVE
CITY OF NICHOLS HILLS
OKLAHOMA COUNTY
OKLAHOMA

SCALE 1"=40'
DATE: 8/6/2024
PAGE 1 OF 1
PROJECT NO. 4013



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VOICE: 405.605.1044
WWW.STUDIOARC.COM



Avondale Triplex Remodel
Esperanza Real Estate Investments
6523 and 6523.5 Avondale Dr.
Oklahoma City, Oklahoma 73116

Revision		
#	Description	Date

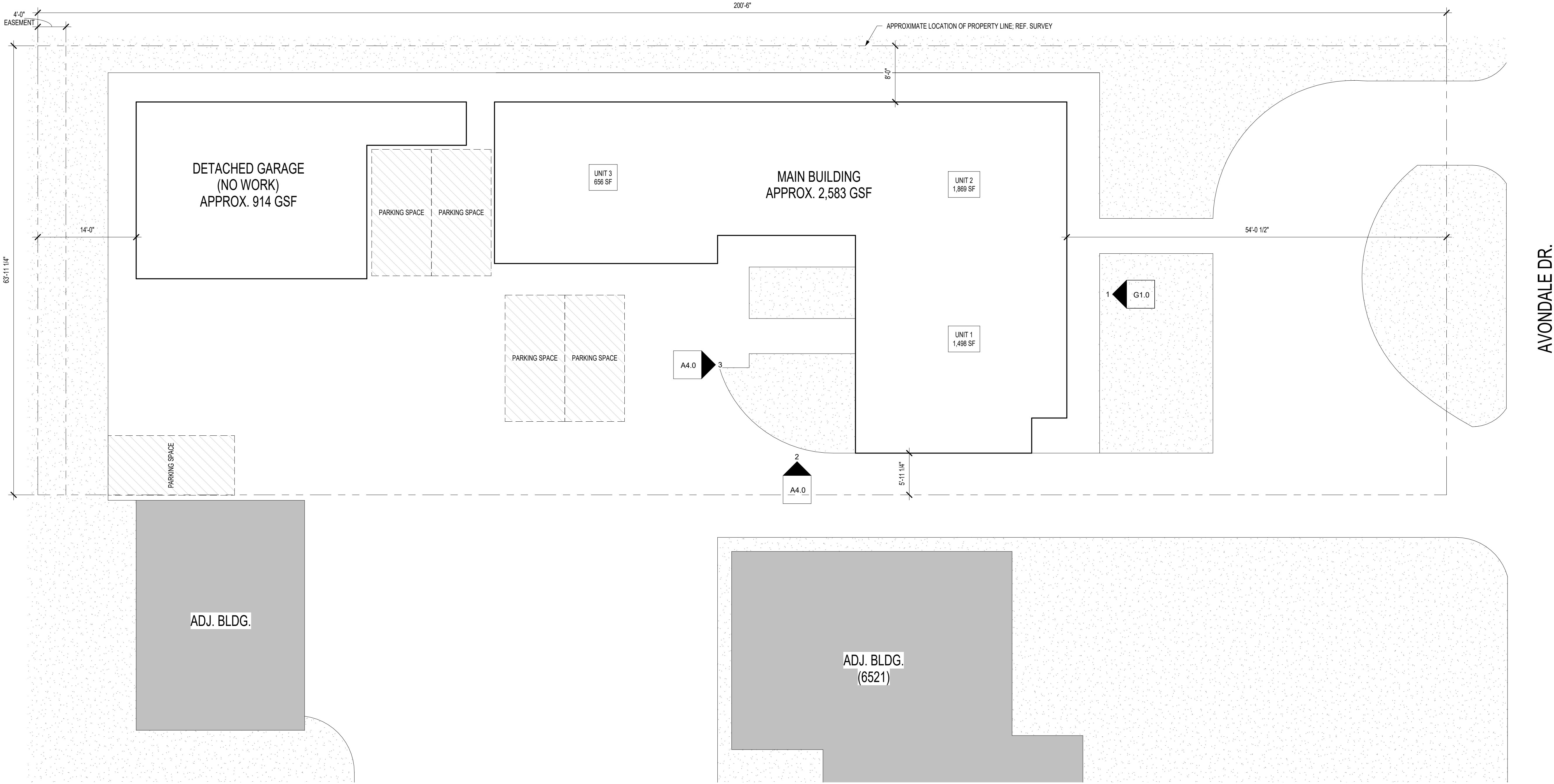
Project Number
23 035

Sheet Title
SITE PLAN

Date
08/07/2024

AI.0

8/8/2024 11:31:50 AM



SITE COVERAGE:
2,583 SF (MAIN BLDG)
+ 914 SF (DETACHED GARAGE)
= 3,497 SF
3,497 SF / 12,800 SF (SITE) = 27% COVERAGE

1 | SITE PLAN
1/8" = 1'-0"
NORTH



Esperanza Real Estate Investments

Avondale Triplex Remodel

6523 and 6523.5 Avondale Dr.
Oklahoma City, Oklahoma 63116

Permit Set

08/07/2024

Drawing List - Architectural	
Sheet Number	Sheet Name
A0.1	ABBREVIATIONS, LEGENDS, ASSEMBLIES, GENERAL NOTES
A2.0	DEMOLITION FLOOR PLAN - LEVEL 1
A2.1	DEMOLITION FLOOR PLAN - LEVEL 2
A2.2	DEMOLITION ELEVATIONS
A2.5	ELECTRICAL POWER & SMOKE DETECTOR PLANS
A4.0	EXTERIOR ELEVATIONS & DETAILS
A1.0	SITE PLAN
A2.3	NEW CONSTRUCTION FLOOR PLAN - LEVEL 1
A2.4	NEW CONSTRUCTION FLOOR PLAN - LEVEL 2

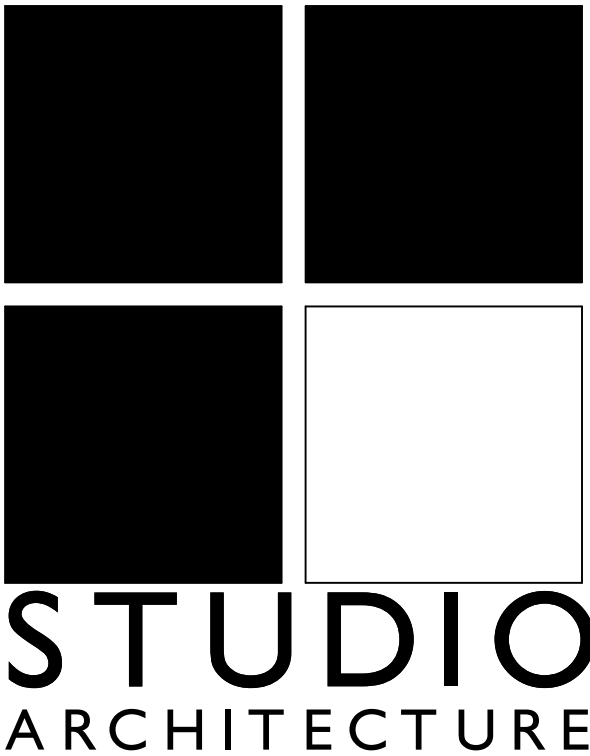
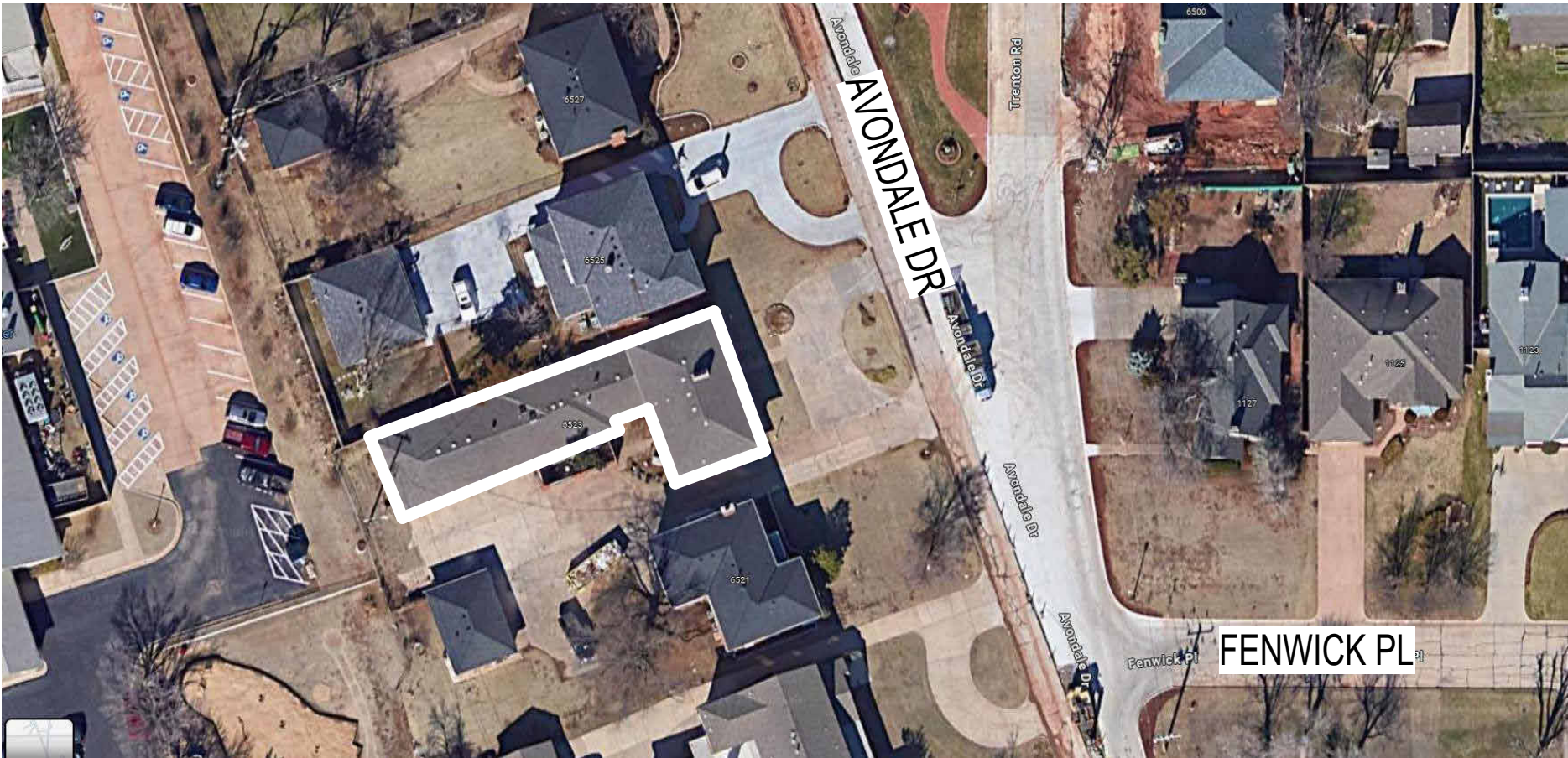
OWNER/DEVELOPER

ESPERANZA REAL ESTATE INVESTMENTS
2740 Featherston Road
Oklahoma City, Oklahoma 73120
TEL: 405-882-3531

ARCHITECT

STUDIO ARCHITECTURE, P.C.
816 N. Walker Ave., Suite 100
Oklahoma City, Oklahoma 73102
TEL: 405-605-1044

PROJECT LOCATION:



VIEW TITLE - SINGLE LINE
NO NORTH ARROW

1 | View Name Text Here - Single Line Type
1/8" = 1'-0"

VIEW TITLE - SINGLE LINE
W/ NORTH ARROW

1 | View Name Text Here - Single Line Type
1/8" = 1'-0"

ROOM TAG
(MULT. OPTIONS)

A111
Room name
150 SF

EXTERIOR ELEVATIONS

Ref ##
Ref
A101
Ref

LEVEL MARKER

Name
Elevation

NORTH ARROW

NORTH

Abbreviations	
Abbreviation	Comments
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
BLK.	BLOCK
BOM	BOTTOM OF MASONRY
BOS	BOTTOM OF STRUCTURE
BOT	BOTTOM OF TRUSS
BP	BRICK PAVERS
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFMF	COLD FORMED METAL FRAMING
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DET	DETENTION
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EXP	EXPOSED CEILING / STRUCTURE / WALL
EXT	EXTERIOR
FD	FLOOR DRAIN
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FLR.	FLOOR
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GRN	GRANITE
GRT	GROUT
GT	GLASS TILE
GWB	GYP SUM WALL BOARD
HC	HARDENED CONCRETE
MECH	MECHANICAL
MO	MASONRY OPENING
MTL	METAL
N/A	NOT APPLICABLE

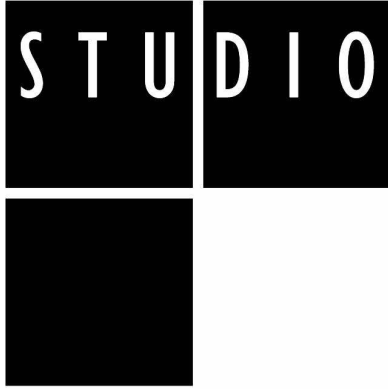
Abbreviations	
Abbreviation	Comments
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OPPOSITE HAND
PAD	CARPET PAD
PED	WALK-OFF MATT/ENTRANCE FLOORING
PL	PLASTIC LAMINATE
PT	PAINT (INTERIOR)
PX	PAINT (EXTERIOR)
QTZ	QUARTZ
RB	RUBBER BASE
RFL	RUBBER FLOORING
RO	ROUGH OPENING
RS	ROLLER SHADE
RST	RUBBER STAIR TREAD
RWP	RECONSTITUTED WOOD PANEL
SC	SEALED CONCRETE
SCHED.	SCHEDULE
SIM	SIMILAR
SST	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURE
SUSP	SUSPENDED
THK	THICK
TK	TACK BOARD
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TR	FLOORING TRANSITION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VWC	VINYL WILL COVERING
W/	WITH
WD	WOOD
WVP	WOOD VENEER PANELING

General Notes

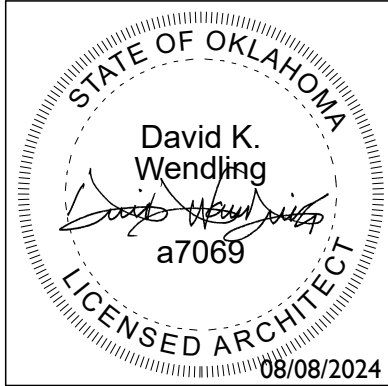
- THESE DRAWINGS ARE THE SOLE PROPERTY OF STUDIO ARCHITECTURE THE USE OR RE-USE OF THESE DRAWINGS IS HEREBY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OF THESE DRAWINGS, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS HEREBY PROHIBITED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND PAY REQUIRED FEES.
- IN GENERAL, ALL WORK UNDER THIS CONTRACT INCLUDES: STRUCTURAL WORK AS REQUIRED, INTERIOR PARTITIONS, INTERIOR FINISHES, MECHANICAL, ELECTRICAL, AND PLUMBING WORK, AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES HAVING JURSDICTION TO VERIFY LOCATION OF ALL EXISTING LINES AND ANY OTHER FEATURES UNIQUE TO THIS PROJECT.
- MATERIALS OR FINISHES NOTED ON DRAWINGS ARE FOR GENERAL INFORMATION AND TO FACILITATE INTERPRETATION OF THE DRAWINGS. THE CONTRACTOR SHALL FURNISH OTHER SUPPLEMENTARY MATERIALS, ACCESSORIES ETC.. AS REQUIRED TO COMPLETE THE WORK.
- NO EXPOSED STUDS WILL BE PERMITTED IN ACCESSIBLE AREA.
- ALL WOOD BLOCKING IN THE BUILDING SHALL BE FIRE TREATED LUMBER.
- PROVIDE BLOCKING BEHIND ALL SIGNS, FIXTURE, PARTITIONS, ACCESSORIES, ETC. WHERE INDICATED OR REQUIRED TO INSURE PROPER AND SECURE INTALLATION OF SUCH ITEMS.
- ALL GYPSUM BOARD SHALL BE TAPED, BEDDED, AND SANDED, HAVING NO HOLES AND HAVING ALL VOIDS SEALED, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL PENETRATIONS OF PIPES, CONDUITS, DUCTS, VENTS, ETC, SHALL BE TIGHTLY SEALED TO PREVENT PASSAGE OF SMOKE AND FIRE COMMENSURATE WITH RATING OF THE PARTITION.

General Notes - Remodel Specific

- CONTRACTOR SHALL VERIFY AT THE JOBSITE, ALL EXISTING CONDITIONS AND DIMENSIONS WHICH MAY AFFECT THE WORK PRIOR TO THE STARTING OF THE WORK AND NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPENCIES IMMEDIATELY UPON DISCOVERY.
- CONTRACTOR SHALL, IN THE WORK OF ALL PERFORM ALL CUTTING, PATCHING, REPAIRING, RESTORING, AND THE LIKE NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY DAMAGED OR AFFECTED SURFACE, RESULTING FROM THE WORK OF THESE CONTRACTS, TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ARCHITECT.
- ALL MATERIALS AND FINISHES, INDICATED ON THE DRAWINGS SHALL BE NEW AND UNUSED, UNLESS NOTED OTHERWISE.

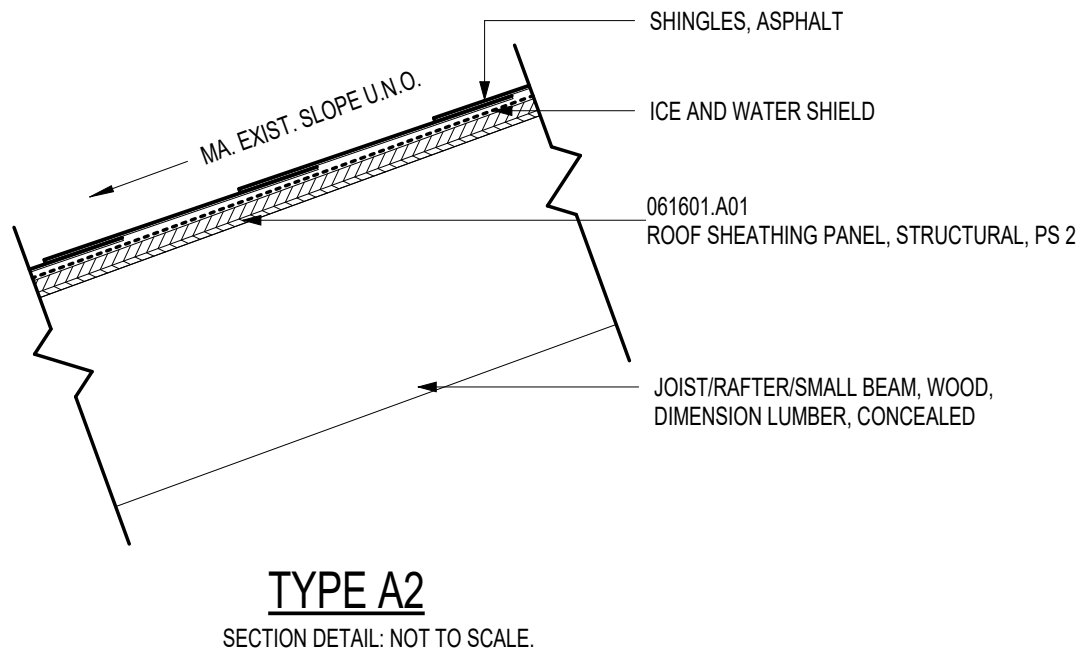
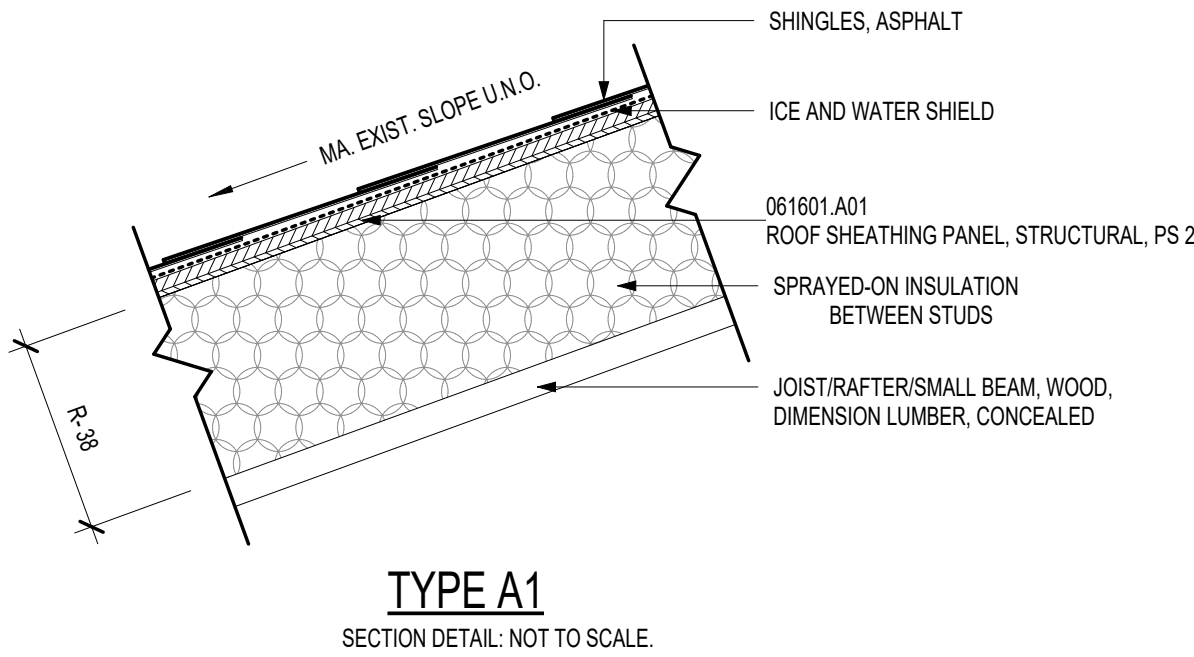


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ROOF ASSEMBLIES (RA)



Revision		
#	Description	Date

Project Number
23 035

Sheet Title
ABBREVIATIONS,
LEGENDS,
ASSEMBLIES,
GENERAL NOTES

Date
08/07/2024

A0.I

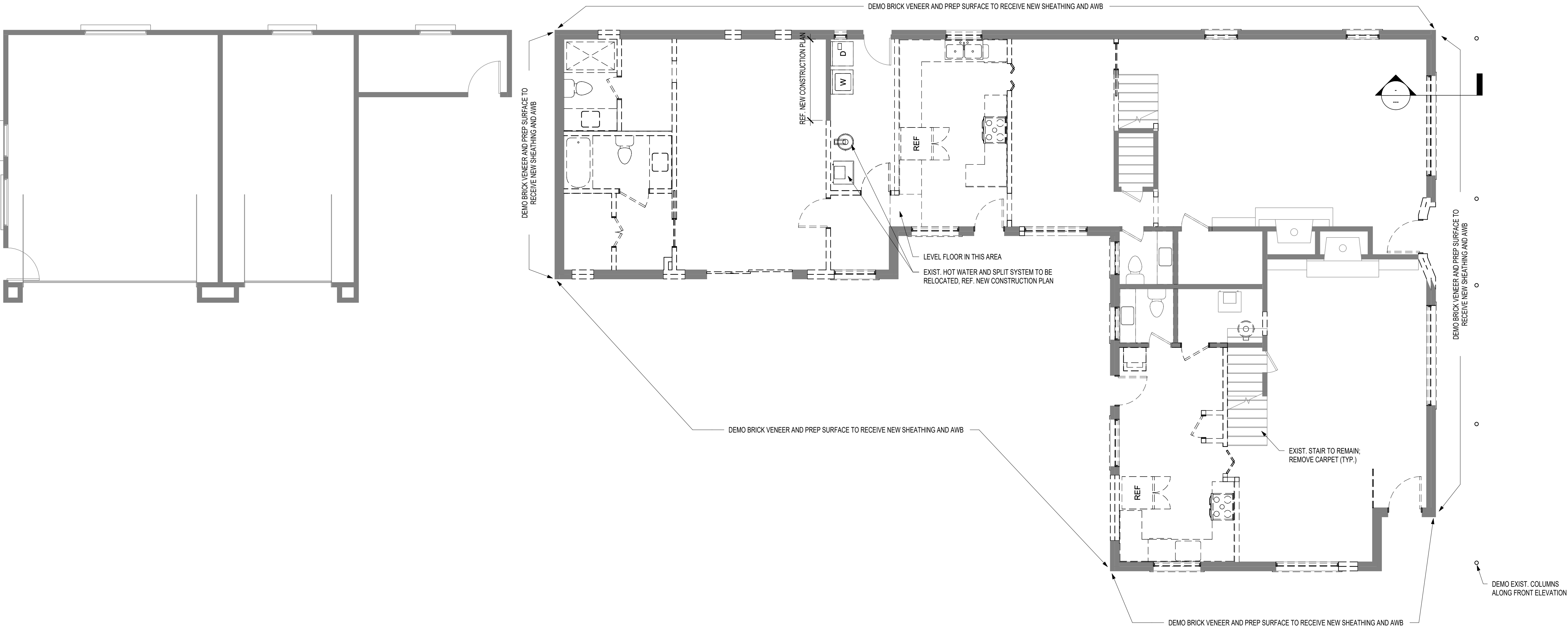


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GENERAL NOTES - DEMOLITION

1. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE OWNER OR OWNER'S REPRESENTATIVE. NOTICE SHALL BE PROVIDED TO THE OWNER OF ANY INTERRUPTION OF SERVICE.
2. REUSE EXISTING EQUIPMENT CONNECTIONS WHERE POSSIBLE. REFER TO NEW CONSTRUCTION PLAN.
3. ALL EQUIPMENT IS TO BE SALVAGED AND RETURNED TO OWNER. CONTRACTOR IS TO COORDINATE WITH OWNER FOR ANY EQUIPMENT TO BE REUSED.
4. PROTECT ANY/ALL EXISTING HARDWOOD FLOORS. REMOVE ALL OTHER FLOORING AND PREP FOR NEW.
5. CONTRACTOR IS TO ERECT TEMPORARY CONSTRUCTION BARRIERS AROUND AREA OF WORK.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL THE HANDLING AND DUMPING COSTS FOR THE REMOVAL OF DEMOLISHED MATERIAL, TRASH, REFUSE ACCUMULATED ON THE JOB SITE.
7. ENSURE THE SPACE AND ALL SURFACES ARE CLEAN UPON COMPLETION OF WORK. ALL DEBRIS REMOVED DURING DEMOLITION SHALL BE DISPOSED OF IN A SAFE AND LEGAL MANNER.
8. VERIFY LOCATION OF BUILDING SYSTEMS AND UTILITIES TO DETERMINE IF IN CONFLICT WITH NEW WORK. IF RELOCATION IS REQUIRED, CONTACT ARCHITECT/ENGINEER FOR FURTHER INSPECTION. CONTRACTOR IS REQUIRED TO MAINTAIN PRESENT BALANCED SYSTEM.
9. CONFER WITH ARCHITECT REGARDING ANY DEMOLITION NOTED AND/OR REQUIRED BEYOND THE WORK PERIMETER PRIOR TO THE START OF DEMOLITION. UPON DEMOLITION AND OF SYSTEM THE CONTRACTOR IS TO HAVE THE SYSTEM CERTIFIED.
11. VERIFY LOCATION OF ALL EXISTING MECHANICAL, PLUMBING, AND FIRE ALARM SYSTEMS TO ENSURE A FULL AND COMPLETE UNDERSTANDING OF THE BUILDING AND SPACE TO RECEIVE WORK. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AS SOON AS THEY ARISE.
12. CONTRACTOR IS TO INCORPORATE ANY MEANS NECESSARY TO PROTECT EXISTING FINISHES ETC., TO REMAIN.
13. REMOVE ALL ABANDONED PIPING, WIRING, EQUIPMENT, ETC., ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.



NORTH

1 | LEVEL 1

3/16" = 1'-0"

Avondale Triplex Remodel
Esperanza Real Estate Investments
6523 and 6523.5 Avondale Dr.
Oklahoma City, Oklahoma 73116

Revision		
#	Description	Date

Project Number
23 035

Sheet Title
DEMOLITION FLOOR PLAN - LEVEL 1

Date
08/07/2024

A2.0

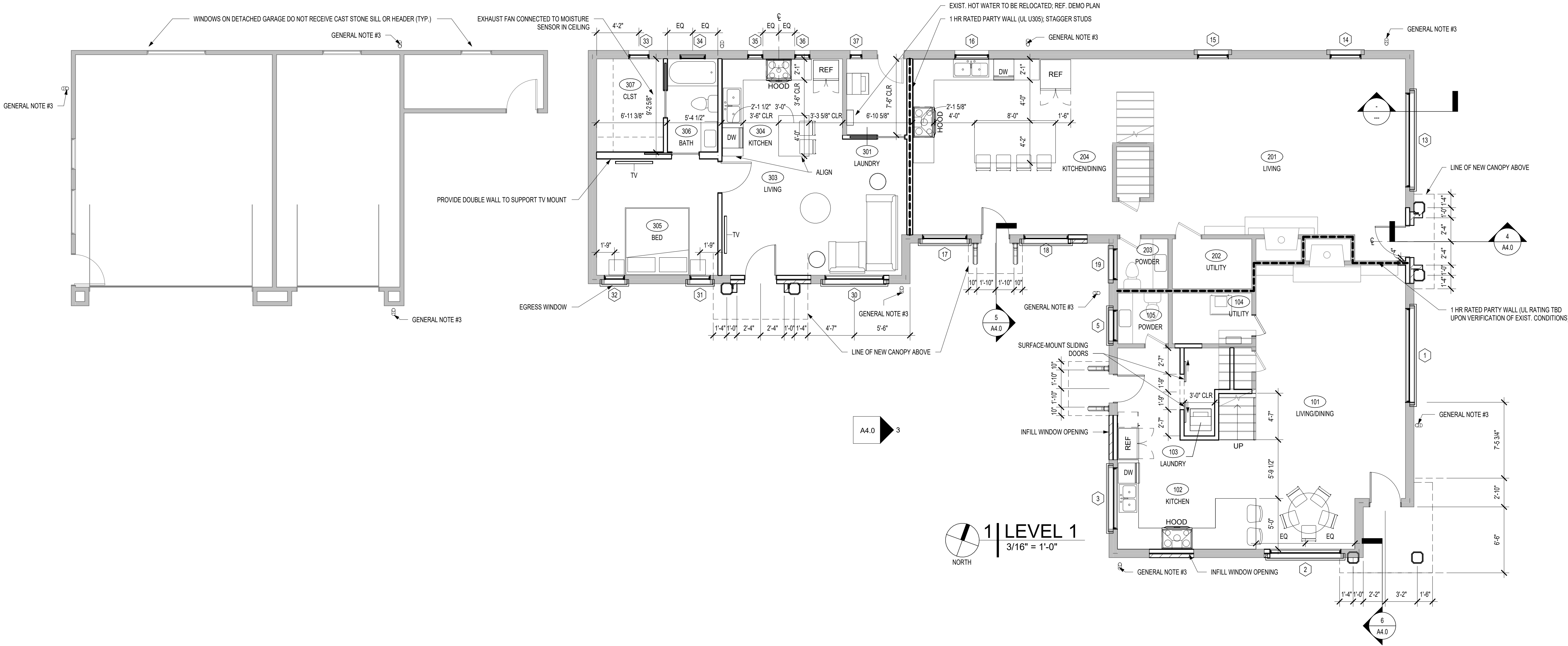
GENERAL NOTES - FLOOR PLANS

1.

ALL FURNITURE IS N.I.C. AND SHOWN FOR REFERENCE ONLY.
2.

CONTRACTOR IS TO VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS PRIOR TO ORDERING OR CONSTRUCTING NEW ELEMENTS AND MATERIALS.
3.

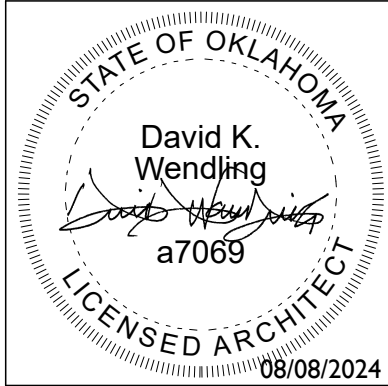
ALL DOWNSPOUTS TO BE TIED INTO UNDERGROUND FRENCH DRAIN SYSTEM, TYP.



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ARCHITECTURE

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Oklahoma City, Oklahoma 73116

Revision

#	Description	Date

Project Number

23 035

Sheet Title

NEW CONSTRUCTION
FLOOR PLAN -
LEVEL I

Date

08/07/2024

A2.3



Avondale Triplex Remodel

Esperanza Real Estate Investments

6523 and 6523.5 Avondale Dr.
Oklahoma City, Oklahoma 73116

Revision		
#	Description	Date

Project Number

23 035

Sheet Title

ELECTRICAL POWER
& SMOKE
DETECTOR PLANS

Date

08/07/2024

A2.5

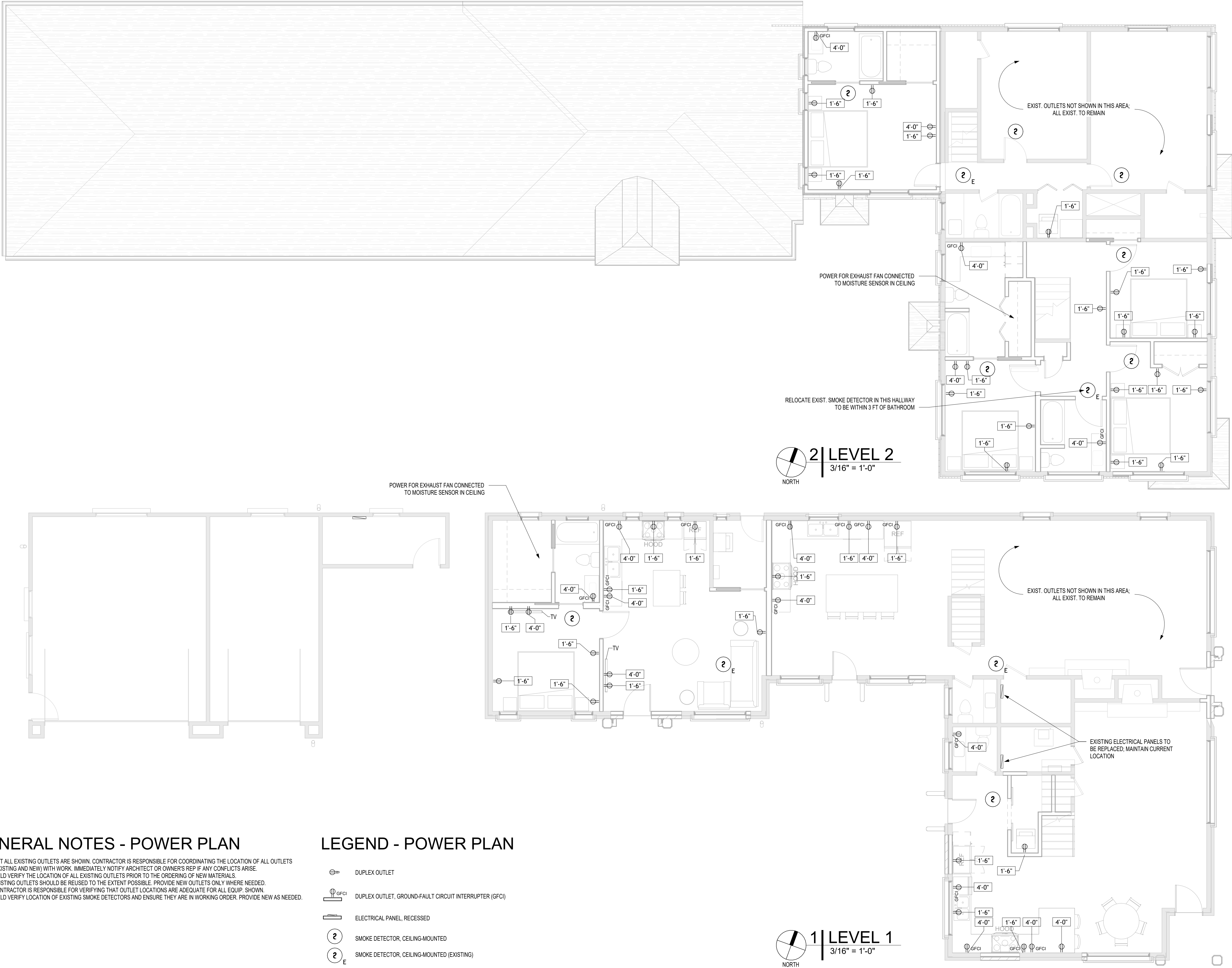
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GENERAL NOTES - POWER PLAN

- NOT ALL EXISTING OUTLETS ARE SHOWN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL OUTLETS (EXISTING AND NEW) WITH WORK. IMMEDIATELY NOTIFY ARCHITECT OR OWNER'S REP IF ANY CONFLICTS ARISE.
- FIELD VERIFY THE LOCATION OF ALL EXISTING OUTLETS PRIOR TO THE ORDERING OF NEW MATERIALS.
- EXISTING OUTLETS SHOULD BE REUSED TO THE EXTENT POSSIBLE. PROVIDE NEW OUTLETS ONLY WHERE NEEDED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT OUTLET LOCATIONS ARE ADEQUATE FOR ALL EQUIP. SHOWN.
- FIELD VERIFY LOCATION OF EXISTING SMOKE DETECTORS AND ENSURE THEY ARE IN WORKING ORDER. PROVIDE NEW AS NEEDED.

LEGEND - POWER PLAN

-  DUPLEX OUTLET
-  DUPLEX OUTLET, GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)
-  ELECTRICAL PANEL, RECESSED
-  SMOKE DETECTOR, CEILING-MOUNTED
-  SMOKE DETECTOR, CEILING-MOUNTED (EXISTING)





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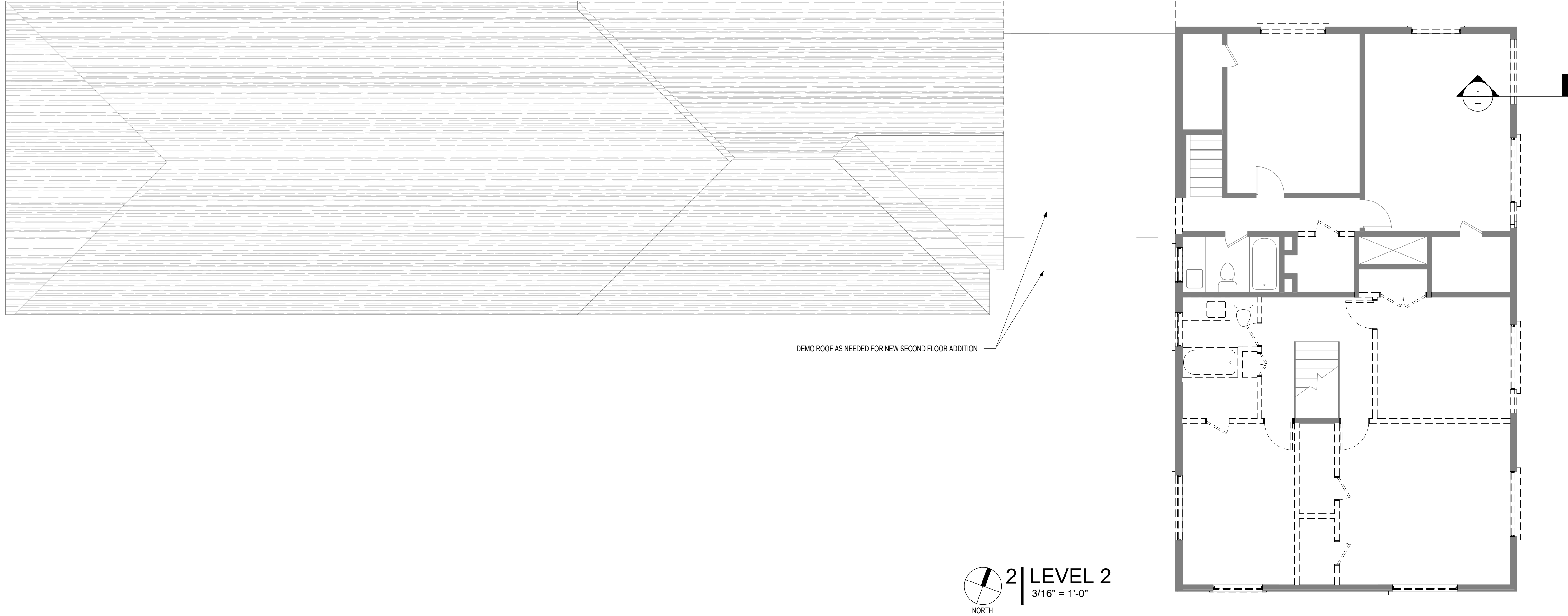
Revision		
#	Description	Date

Project Number
23 035

Sheet Title
DEMOLITION
FLOOR PLAN -
LEVEL 2

Date
08/07/2024

A2.1



GENERAL NOTES - DEMOLITION

1. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE OWNER OR OWNER'S REPRESENTATIVE. NOTICE SHALL BE PROVIDED TO THE OWNER OF ANY INTERRUPTION OF SERVICE.
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6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL THE HANDLING AND DUMPING COSTS FOR THE REMOVAL OF DEMOLISHED MATERIAL, TRASH, REFUSE ACCUMULATED ON THE JOB SITE.
7. ENSURE THE SPACE AND ALL SURFACES ARE CLEAN UPON COMPLETION OF WORK. ALL DEBRIS REMOVED DURING DEMOLITION SHALL BE DISPOSED OF IN A SAFE AND LEGAL MANNER.
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9. CONFER WITH ARCHITECT REGARDING ANY DEMOLITION NOTED AND/OR REQUIRED BEYOND THE WORK PERIMETER PRIOR TO THE START OF DEMOLITION.
10. UPON DEMOLITION AND OF SYSTEM THE CONTRACTOR IS TO HAVE THE SYSTEM CERTIFIED.
11. VERIFY LOCATION OF ALL EXISTING MECHANICAL, PLUMBING, AND FIRE ALARM SYSTEMS TO ENSURE A FULL AND COMPLETE UNDERSTANDING OF THE BUILDING AND SPACE TO RECEIVE WORK. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AS SOON AS THEY ARISE.
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13. REMOVE ALL ABANDONED PIPING, WIRING, EQUIPMENT, ETC... ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.



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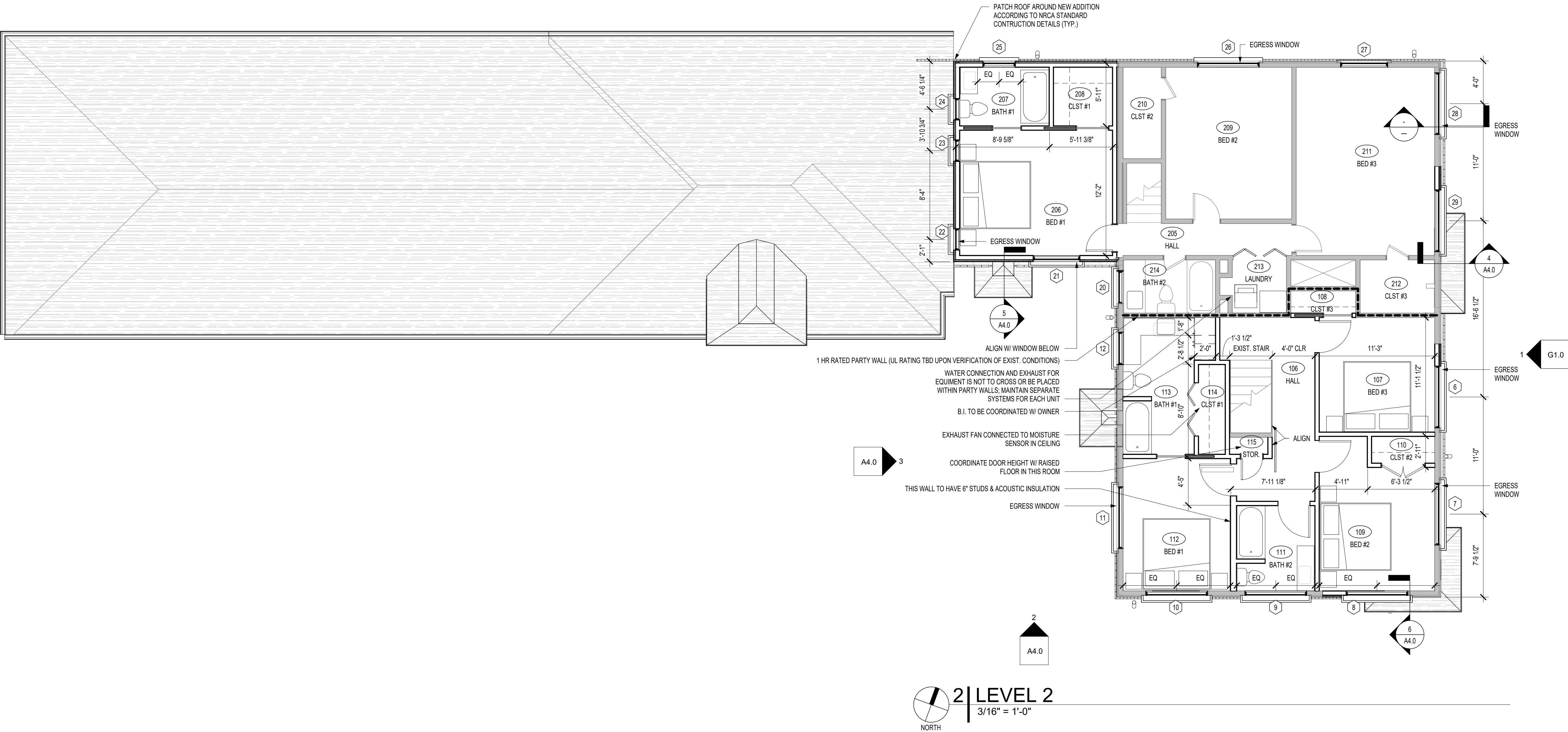
Revision		
#	Description	Date

Project Number
23 035

Sheet Title
NEW CONSTRUCTION
FLOOR PLAN -
LEVEL 2

Date
08/07/2024

A2.4



GENERAL NOTES - FLOOR PLANS

- ALL FURNITURE IS N.I.C. AND SHOWN FOR REFERENCE ONLY
- CONTRACTOR IS TO VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS PRIOR TO ORDERING OR CONSTRUCTING NEW ELEMENTS AND MATERIALS
- ALL DOWNSPOUTS TO BE TIED INTO UNDERGROUND FRENCH DRAIN SYSTEM, TYP.



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Oklahoma City, Oklahoma 73116

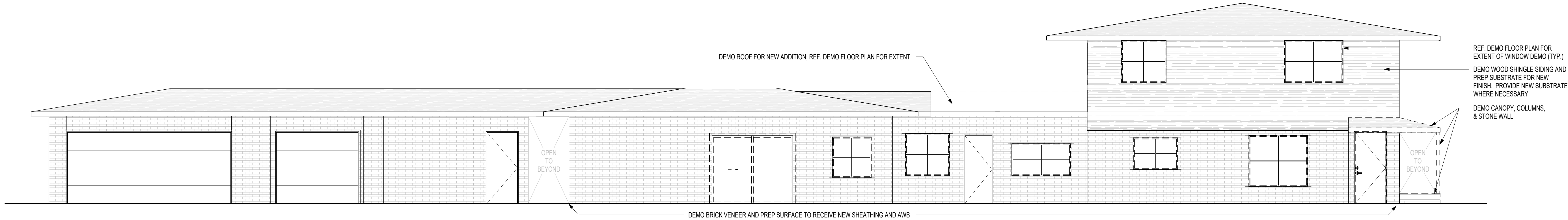
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Project Number
23 035

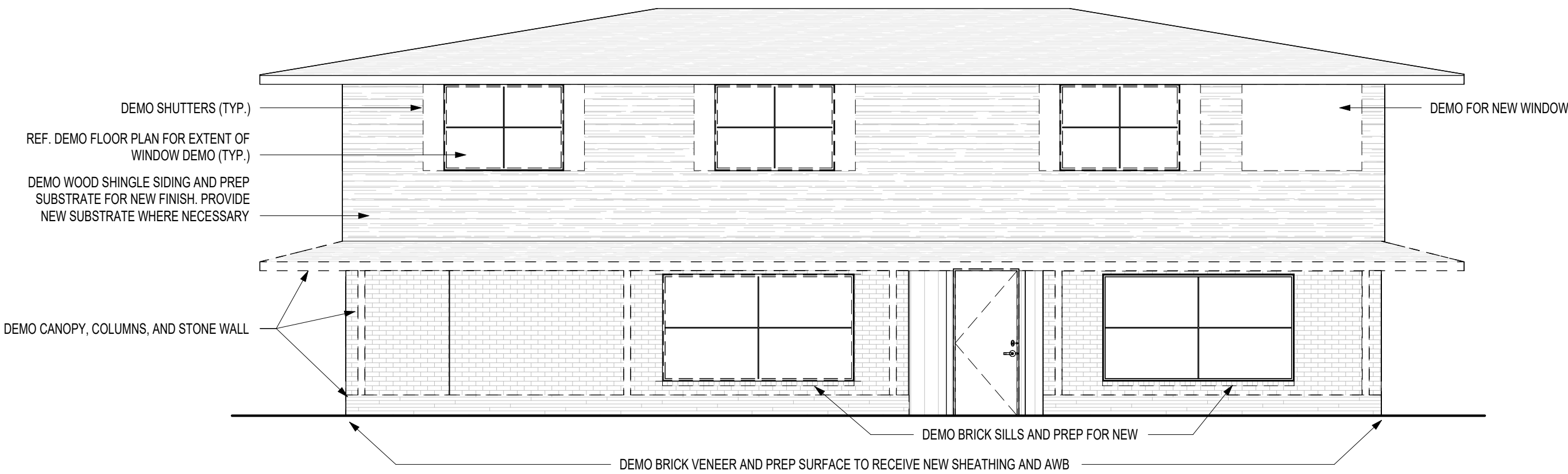
Sheet Title
DEMOLITION
ELEVATIONS

Date
08/07/2024

A2.2



2 | SOUTH ELEVATION - DEMO
3/16" = 1'-0"



1 | EAST ELEVATION - DEMO
3/16" = 1'-0"

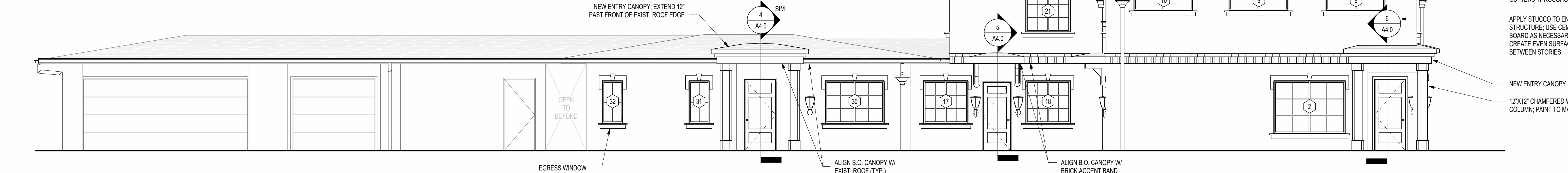
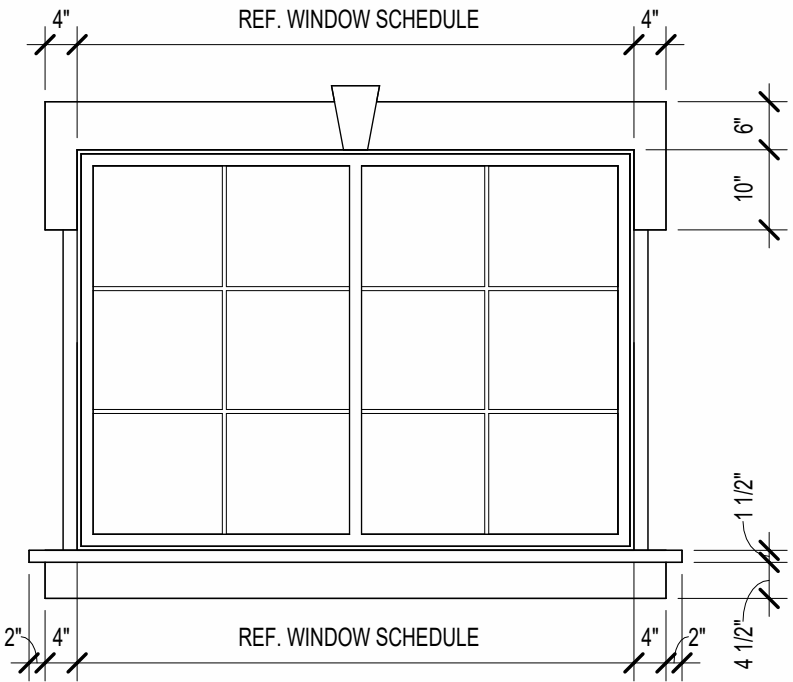
WINDOW SCHEDULE				
TYPE	R.O.		HEAD HT.	COMMENTS
	WIDTH	HEIGHT		
UNIT 1				
1	9'-3"	5'-2"	6'-10"	SEE NOTES 1 & 3
2	7'-0"	5'-2"	6'-10"	SEE NOTES 1 & 3
3	6'-0 1/2"	3'-1 1/2"	6'-9"	
5	3'-0 1/2"	3'-1 1/2"	6'-9"	SEE NOTE 2
6	5'-9 1/2"	4'-2"	6'-9"	SEE NOTES 2 & 3
7	5'-9 1/2"	4'-2"	6'-9"	SEE NOTE 2
8	5'-9 1/2"	2'-1"	6'-9"	
9	5'-9 1/2"	2'-1"	6'-9"	
10	5'-9 1/2"	2'-1"	6'-9"	
11	5'-9 1/2"	4'-2"	6'-9"	SEE NOTE 2
12	3'-0 1/2"	3'-1 1/2"	6'-9"	SEE NOTE 2
UNIT 2				
13	9'-3"	5'-2"	6'-10"	SEE NOTE 2
14	3'-0 1/2"	5'-2"	6'-10"	SEE NOTE 2
15	3'-0 1/2"	5'-2"	6'-10"	SEE NOTE 2
16	3'-4"	2'-10"	6'-9"	SEE NOTE 2
17	4'-4 1/2"	4'-2"	6'-10"	SEE NOTE 2
18	4'-4 1/2"	4'-2"	6'-10"	SEE NOTE 3
19	3'-0 1/2"	3'-1 1/2"	6'-9"	SEE NOTE 2
20	3'-0 1/2"	3'-1 1/2"	6'-9"	SEE NOTE 2
21	4'-4 1/2"	4'-2"	6'-9"	
22	2'-0"	4'-2"	6'-9"	SEE NOTE 4
23	2'-0"	4'-2"	6'-9"	
24	2'-0"	4'-2"	6'-9"	
25	3'-0 1/2"	3'-1 1/2"	6'-9"	
26	5'-9 1/2"	4'-2"	6'-9"	SEE NOTES 2 & 4
27	4'-5"	4'-2"	6'-9"	SEE NOTE 2
28	5'-9 1/2"	4'-2"	6'-9"	SEE NOTE 4
29	5'-9 1/2"	4'-2"	6'-9"	SEE NOTES 2 & 3
UNIT 3				
30	5'-9 1/2"	4'-2"	6'-10"	
31	2'-0"	4'-2"	6'-10"	
32	2'-0"	4'-2"	6'-10"	SEE NOTE 4
33	2'-0"	4'-2"	6'-10"	
34	2'-6"	2'-6"	7'-6"	ROUND ACCENT WINDOW
35	1'-6"	2'-10"	6'-9"	
36	1'-6"	2'-10"	6'-9"	
37	1'-2"	2'-10"	6'-2"	SEE NOTE 2

NOTE 1: MATCH SILL AND HEAD HEIGHT OF EXISTING WINDOW. WIDTH MAY VARY FROM EXISTING.
NOTE 2: MATCH ALL DIMENSIONS OF EXISTING WINDOW TO BE REPLACED.
NOTE 3: WINDOWS LOCATION IS ADJUSTED FROM ORIGINAL. REFERENCE NEW CONSTRUCTION FLOOR PLAN FOR PLACEMENT.
NOTE 4: PROVIDE A MATCHING CASEMENT WINDOW FOR EMERGENCY EGRESS.

GENERAL NOTES - WINDOW SCHEDULE

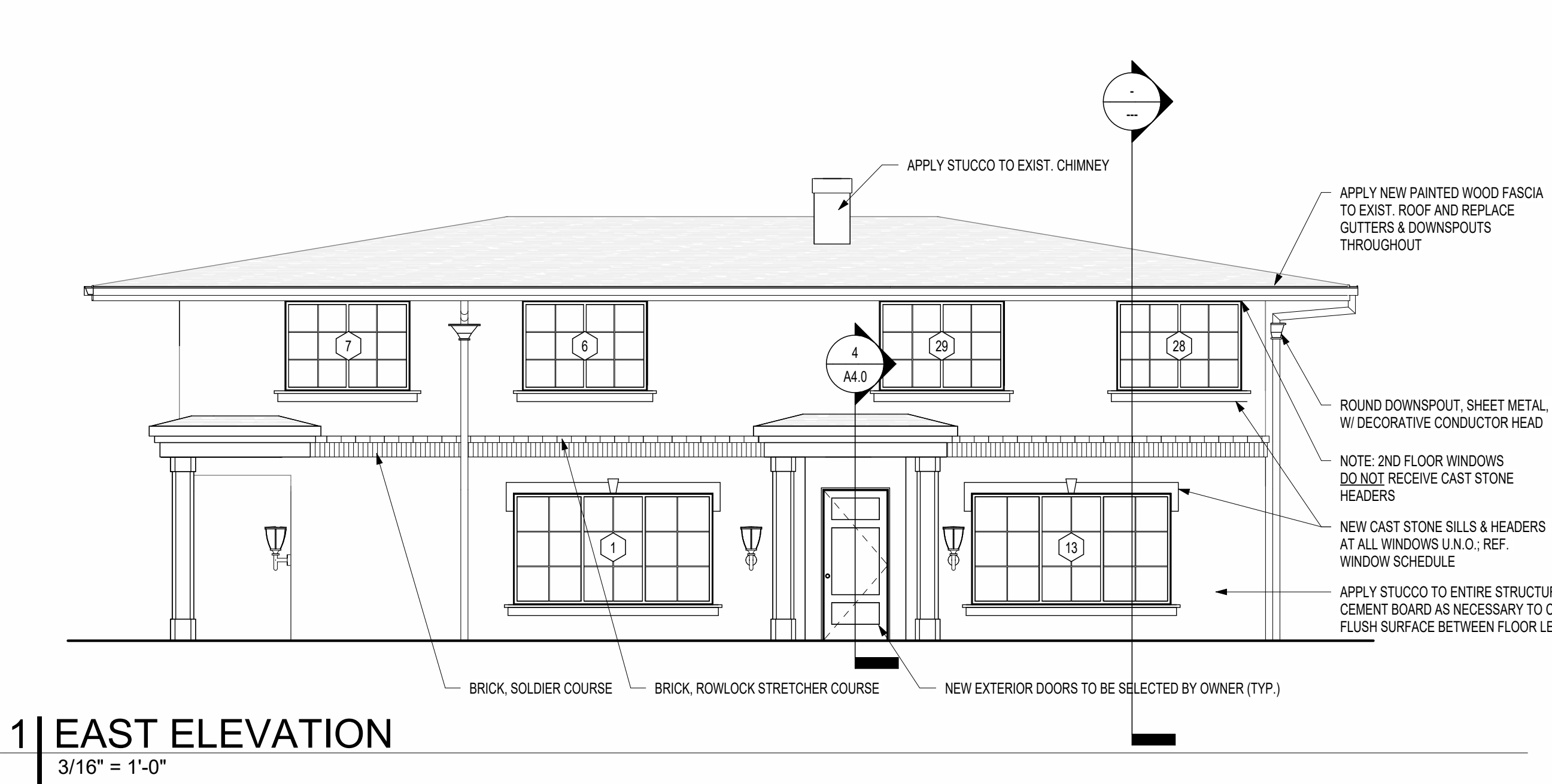
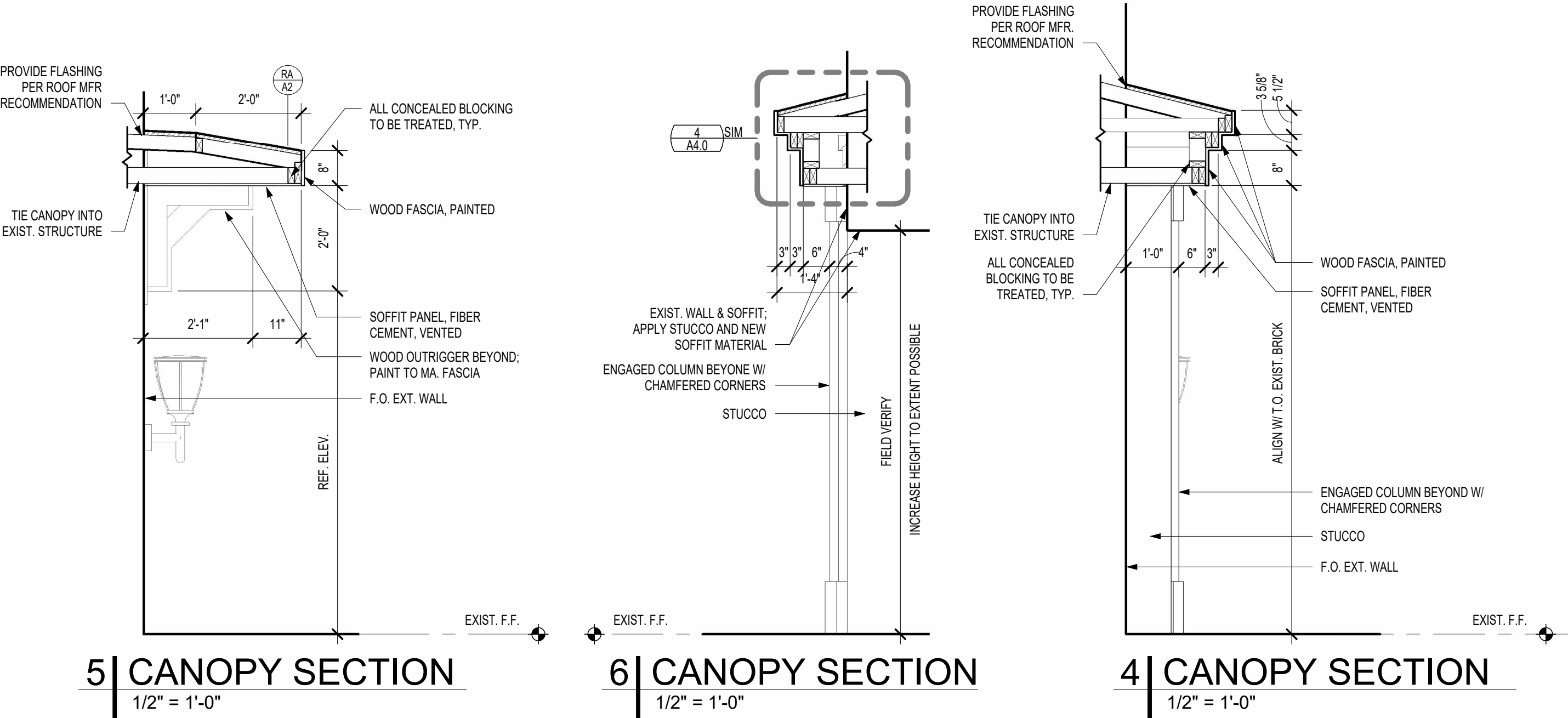
- ALL EXISTING WINDOWS ARE TO BE REPLACED. THE PROVIDED WINDOW DIMENSIONS ARE INTENDED TO MATCH EXISTING AND SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING NEW PRODUCT. IF A DISCREPANCY ARISES, THEN IMMEDIATELY NOTIFY ARCHITECT OR OWNER'S REPRESENTATIVE FOR FURTHER INSTRUCTION.
- REFER TO THE NEW CONSTRUCTION FLOOR PLANS FOR LOCATIONS OF WINDOWS NOT SHOWN IN AN EXTERIOR ELEVATION.
- ALL WINDOWS ARE TO RECEIVE A NEW CAST STONE SILL & HEADER, U.N.O.; COORDINATE CAST STONE SELECTION W/ OWNER'S REPRESENTATIVE.
- CONSULT OWNER OR OWNER'S REP FOR DIRECTION ON DETACHED GARAGE WINDOWS.

TYP. CAST STONE SILL & HEADER



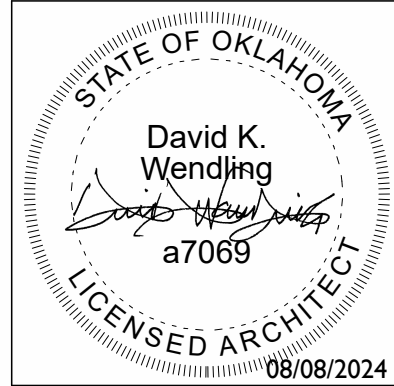
2 | SOUTH ELEVATION

3/16" = 1'-0"



1 | EAST ELEVATION

3/16" = 1'-0"



Revision		
#	Description	Date
Project Number		
23 035		
Sheet Title		
EXTERIOR ELEVATIONS & DETAILS		
Date		
08/07/2024		



Invoice No.: 2408-0113-20 - 1

Invoice Date: August 8, 2024

Order No.: 2408-0113-20

Customer Code No.: 23-4993

Customer Details: OKLAHOMA PRIME TITLE & ESCROW, LLC
13913 QUAIL POINTE DR, S-A
OKLAHOMA CITY, OK 73134

Customer Reference No.: **Attn:** Teresa

Charge To: Esperanza Real Estate Investments LLC

Legal Description

Lot 12 EXSE1ft, Block 28, Nichols Hills, Oklahoma County

County: Oklahoma

Comments: 6523 Avondale Dr.
Nichols Hills, OK

Description	Bill Code	Amount
Ownership List	4102D	\$300.00
Less Payment Received	Date Paid	Amount
Total:		\$300.00

If cancelled please remit 300.00.

Please remit payment to:

American Eagle Title Insurance Company
421 NW 13th Street, Suite 320
Oklahoma City, OK 73103
Phone: (405)232-6700 Fax:



***** REPRINT RECEIPT*****

REC#: 00196243 8/08/2024 3:38 PM
OPER: NB TERM: 010
REF#: 9180
PAID BY:

TRAN: 775.0000 Lot Split, rezoning,
6523 AVONDALE
Rezoning Applicatio 750.00CR

TENDERED: 750.00 CHECK
APPLIED: 750.00-

CHANGE: 0.00

City of Nichols Hills
6407 Avondale Dr
Nichols Hills, OK 73116
(405) 843-6637