



City of Enid
401 W. Owen K. Garriott Road
Enid, Oklahoma 73701
580-234-0400

METROPOLITAN AREA PLANNING COMMISSION

NOTICE OF MEETING

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in regular session at 6:00 p.m. on the 17th day of July, 2017, in the Council Chambers of the City Administration Building, located at 401 W. Owen K. Garriott Road, Enid, Oklahoma, and the agenda for said meeting is as follows:

- AGENDA -

METROPOLITAN AREA PLANNING COMMISSION REGULAR MEETING

1. **CALL TO ORDER/ROLL CALL.**
2. **CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF JUNE 19, 2017.**
3. **ADMINISTRATION.**
 1. **CONSIDER THE APPROVAL OF AN APPLICATION FOR A CAPITAL RECOVERY FOR WATER LINE EXTENSION BY WARREN POWER & MACHINERY, INC. OF MIDLAND, TEXAS ON NORTH STATE HIGHWAY US 81, PROJECT NUMBER W-1713A.**
 2. **NONE.**
4. **ZONING.**
 1. **NONE.**
5. **USE BY REVIEW.**
 1. **CONSIDER A USE BY REVIEW FOR A SUNPOWER SOLAR FARM LOCATED NORTH OF COVINGTON, OKLAHOMA ON THE EAST SIDE OF HWY 74 AND SOUTH OF LONGHORN TRAIL, WHICH IS ALSO KNOWN AS A TRACT OF LAND IN THE NW/4 SECTION 12, TOWNSHIP 21 NORTH, RANGE 4 WEST.**

2. **NONE.**
6. **PLATS.**
 1. **NONE.**
7. **SITE PLAN.**
 1. **NONE.**
8. **LOT SPLITS.**
 1. **CONSIDER A LOT SPLIT FOR PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, LOCATED AT WEST CHESTNUT.**
 2. **NONE.**
9. **TRAFFIC.**
 1. **NONE.**
10. **EASEMENTS.**
 1. **NONE.**
11. **VARIANCES.**
 1. **CONSIDER A SIDEWALK VARIANCE FOR TP&L AT 301 SOUTH 54 TH STREET DESCRIBED AS SW/4 SECTION 12, TOWNSHIP 22N, RANGE 6W.**
 2. **NONE.**
12. **ADJOURN.**

DRAFT

MINUTES OF REGULAR MEETING OF
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 19TH DAY OF JUNE 2017

The Metropolitan Area Planning Commission of the City of Enid, County of Garfield, State of Oklahoma, met in regular meeting in the Council Chambers of the Administration Building of the City of Enid, located at 401 West Owen K. Garriott Road in said city, at 6:00 P.M. on the 19th day of June 2017, pursuant to notice given by June 16, 2017 to the Clerk of the City of Enid, and pursuant to notice thereof displayed at the entrance to the Administration Building of said city, in prominent view and which notice was posted prior to 6:00 P.M. on the 16th day of June 2017.

Present: Mark Arnold; Whitney Hall; Cody Haney; Marvin Kusik; Eddie Mack; David Mason; Cole Ream; Don Roberts; Jonathan Waddell, City Commissioner Ex-Officio

Absent: James Simunek, County Commissioner Ex-Officio

Also Present: Jerald Gilbert, City Manager; Chris Bauer, Planning Administrator; Robert Hitt, City Engineer; Karla Ruther, Assistant City Planner

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF MAY 15, 2017.

Motion was made by Cole Ream, seconded by Cody Haney to approve the May 15, 2017 minutes.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

ADMINISTRATION.

NONE.

ZONING.

CONSIDER A RESIDENTIAL AND COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD) DESIGN STATEMENT AND MASTER DEVELOPMENT PLAN FOR STONEBRIDGE EAST PUD DESCRIBED AS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER SECTION 1, TOWNSHIP 22 NORTH, RANGE 7 WEST, INDIAN MERIDIAN AND A PART OF WEST DOUGLAS ADDITION, GARFIELD COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF SOUTHWEST QUARTER SECTION ONE; THENCE S 89 DEGREES 50' 12" W* ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION ONE FOR A DISTANCE OF 789.06 FEET TO A POINT 530.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION ONE; THENCE N 00 DEGREES 00' 46" E, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION ONE AND ALONG THE EAST LINE OF A PARCEL RECORDED AT BOOK 1152, PAGE 566 FOR A DISTANCE

OF 660.00 FEET; THENCE S 89 DEGREES 50' 12" W, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION ONE AND ALONG THE NORTH LINE AND ITS EXTENSION OF SAID PARCEL RECORDED AT BOOK 1152, PAGE 566, FOR A DISTANCE OF 530.00 FEET; THENCE N 00 DEGREES 00' 46" E ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER SECTION ONE, FOR A DISTANCE OF 1774.66 FEET TO A POINT 206.88 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION ONE; THENCE N 89 DEGREES 59' 13" E FOR A DISTANCE OF 141.94 FEET; THENCE S 44 DEGREES 49' 09" E ON THE SOUTHWESTERLY RAILWAY RIGHTS OF WAY FOR A DISTANCE OF 1448.75 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE CONTINUING ON SAID RIGHT OF WAY ON A CURVE TURNING TO THE LEFT THROUGH 02 DEGREES 07' 47", HAVING A RADIUS OF 5814.79 FEET AN ARC DISTANCE OF 216.06 FEET AND WHOSE LONG CHORD BEARS S 45 DEGREES 45' 35" E FOR A CHORD DISTANCE OF 216.05 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF SOUTHWEST QUARTER SECTION ONE; THENCE CONTINUING ON SAID RIGHTS OF WAY AND ON THE NORTH LINE OF WEST DOUGLAS ADDITION ON A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03 DEGREES 31' 49", HAVING A RADIUS OF 5814.79 FEET AN ARC DISTANCE OF 358.30 FEET AND WHOSE LONG CHORD BEARS S 48 DEGREES 38' 25" E FOR A CHORD DISTANCE OF 358.24 FEET TO THE COMMON NORTH CORNER OF WEST DOUGLAS ADDITION AND DOUGLAS ADDITION; THENCE S 00 DEGREES 00' 08" E ON THE COMMON LINE OF SAID WEST DOUGLAS ADDITION AND DOUGLAS ADDITION FOR A DISTANCE OF 325.07 FEET; THENCE S 89 DEGREES 50' 12" W ON THE COMMON LOT LINE AND ITS EXTENSION OF LOTS 16 AND 17, BLOCK 1 WEST DOUGLAS ADDITION FOR A DISTANCE OF 158.00 FEET; THENCE S 00 DEGREES 00' 08" E ON THE EAST LINE AND ITS EXTENSION OF BLOCK 2, WEST DOUGLAS ADDITION FOR A DISTANCE OF 90.00 FEET; THENCE S 89 DEGREES 50' 12" W ON THE NORTH LINE OF BLOCK 3, WEST DOUGLAS ADDITION, FOR A DISTANCE OF 110.58 FEET; THENCE S 00 DEGREES 01' 41" EAST ON THE EAST LINE OF SAID WEST HALF SOUTHWEST QUARTER SECTION ONE AND THE WEST LINE OF WEST DOUGLAS ADDITION A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING; LOCATED NORTHEAST OF THE CORNER OF WEST CHESTNUT AVENUE AND NORTH CLEVELAND STREET AND MAKE A RECOMMENDATION TO THE MAYOR AND BOARD OF COMMISSIONERS.

Motion was made by Cole Ream, seconded by Don Roberts to recommend approval to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 6 WEST OF THE INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA AS SHOWN ON PLOT OF SURVEY (S09-042(3), THE LEGAL DESCRIPTION OF WHICH WAS PREPARED BY CHARLES W. STREIT, LS 1150, ON NOVEMBER 16, 2009, THE BASIS OF BEARING BEING A MEASURED BEARING OF THE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST ON THE EAST LINE OF SAID SOUTHEAST QUARTER, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE 323.20 FEET, SOUTH 00 DEGREES 05 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, TO THE SOUTH RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 412/64 AS DESCRIBED AT BOOK 265 MISC. PAGE 97, FOR A POINT OF BEGINNING; THENCE, EASTERLY, ON A CURVE TO THE LEFT, A RADIUS OF 86,668.7 FEET, AN ARC LENGTH OF 1877.28 FEET, THE CHORD OF WHICH BEARS NORTH 89 DEGREES 23 MINUTES 02

SECONDS EAST, 1877.22 FEET, ALONG SAID SOUTH RIGHT-OF-WAY; THENCE NORTH 89 DEGREES 10 MINUTES 52 SECONDS EAST, 59.30 FEET, ALONG SAID SOUTH RIGHT-OF-WAY; THENCE SOUTH 79 DEGREES 30 MINUTES 32 SECONDS EAST, 76.49 FEET, ALONG SAID SOUTH RIGHT-OF-WAY; THENCE, NORTH 89 DEGREES 10 MINUTES 52 SECONDS EAST, 609.10 FEET, ALONG SAID SOUTH RIGHT-OF-WAY, TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 1520.51 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE, NORTH 62 DEGREES 41 MINUTES 09 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY, 2955.32 FEET, TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 148.58 FEET, TO THE POINT OF BEGINNING LOCATED AT THE SOUTHWEST CORNER OF 54TH AND HIGHWAY 412 (OWEN K GARRIOTT ROAD) FROM "I-1" PLANNED INDUSTRIAL PARK TO "I-2" INDUSTRIAL "LIGHT" DISTRICT.

Motion was made by Cody Haney, seconded by Whitney Hall to recommend approval to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS THE WEST HALF OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN. (EXCEPTING ROADWAY EASEMENT TO COUNTY (66TH ST.) AND STRIP FOR HIGHWAY (412/64) LOCATED AT THE NORTHEAST CORNER OF 66TH AND HIGHWAY 412 (OWEN K GARRIOTT ROAD) FROM "A" AGRICULTURE DISTRICT TO "I-3" INDUSTRIAL (HEAVY) DISTRICT.

Motion was made by Cole Ream, seconded by Don Roberts to recommend approval to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

CONSIDER A REZONING FOR PROPERTY DESCRIBED AS A PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SEVEN (7) WEST, INDIAN MERIDIAN, ENID, GARFIELD COUNTY, OKLAHOMA AS SHOWN BY EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION 11; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION 11, FOR A DISTANCE OF 460.00 FEET; THENCE IN AN EASTERLY DIRECTION, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 353.00 FEET TO THE POINT OF BEGINNING; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, FOR A DISTANCE OF 521.96 FEET; THENCE IN AN EASTERLY DIRECTION, PARALLEL TO THE NORTH RIGHT OF WAY OF OKLAHOMA AVE. FOR A DISTANCE OF 364.15 FEET TO A POINT ON A CURVE ON THE WEST BOUNDARY OF NEILSON PLACE SIXTH ADDITION; THENCE CONTINUING ALONG THE WEST BOUNDARY OF NEILSON PLACE SIXTH ADDITION SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 17 DEGREES 53 MINUTES 33 SECONDS, HAVING A RADIUS OF 1790.00 FEET AND AN ARCH LENGTH OF 558.98 FEET; THENCE IN A WESTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST

QUARTER FOR A DISTANCE OF 176.04 FEET TO THE POINT OF BEGINNING OF SAID PARCEL, CONTAINING 3.0539 ACRES MORE OR LESS LOCATED WEST OF NEILSON PLACE SIXTH ADDITION, SOUTH OF RANDOLPH AVENUE AND EAST OF OAKWOOD ROAD FROM "R-2" RESIDENTIAL SINGLE FAMILY DWELLING DISTRICT TO "C-3" GENERAL COMMERCIAL DISTRICT.

Motion was made by Mark Arnold, seconded by Eddie Mack to recommend approval to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

NONE.

USE BY REVIEW.

NONE.

PLATS.

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT FOR PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 6 WEST, INDIAN MERIDIAN, LOCATED AT 1401 EAST PINE.

Motion was made by Cole Ream, seconded by Whitney Hall to approve the lot split.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole Ream, Don Roberts

Passed

NONE.

TRAFFIC.

NONE.

EASEMENTS.

NONE.

VARIANCES.

NONE.

ADJOURN.

Motion was made by Whitney Hall, seconded by Don Roberts to adjourn.
The meeting adjourned at 6:25 PM.

AYE: Mark Arnold, Whitney Hall, Cody Haney, Marvin Kusik, Eddie Mack, David Mason, Cole
Ream, Don Roberts

Passed

**Metropolitan Area Planning Commission
Meeting**

3.1.

Meeting Date: 07/17/2017

Submitted By: Audrey Randall, Executive Assistant

SUBJECT:

CONSIDER THE APPROVAL OF AN APPLICATION FOR A CAPITAL RECOVERY FOR WATER LINE EXTENSION BY WARREN POWER & MACHINERY, INC. OF MIDLAND, TEXAS ON NORTH STATE HIGHWAY US 81, PROJECT NUMBER W-1713A.

BACKGROUND:

City Ordinance 10-4-5 sets out the procedure for recovery of the proportional cost of excess capacity in water line public improvements. Warren Power & Machinery, Inc. has applied to extend a 8" waterline for approximately 2,400 feet along North US 81 under the Capital Recovery Ordinance. The extension will service the developer's property at 5702 N. US highway 81, covering 20.4 acres and approximately 132.4 acres of other property along the west side of North US highway 81. Property on the east side of US 81 is not within the City of Enid and not subject to inclusion as beneficial area.

The estimated cost of developing and extending the waterline is set at \$304,920.79 with \$100,000.00 of the cost being covered by Enid Regional Development Alliance, Inc.. Developer cost share is established at \$26,639.70 based on developer's proportional share of area in the area of impact.

Amount of cost that can be recovered is established at \$178,281.09.

Upon approval of the application, notice will be provided to property owners in district boundary and the application will be forwarded to the City Commission for approval. No land owner is required to make any payments until the owner decides to make use of the excess capacity waterline as extended under this program.

RECOMMENDATION:

Approve application.

PRESENTER:

Robert Hitt, PE, City Engineer

Attachments

Application



June 21, 2017

City of Enid
401 W Owen K. Garriott Rd.
Enid, OK 73701

RE: Capital Recovery Application for Warren CAT Water Line Extension on HWY 81 West Service Road

APPLICANT:

Warren Power & Machinery, Inc.
PO Box 60758
Midland, TX 79711-0758

ESTIMATED IMPROVEMENT COSTS

1. Construction Costs: \$284,972.70
2. Allowable Engineering & Surveying Cost = $0.07 \times \$284,972.70 = \$19,948.09$
3. TOTAL PROJECT COST= \$304,920.79
4. Contributed funds from Enid Economic Development Authority= \$100,000.00
5. **Total Project Cost for Warren CAT = \$304,920.79 - \$100,000.00 = \$204,920.79**

DISTRICT BOUNDARY (AREA OF IMPACT)

Warren CAT Property: 20.4 acres
Area of Impact: [1/2 mile x 1/2 mile (minus R.O.W.)]= 153 acres
Warren CAT Proportional Area = $20.4/153 = 0.13$

ALLOWABLE RECOVERY COSTS

1. Warren CAT Proportional Cost= $0.13 \times \$204,920.79 = \$26,639.70$
2. Allowable Recovery Cost: $\$204,920.79 - \$26,639.70 = \$178,281.09$

Scott E. Holtzen

Scott E. Holtzen



Applicant

Attachments:

- Overall Aerial Map
- Engineer's Cost Estimate
- Warren CAT Property Area Map
- Area of Impact Map

NW/4 SECTION 19
T23N, R6W, I.M.

NE/4 SECTION 19
T23N, R6W, I.M.

Proposed
Water Line
Route

SW/4 SECTION 19
T23N, R6W, I.M.

SE/4 SECTION 19
T23N, R6W, I.M.

SW/4, SECTION 20
T23N, R6W, I.M.

N. VAN BUREN ST.
N Van Buren St

Phillips Ave

PHILLIPS AVE.

81

HWY. 81

Connection to
Existing W.L.

NE/4 SECTION 30
T23N, R6W, I.M.

Ex. 10" W.L.

SW/4, SECTION 29
T23N, R6W, I.M.

Greshwood St

Warren CAT Water Line Extension

ENGINEER'S COST ESTIMATE

**8" Water Line Extension
along HWY 81 Frontage Road
to Serve Warren CAT
Project No.: W-1713**

Item	Description	Units	Quantities	Unit Price	Total Price
1.	Mobilization, Bonds, & Insurance	L.S.	1	\$ 15,000.00	\$ 15,000.00
2.	8" PVC C900 DR18 Water Line Furnished and Laid	L.F.	2,247.5	\$ 45.00	\$ 101,137.50
3.	8" PVC Water Line Installed by Boring (Restrained Joint)	L.F.	170.5	\$ 90.00	\$ 15,345.00
4.	10" IPS HDPE DR11 Water Line Installed by Boring	L.F.	222.0	\$ 140.00	\$ 31,080.00
5.	6" PVC or DIP Water Line Furnished and Laid	L.F.	15.0	\$ 30.00	\$ 450.00
6.	6" Fire Hydrant Assembly in Place	Ea.	5.0	\$ 3,500.00	\$ 17,500.00
7.	6" Fire Hydrant Extension	V.F.	1.0	\$ 35.00	\$ 35.00
8.	2" PE Water Line Furnished & Laid (same trench as 8" Water Line)	L.F.	2,243.5	\$ 15.00	\$ 33,652.50
9.	2" PE Water Line installed by Bore	L.F.	392.5	\$ 40.00	\$ 15,700.00
10.	Saw and Removed Commercial Drives	S.Y.	104.0	\$ 20.00	\$ 2,080.00
11.	6" P.C.C. Commercial Drive Replacement	S.Y.	104.0	\$ 75.00	\$ 7,800.00
12.	Remove & Replace Street Paving	S.Y.	44.0	\$ 130.00	\$ 5,720.00
13.	8" Thick Gravel Surface - Furnish & Install	S.Y.	34.0	\$ 16.00	\$ 544.00
14.	Trench Compaction to 95% S.P.D.	C.Y.	209.0	\$ 60.00	\$ 12,540.00
15.	8" Gate Valve and Box	Ea.	2	\$ 1,500.00	\$ 3,000.00
16.	2" Curb Stop and Box	Ea.	2	\$ 800.00	\$ 1,600.00
17.	Proposed 8" PVC Water Line connection to Existing 10" Water Line	Ea.	1	\$ 4,000.00	\$ 4,000.00
18.	Proposed 2" PE Water Line connection to Existing 10" Water Line	Ea.	1	\$ 500.00	\$ 500.00
19.	Proposed 2" PE Water Line connection to Proposed 8" Water Line	Ea.	1	\$ 500.00	\$ 500.00
20.	Water Meter, In Place	Ea.	1	\$ 150.00	\$ 150.00
21.	Cast or Ductile Iron Fittings	Lbs.	683	\$ 3.00	\$ 2,049.00
22.	Remove & Replace Concrete Wingwalls	Ea.	2	\$ 600.00	\$ 1,200.00
23.	Service Line Connection to 2" PE Water Line	Ea.	1	\$ 400.00	\$ 400.00
24.	Service Line Connection to 8" PVC Water Line	Ea.	1	\$ 600.00	\$ 600.00
25.	Seed and Fertilize All Distrubed Areas (10' Wide)	S.Y.	2,138	\$ 0.65	\$ 1,389.70
26.	Erosion Control	L.S.	1	\$ 5,000.00	\$ 5,000.00
27.	Traffic Control Plan	L.S.	1	\$ 4,000.00	\$ 4,000.00
28.	Construction Staking	L.S.	1	\$ 2,000.00	\$ 2,000.00

BASE BID TOTAL: \$ 284,972.70

Scott E. Holtzen
Scott E. Holtzen, P.E.



BRUEGGEMANN HOLTZEN ENGINEERING, P.C.
302 N. Independence Suite 1100, Enid, OK 73701
C.A. # 7050, Expires 06/30/2018
(580)-233-8533



581 ft

497 ft

134 ft

Area: 20.43 ac
Perimeter: 3,932 ft

884 ft

81

1,085 ft

Warren CAT Property
(20.4 acres)



Area of Impact (to the nearest 1/2 section line) (153 acres)

Phillips Ave

N Van Buren St

N Jefferson St

N Washington St

81

Service Rd

81

IS

**Metropolitan Area Planning Commission
Meeting**

5.1.

Meeting Date: 07/17/2017

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER A USE BY REVIEW FOR A SUNPOWER SOLAR FARM LOCATED NORTH OF COVINGTON, OKLAHOMA ON THE EAST SIDE OF HWY 74 AND SOUTH OF LONGHORN TRAIL, WHICH IS ALSO KNOWN AS A TRACT OF LAND IN THE NW/4 SECTION 12, TOWNSHIP 21 NORTH, RANGE 4 WEST.

BACKGROUND:

Sunpower submitted a request for a Use by Review (UBR) solar farm for O G & E. The property is located on the east side of HWY 74 south of Longhorn Trail and approximately 1/4 mile north of Covington, Oklahoma. The property is zoned A-1 General Agricultural District. A solar farm is not a listed permitted use in A-1. Therefore the solar farm can be considered under a UBR. The proposed solar farm will not adversely affect the surrounding neighborhood. Utilities and drainage will be provided in accordance with City of Enid standards. There will be no additional traffic or noxious odors.

In addition, Vance Air Force Base (VAFB) and Enid Woodring Regional Airport have reviewed the solar farm and determined it will not have any negative effects on base or airport operations and air navigation.

RECOMMENDATION:

Consider approval of the Use by Review.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location Map
Application
Site Plan
VAFB Letter





Planning & Zoning Department
Chris Bauer, Planning Administrator
cbauer@enid.org
580-616-7217
PO Box 1768, 401 West Garriott
Enid OK 73702

Use By Review Petition


(DUE to Community Development 2 weeks prior to Planning Commission meeting)

For Planning Commission meeting dates visit <http://www.enid.org/index.aspx?page=374>.

1. The premises, if approved, will be used as follows: 10-megawatt alternating current (MWac) photovoltaic (PV) solar energy generation facility located in southeastern Garfield County near the town of Covington

Additional reasons, if any, for desiring the approval of the Use By Review are as follows:

Oklahoma Gas and Energy Utility is striving to utilize this solar installation as flagship example to promote renewable energy in this region. It will be the start of a solar generating plant that can be scaled and duplicated for community solar incentives and will generate electricity to serve the needs of over 1,000 average homes in Oklahoma. OG&E is now committed to including solar in its energy mix and this plant is scheduled to begin commercial operation in January 2018. Another reason why OG&E is regarded a leader in smart Grid technology.

2. Address and/or general location of site: SE of State Highway 74 & East Longhorn Trail
3. Legal description or site: NW/4 12-21N-04W (EX TR BEG SW/C OF NW/4, N 330', E 660', S 330', W 660' TO BEG)Acres-155 sd-R94 UNPLATTED REAL ESTATE COMB WITH N/2 NE/4 NW/4 CLOSED AND LOCKED TR 200 7-16
4. Zoning classification of property: RURAL AG (R_AG)
5. Applicant's signature: 

Printed Name: Jon Bortle

Date: 6/30/2017

Address: 1414 Harbour Way South Richmond, CA 94804

Email: jonathan.bortle@sunpower.com

Telephone: (510) 260-8568

Cell phone: (928) 699-2090

If you have any questions, please contact Community Development at (580) 616-7218

THANK YOU!

INSTALLATION PLAN - OASIS TRACKER PHOTOVOLTAIC ARRAY

COVINGTON, GARFIELD COUNTY, OKLAHOMA

	SPWR AZIMUTH 180° 90° — 0° — 90° 0°	CSI AZIMUTH 0° 270° — 0° — 90° 180°	
ARRAY SUMMARY TABLE			
MV CIRCUITS	SPWR AZIMUTH	CSI AZIMUTH	TILT
2	0	180	±60°

OASIS GROUND-MOUNTED PHOTOVOLTAIC SYSTEM SUMMARY

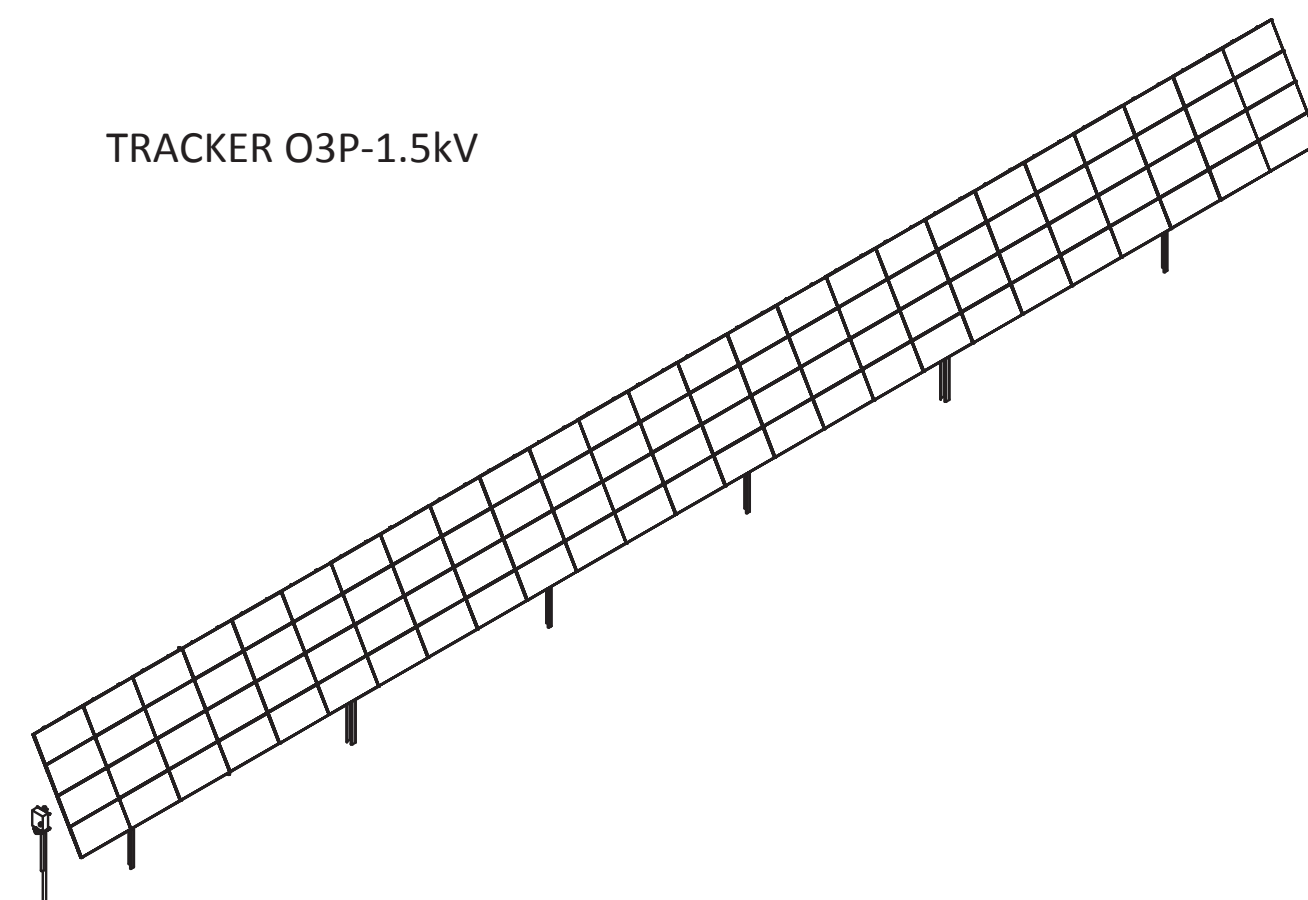
MODULE TYPE: P-SERIES
 MODULE POWER [W]: 340, 345, 350
 SYSTEM SKU: O3P-1.5KV-P
 SYSTEM VOLTAGE [Vdc]: 1,500
 MODULE/TRACKER: 100
 TOTAL NUMBER OF MODULES: 38,000
 NUMBER OF TRACKERS: 380
 NUMBER OF AC STATIONS: 4
 AC STATIONS CAPACITY [MW]: (2) 2.60, (2) 2.25
 INVERTER MAKE: POWER ELECTRONICS
 MV TRANSFORMER MAKE: COOPER
 NUMBER OF DC DISCONNECT: 56
 NUMBER OF DISCOFLEX: 27
 NUMBER OF FLEX BOX: 27
 DC CAPACITY [kWp]: 12,920-13,300
 AC CAPACITY [MWac]: 9.7

TRACKER'S PILE NUMBERS
 SIX PILE TRACKERS: 231
 NINE PILE TRACKERS: 149

TRACKER'S TYPES
 INTERIOR TRACKERS: 231
 PERIMETER TRACKERS: 149

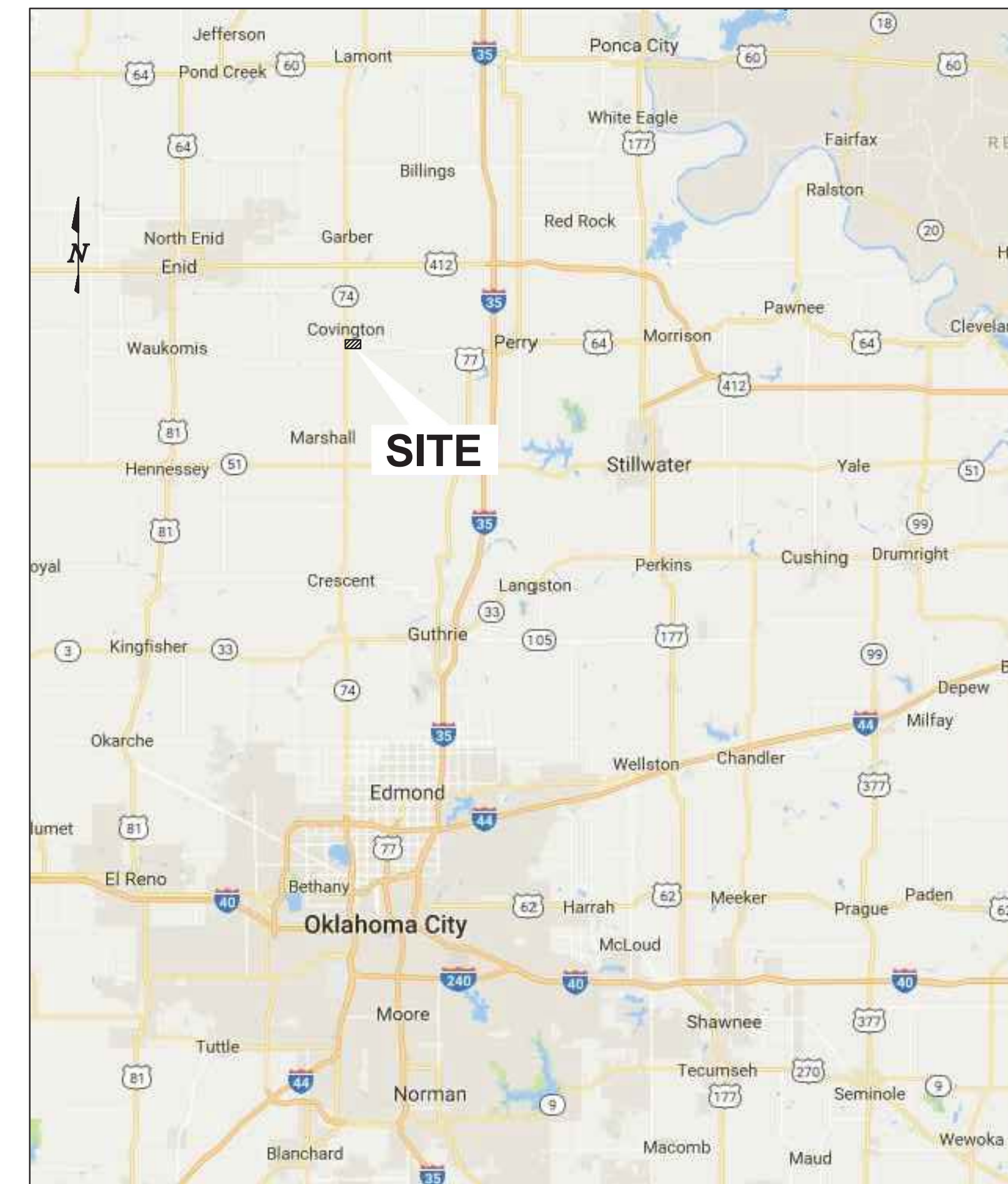
GCR
 (380) TRACKERS WITH GCR=0.3

TRACKER O3P-1.5KV



<p>CLIENT</p> KEITH STOCKTON OKLAHOMA GAS & ELECTRIC 3220 SOUTH HIGH STREET OKLAHOMA CITY, OK 73129 (405) 553-8599
<p>DESIGNER</p> DAVID CAPPELLO, DESIGN ENGINEER PETER TODD, PROJECT ENGINEER 1414 HARBOUR WAY SOUTH RICHMOND, CA 94804 (510) 540-0550
<p>ENGINEER OF RECORD (CIVIL DESIGN)</p> PETER TODD, PE SUNPOWER CORPORATION 1414 HARBOUR WAY SOUTH RICHMOND, CA 94804 (510) 260-8200
<p>ENGINEER OF RECORD (ELECTRICAL DESIGN)</p> PRIYANTHA SIRISOORIYA, PE SUNPOWER CORPORATION 1414 HARBOUR WAY SOUTH RICHMOND, CA 94804 (510) 260-8200
<p>ENGINEER OF RECORD (STRUCTURAL DESIGN)</p> PETER TODD, PE SUNPOWER CORPORATION 1414 HARBOUR WAY SOUTH RICHMOND, CA 94804 (510) 260-8200
<p>CONTRACTOR</p>
<p>CODE COMPLIANCE</p> ALL WORK SHALL CONFORM TO ALL PERTINENT CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY THE STATE OF OKLAHOMA STRUCTURAL CODE: IBC 2015 ELECTRICAL CODES: NEC 2014 NATIONAL ELECTRIC SAFETY CODE (NESC), 2012 EDITION FIRE/LIFE SAFETY CODE: IFC 2015 PLUMBING CODE: UPC 2000 MECHANICAL CODE: UMC 1996 CODES AS LISTED AND APPLICABLE STATE, CITY, AND COUNTY AMMENDMENTS

VICINITY MAP

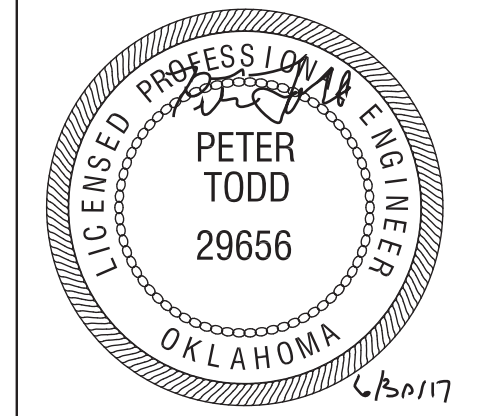


36°18'59.7"N, 97°35'06.0"W
 LATITUDE, LONGITUDE

SITE MAP



SUNPOWER
 1414 HARBOUR WAY SOUTH
 RICHMOND, CA 94804 USA
 (510) 540-0550
 OKLAHOMA COA # 7849



ENGINEER'S STAMP

OKLAHOMA GAS & ELECTRIC
COVINGTON
 OK-74 & E0480 DRIVE
 COVINGTON, OK 73730
TITLE SHEET

REV	DESIGN #	DESCRIPTION	DATE	DB	CB
A	D-0083458	ISSUE FOR BID	5/4/17	AV	TL
B		50% RELEASE- CLIENT REVIEW	06-02-17	DC	JM
0		ISSUE FOR PERMIT	06-30-17	DC	JM

OPPORTUNITY	0001346693
PROJECT	SIF442730
DATE DRAWN	5/4/17
DRAWN BY	AV

IF BAR IS NOT ONE INCH, DRAWING IS NOT TO SCALE

G001

520478_REV 1

OG&E OTTER SUBSTATION

SITE BOUNDARY
E LONGHORN TRAIL

(N) ROAD, CULVERT,
DC FEEDER, AND FIBER
CROSSING LOCATION

(E) APPROX. EDGE OF
CROWS NEST CREEK
(N) SCADA ENCLOSURE
(N) BATTERY ENCLOSURE
(N) SOILING MEASUREMENT SYSTEM
(N) MDAS 01
(N) REFERENCE CELL

(N) TEMPORARY 16' WIDE
CONSTRUCTION ACCESS ROAD

(E) OVERHEAD LINES
(N) 35' SECURITY CAMERA
AND LIGHT POLE
(N) 6' CHAIN LINK +
1' BARBED WIRE
PROJECT FENCE LINE
(N) 15' SECURITY CAMERA
AND LIGHT POLE
(N) PEDESTAL
(N) PERMANENT
SITE ENTRANCE
AND 24' WIDE GATE
(N) RISER POLE
WITH TRANSFORMER
(N) 20' WIDE PERMANENT
SITE ACCESS ROAD
(N) RISER POLE

20' TEMPORARY
ACCESS EASEMENT

(N) 35' SECURITY CAMERA
AND LIGHT POLE
(N) TEMPORARY CONSTRUCTION SITE
ENTRANCE AND 20' WIDE GATE

(N) TEMPORARY ROAD
TURNAROUND

(N) PERMANENT 20' WIDE
INTERNAL ACCESS ROAD
(N) PARKING
(N) TEMPORARY MATERIAL
LAYDOWN AREA
(N) TEMPORARY
CONSTRUCTION FACILITIES
(N) CIRCUIT BREAKER
(N) RISER POLE
(N) PEDESTAL

(N) VIPER SWITCHGEAR 1
(N) METERING ENCLOSURE 1
(SUNPOWER POINT OF
INTERCONNECTION)

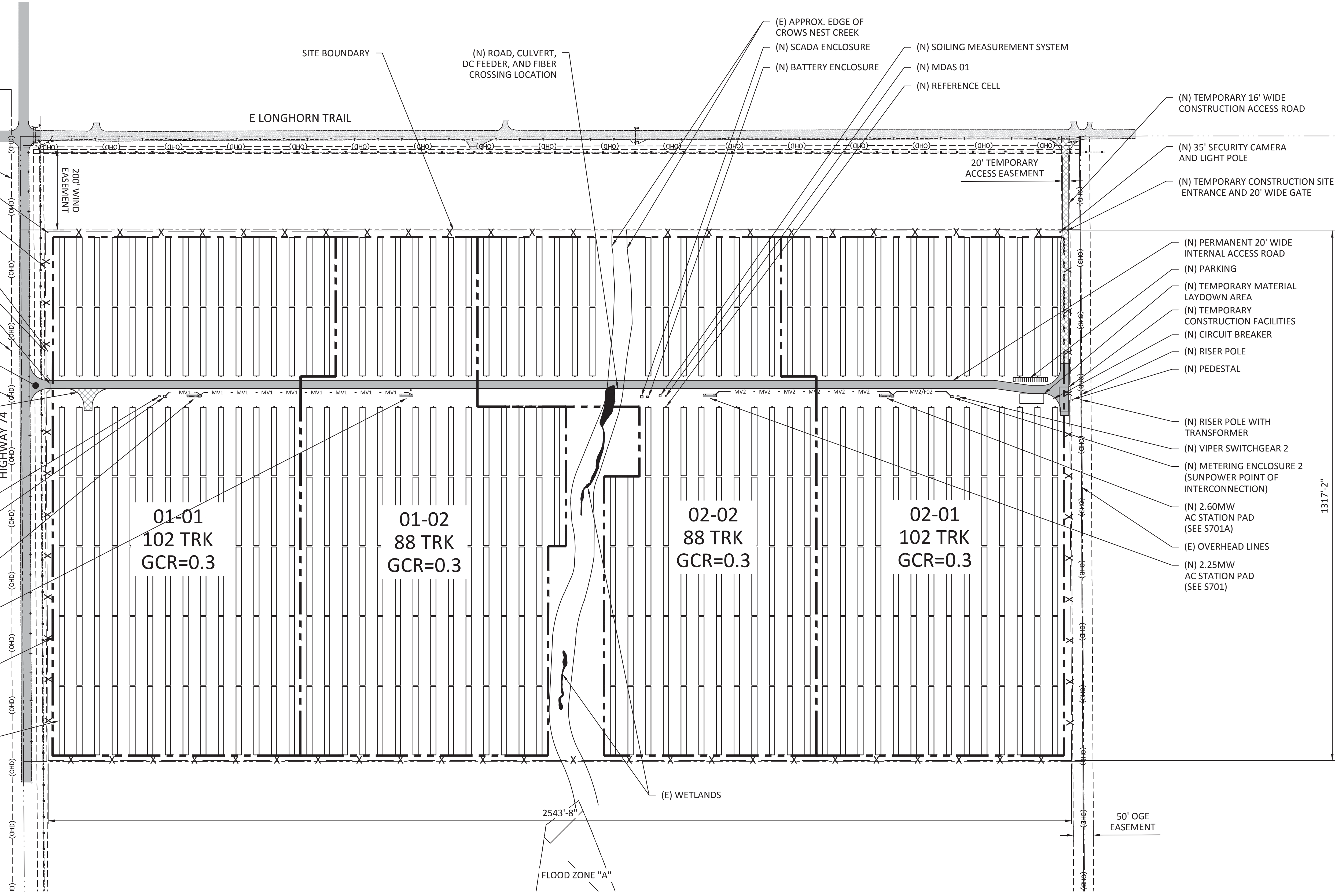
(N) RISER POLE WITH
TRANSFORMER
(N) VIPER SWITCHGEAR 2
(N) METERING ENCLOSURE 2
(SUNPOWER POINT OF
INTERCONNECTION)

(N) 2.60MW AC STATION PAD
(SEE S701A)
(N) 2.25MW AC STATION PAD
(SEE S701)

(N) 2.60MW
AC STATION PAD
(SEE S701A)
(E) OVERHEAD LINES
(N) 2.25MW
AC STATION PAD
(SEE S701)

AC BLOCK OUTLINE
(FOR ILLUSTRATIVE
PURPOSES ONLY)

TRACKER (TYP)
(SEE S401)



2543'-8"
FLOOD ZONE "A"

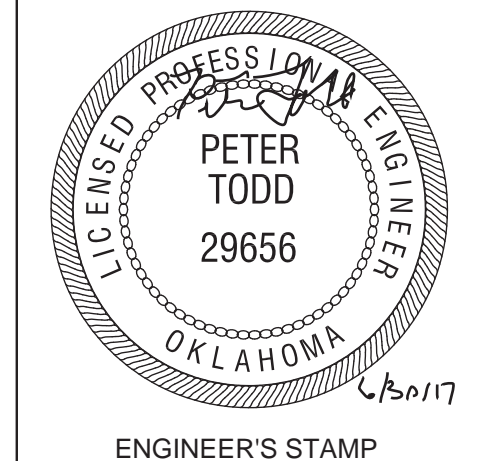
50' OGE
EASEMENT

1317'-2"

1 SITE PLAN
SCALE: 1" = 128'

AC BLOCK NOMENCLATURE
01 - 02
MV FEEDER AC BLOCK

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**OKLAHOMA GAS & ELECTRIC
COVINGTON**
SITE PLAN
OK-74 & E0680 DRIVE
COVINGTON, OK 73730

REV	DESIGN #	DATE	DB	CB
A	D-0083458	5/4/17	AV	TL
B		06-02-17	DC	JM
0		06-30-17	DC	JM

OPPORTUNITY 0001346693
PROJECT SIF442730
DATE DRAWN 5/4/17
DRAWN BY AV

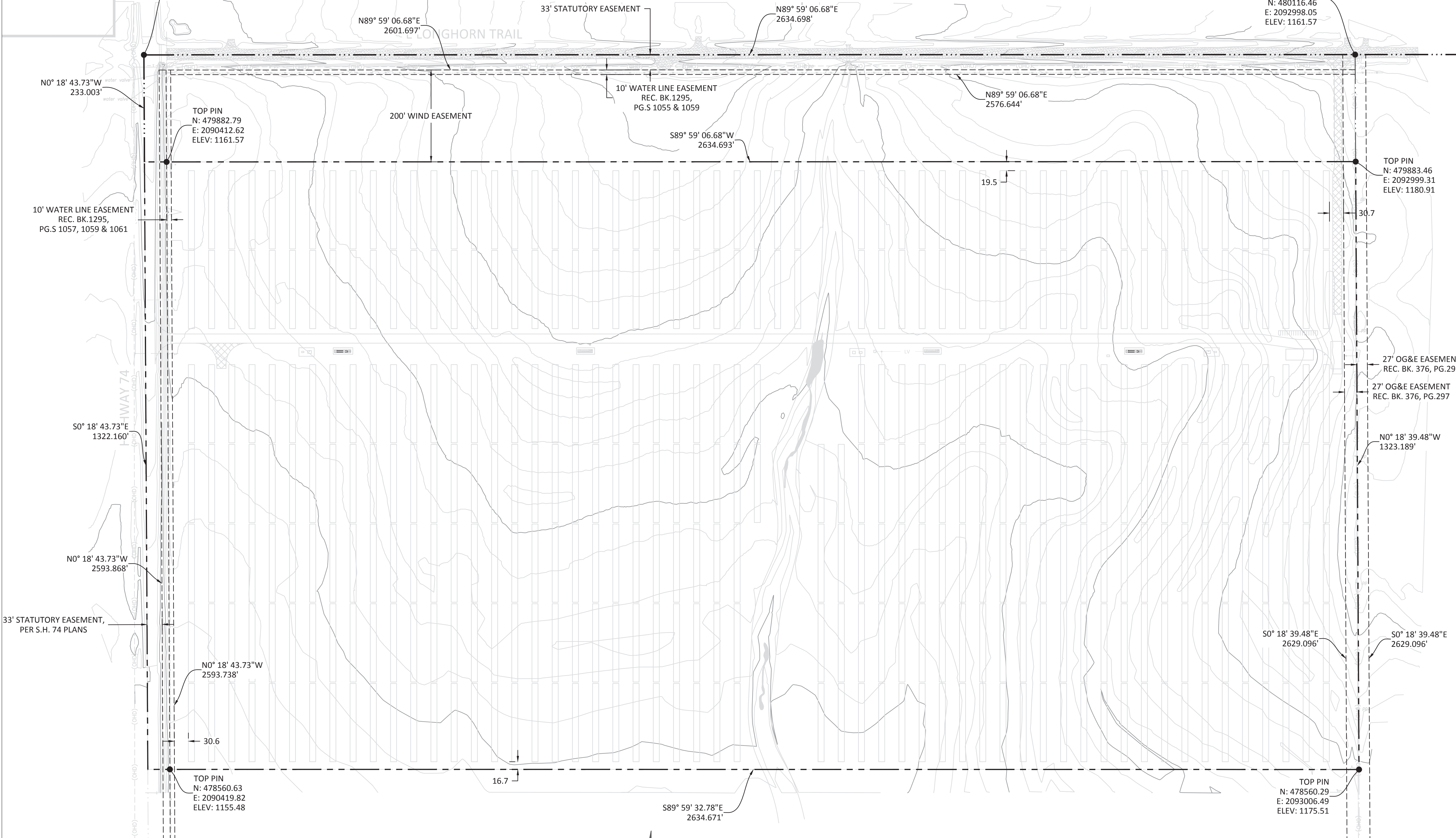
IF BAR IS NOT ONE INCH, DRAWING IS NOT TO SCALE
SHEET

G101

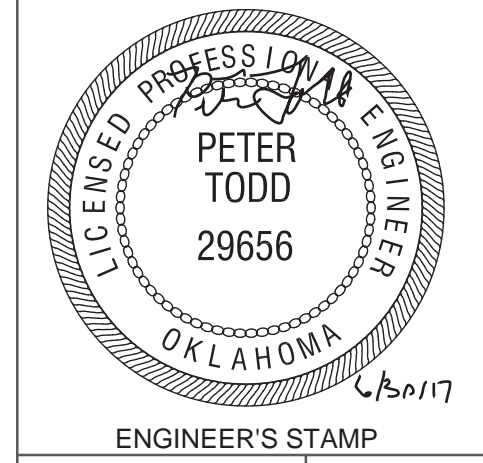
520478_REV 1

NORTHWEST CORNER NW/4
 SEC. 12, T.21N., R.4W., I.
 M. SET MAG NAIL & WASHER STAMPED CA828
 N: 480115.76
 E: 2090363.36
 ELEV: 1161.66

NORTHEAST CORNER NW/4
 SEC. 12, T.21N., R.4W., I. M.
 FD BRASS CAP
 N: 480116.46
 E: 2092998.05
 ELEV: 1161.57



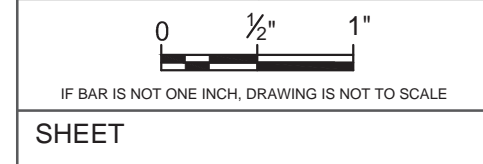
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 OKLAHOMA COA # 7849



OKLAHOMA GAS & ELECTRIC
COVINGTON
 HORIZONTAL CONTROL
 PLAN
 OK-74 & E0480 DRIVE
 COVINGTON, OK 73730

REV	DESIGN #	DATE	DB	CB
A		6-2-17		
0		6-30-17	AE	PT

OPPORTUNITY	0001346693
PROJECT	SIF442730
DATE DRAWN	9-3-15
DRAWN BY	AE

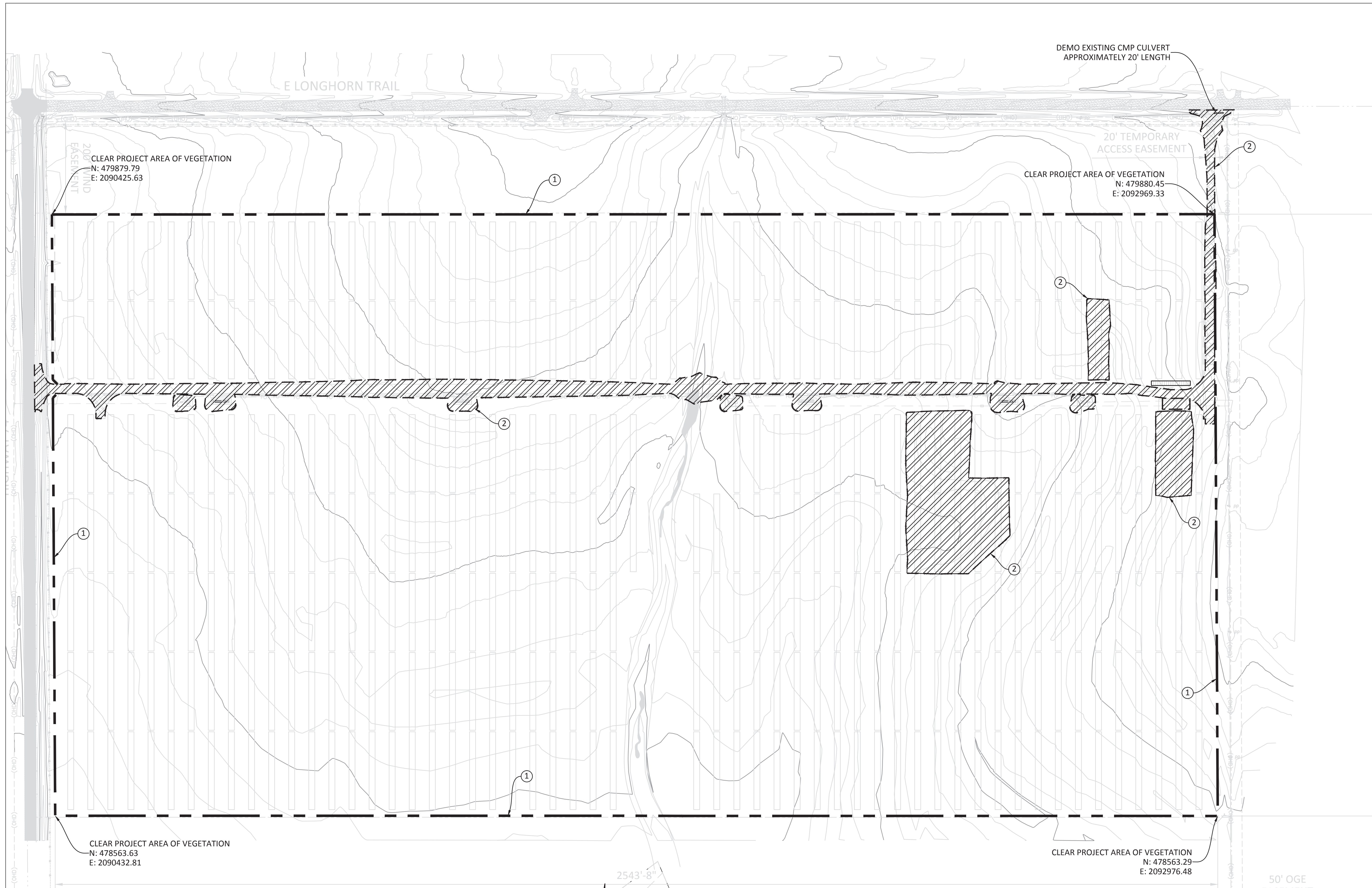


SHEET
C120



PLAN VIEW
 SCALE 1" = 100'

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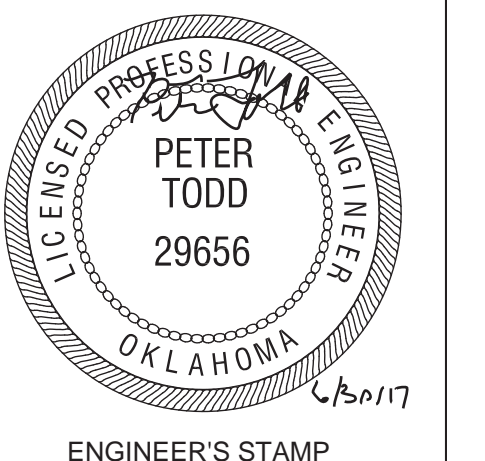


CONSTRUCTION NOTES

- ① CLEAR ALL VEGETATION WITHIN PROJECT LIMITS. SEE PLAN VIEW FOR COORDINATES OF PROJECT LIMITS.
- ② CLEAR AND GRUB AREAS TO BE GRADED. REMOVE ORGANIC MATERIAL AND UNUSABLE SOIL.



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**OKLAHOMA GAS & ELECTRIC
 COVINGTON**
 OK-74 & E0480 DRIVE
 COVINGTON, OK 73730

DEMOLITION PLAN

REV	DESIGN #	DESCRIPTION	DATE	DB	CB
A	0	50% RELEASE - CLIENT REVIEW	6-2-17	AE	PT
		ISSUE FOR PERMIT	6-30-17	AE	PT

OPPORTUNITY: 0001346693
 PROJECT: SIF442730
 DATE DRAWN: 6-2-17
 DRAWN BY: AE

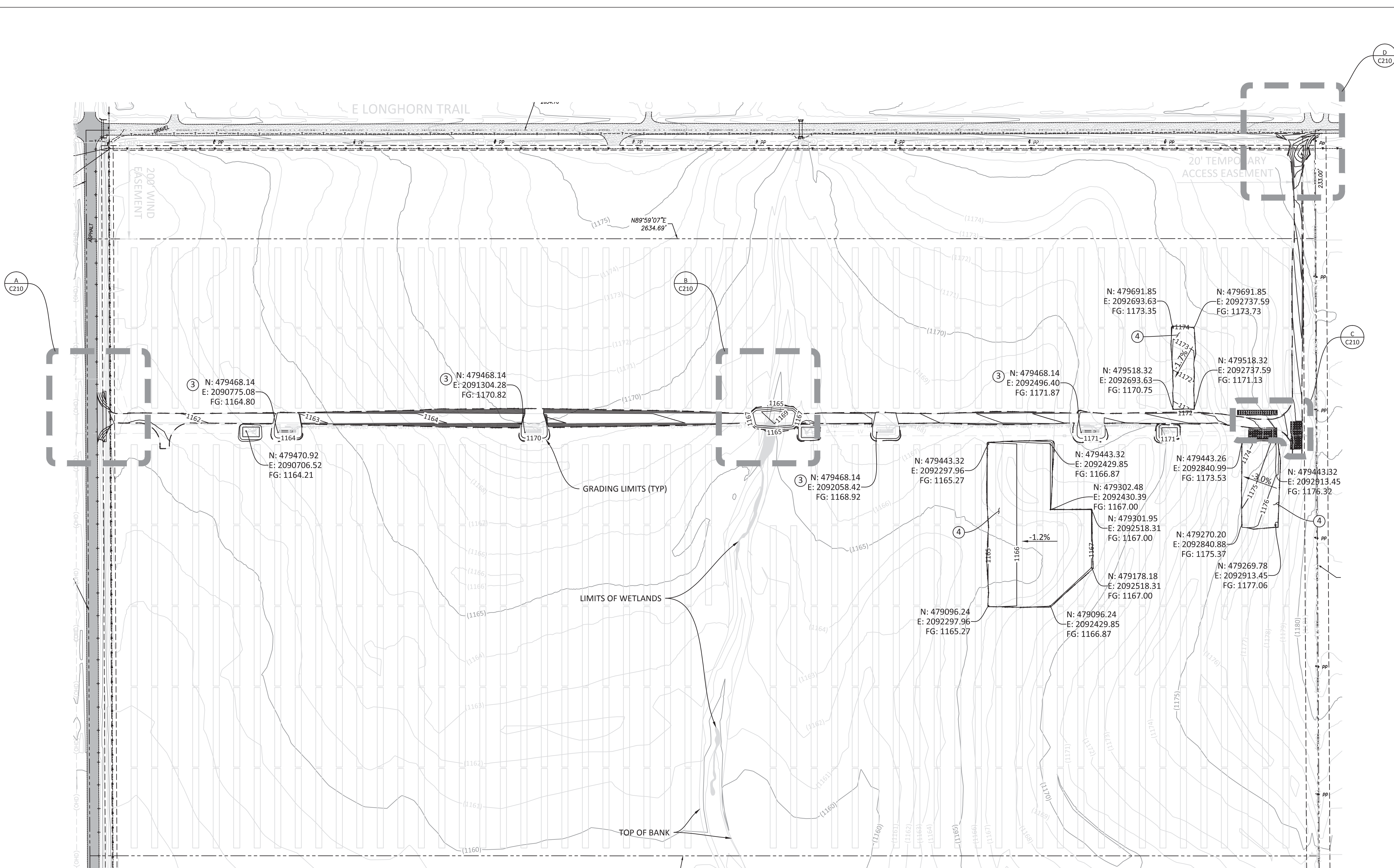
IF BAR IS NOT ONE INCH, DRAWING IS NOT TO SCALE

SHEET **C130**

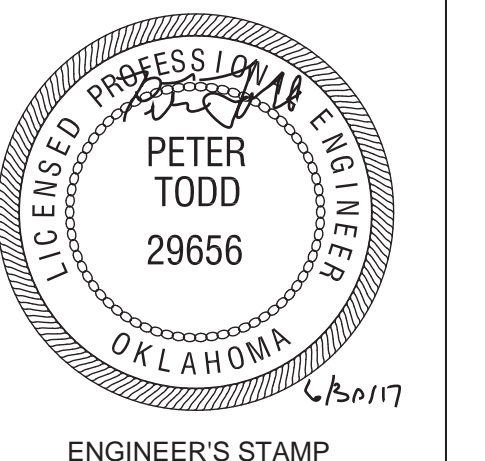


CONSTRUCTION NOTES

- NO. DESCRIPTION
- ③ GRADE AC STATION AREA PER TYPICAL DETAIL 1 ON SHEET C500. SEE PLAN VIEW FOR COORDINATES AND ELEVATION.
- ④ GRADE TRACKER AREAS PER DETAIL 2 ON SHEET C500. SEE PLAN VIEW FOR COORDINATES, SPOT ELEVATIONS, AND LIMITS OF GRADING.
- ⑤ GRADE AND ROCK TEMPORARY CONSTRUCTION AREAS PER DETAIL 3 ON SHEET C600. SEE PLAN VIEW FOR COORDINATES AND ELEVATION OF LIMITS.



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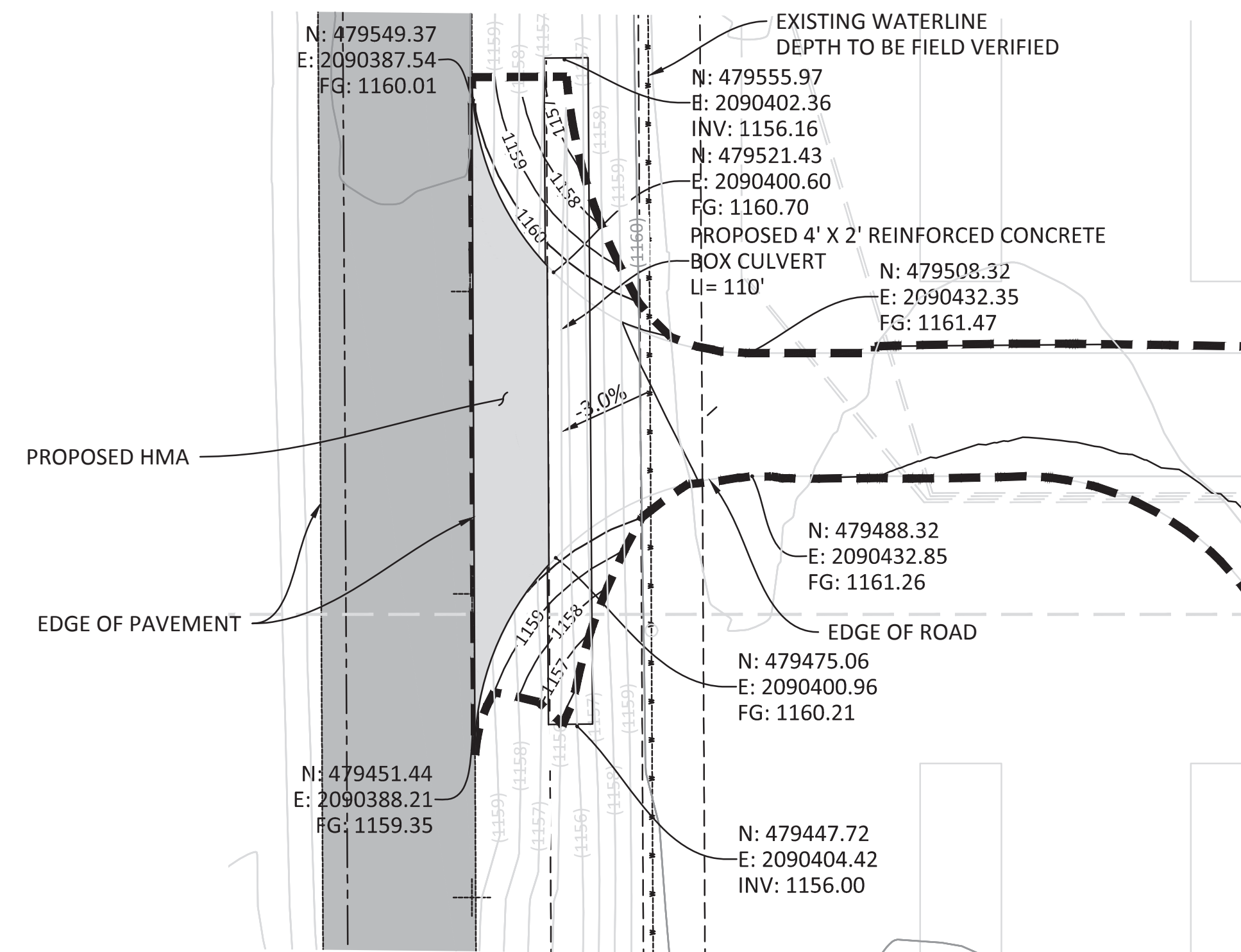


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COVINGTON
 OK-74 & E0480 DRIVE
 COVINGTON, OK 73730

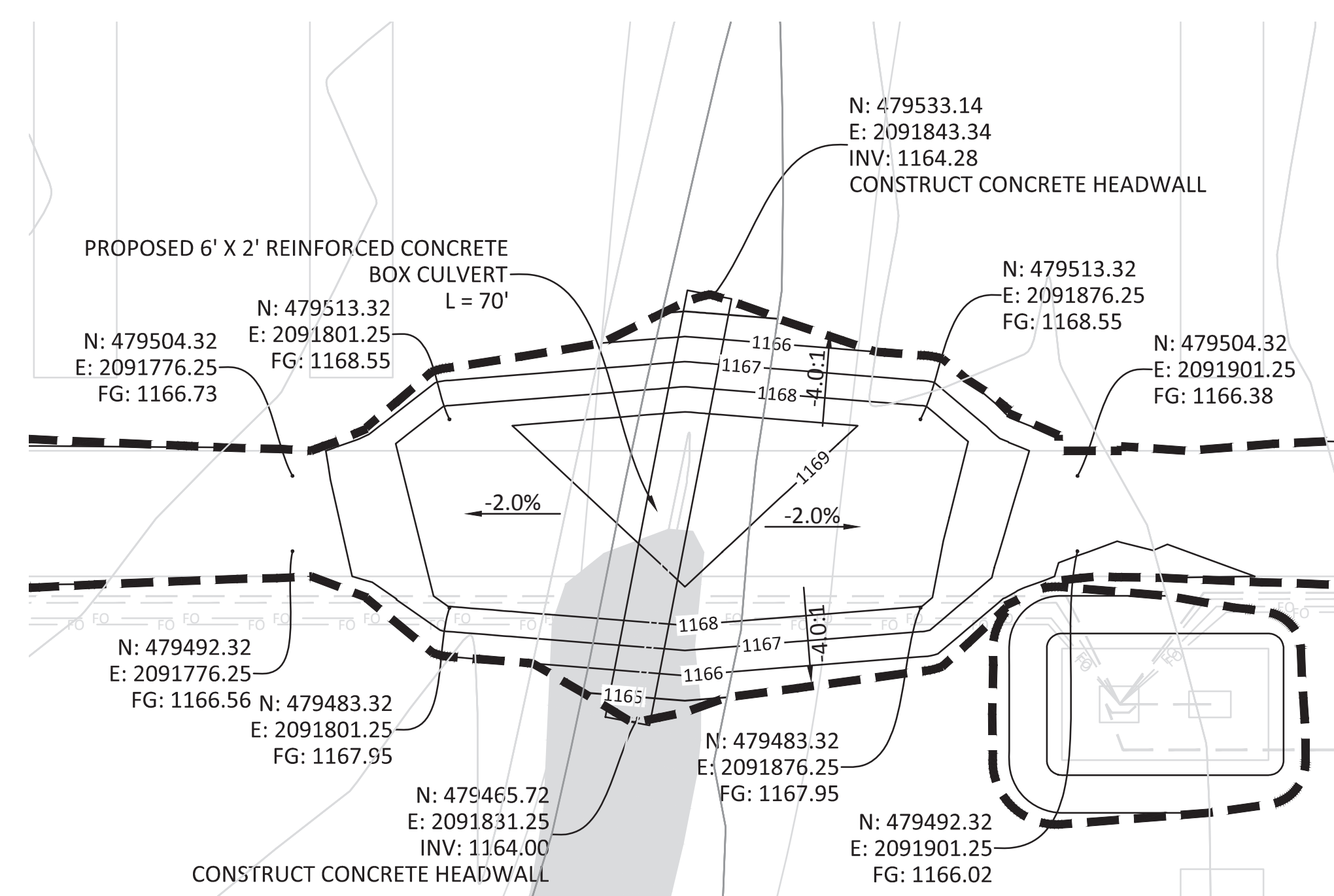
REV	DESIGN #	DATE	DB	CB
A	0	6-2-17	AE	
		6-30-17	AE	PT

OPPORTUNITY	0001346693
PROJECT	SIF442730
DATE DRAWN	5-4-17
DRAWN BY	AE

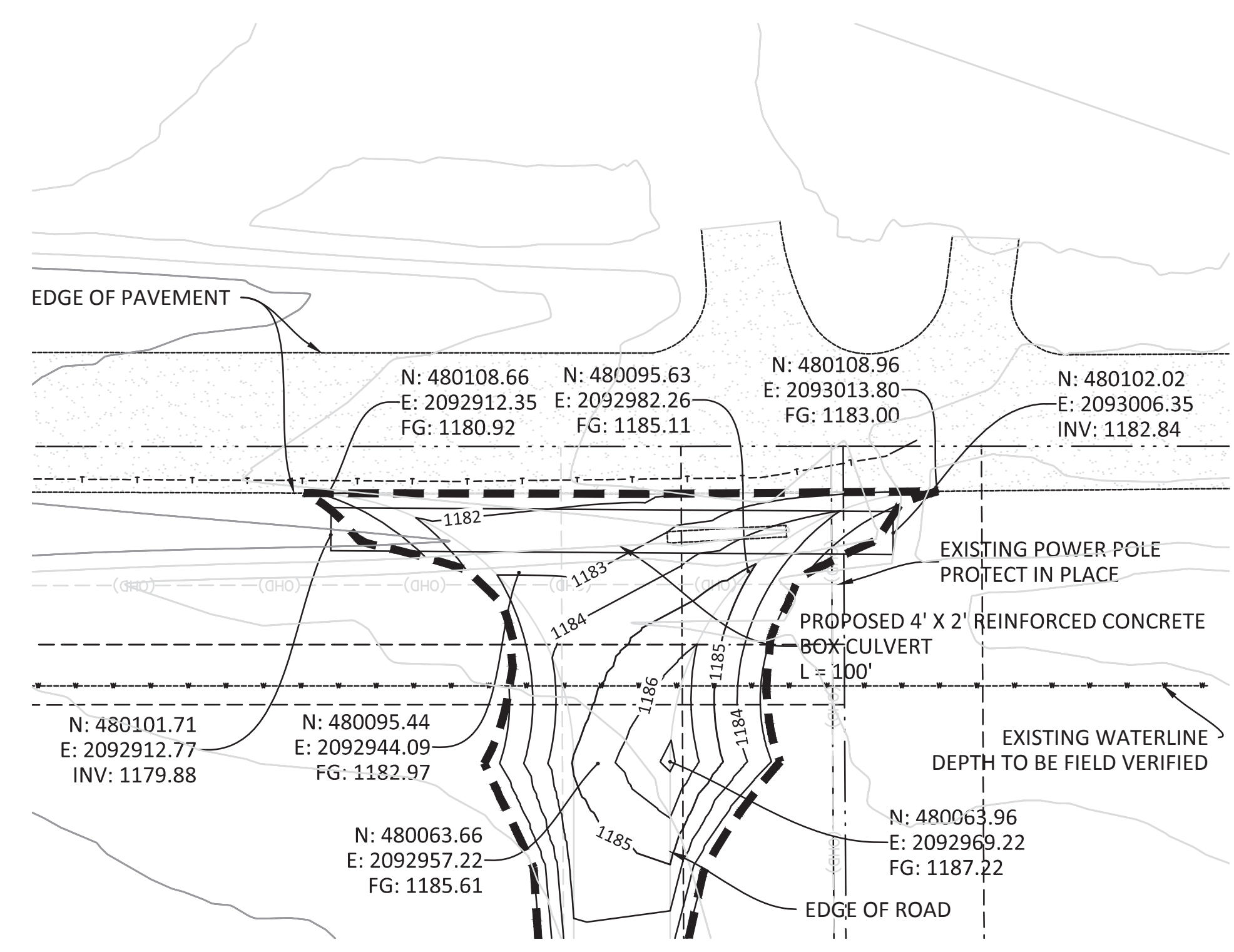
IF BAR IS NOT ONE INCH, DRAWING IS NOT TO SCALE
 SHEET **C200**



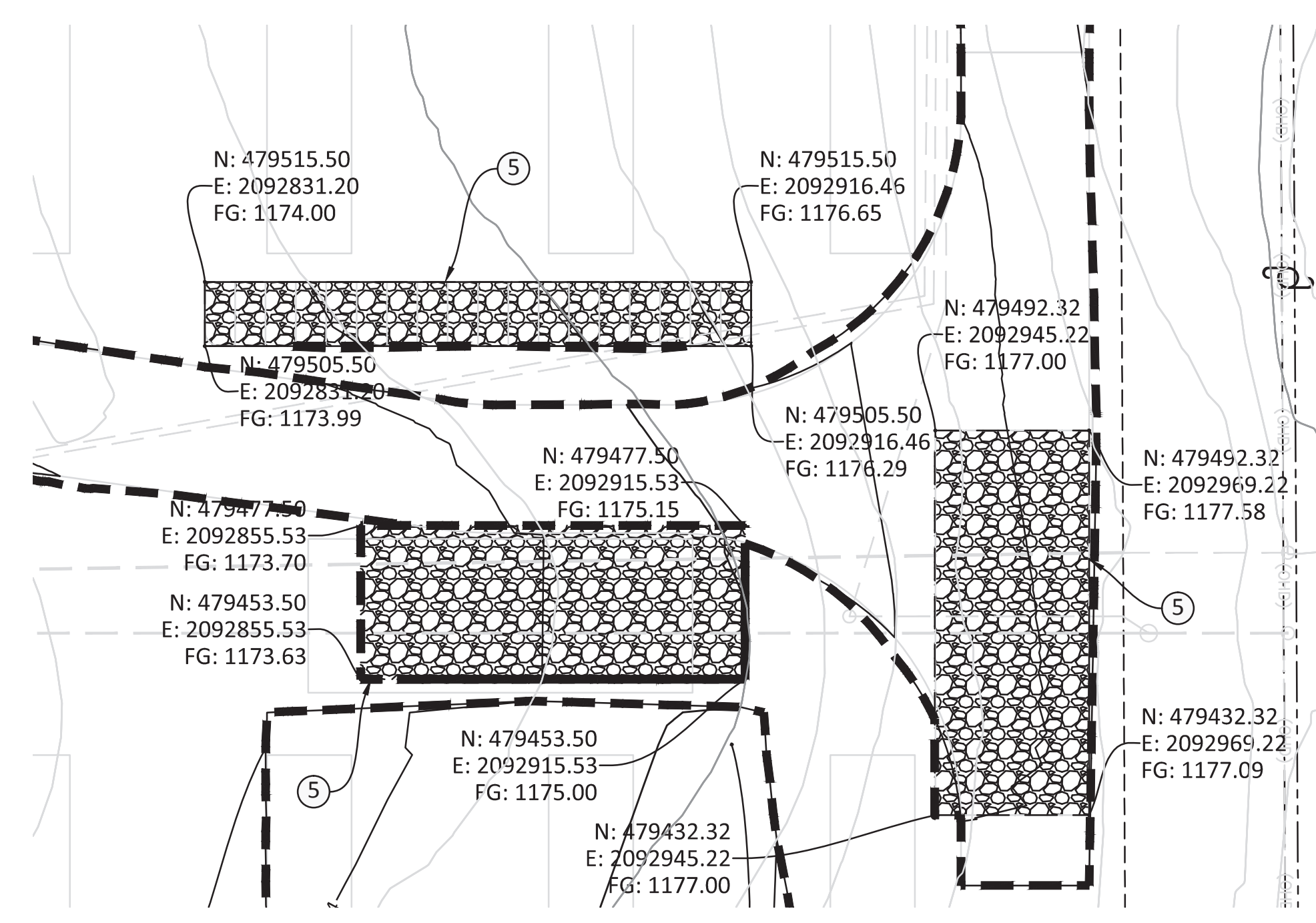
A WESTERN ENTRANCE ENLARGED VIEW
SCALE: 1" = 20'



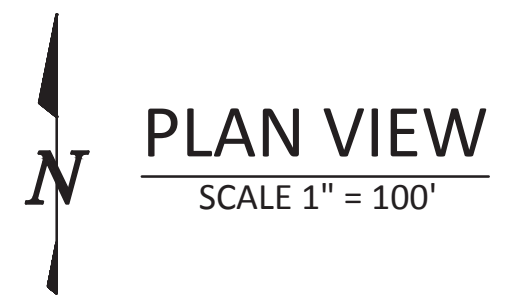
B CREEK CROSSING ENLARGED VIEW
SCALE: 1" = 20'



D NORTHERN ENTRANCE ENLARGED VIEW
SCALE: 1" = 20'



C TCF GRADING ENLARGED VIEW
SCALE: 1" = 20'

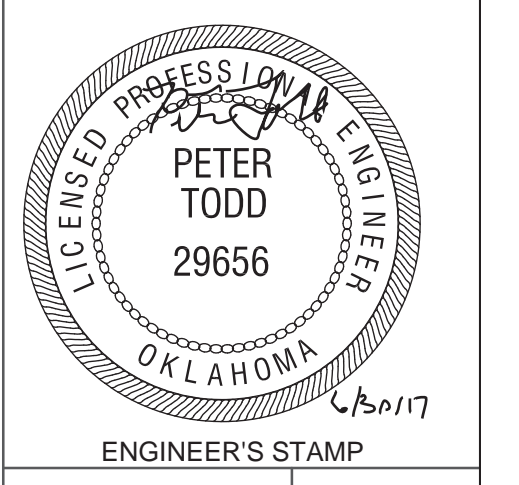


CONSTRUCTION NOTES

- NO. DESCRIPTION
- ③ GRADE AC STATION AREA PER TYPICAL DETAIL 1 ON SHEET C500. SEE PLAN VIEW FOR COORDINATES AND ELEVATION.
- ④ GRADE TRACKER AREAS PER DETAIL 2 ON SHEET C500. SEE PLAN VIEW FOR COORDINATES, SPOT ELEVATIONS, AND LIMITS OF GRADING.
- ⑤ GRADE AND ROCK TEMPORARY CONSTRUCTION AREAS PER DETAIL 3 ON SHEET C600. SEE PLAN VIEW FOR COORDINATES AND ELEVATION OF LIMITS.



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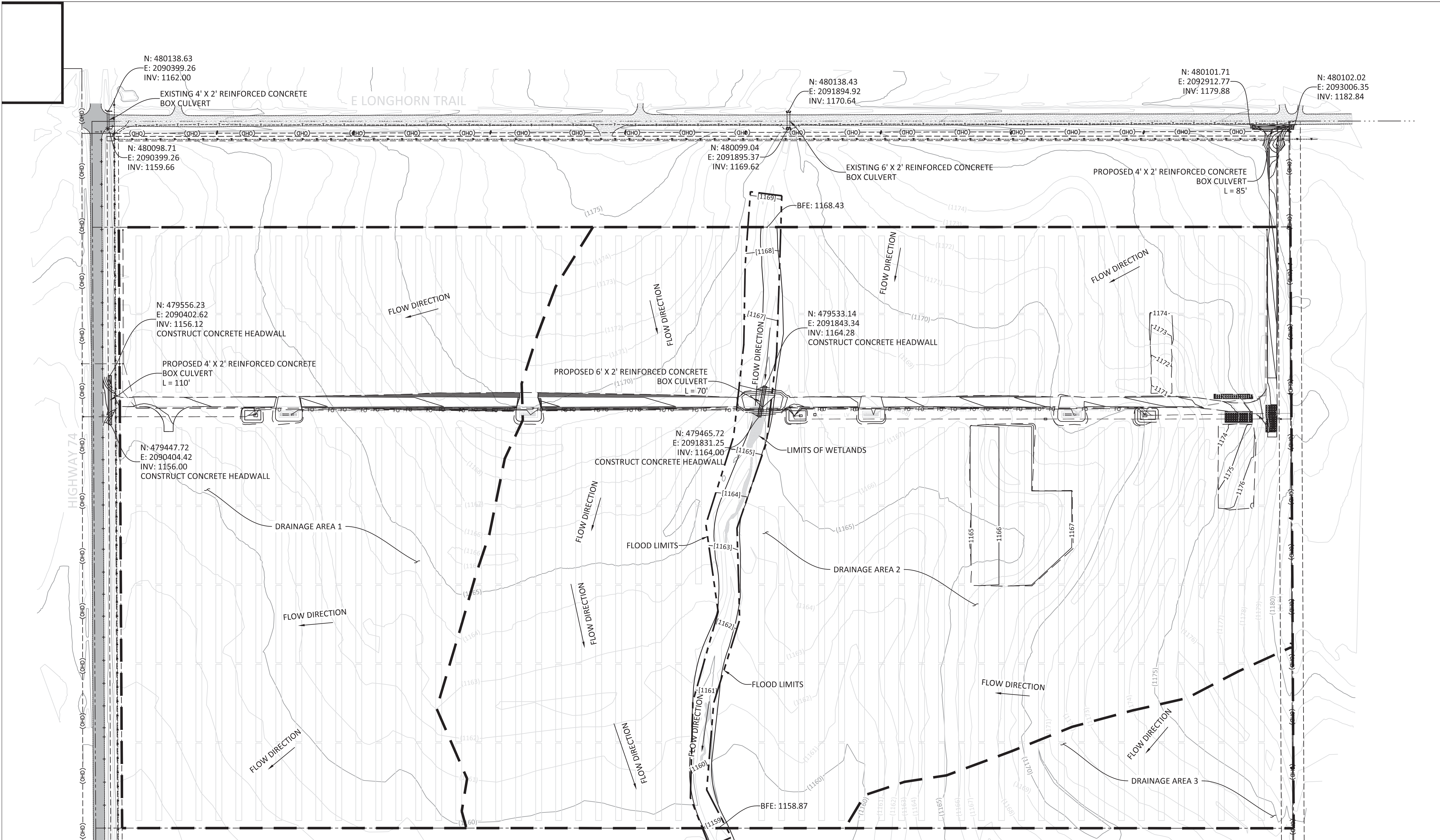
**OKLAHOMA GAS & ELECTRIC
COVINGTON**
OK-74 & E0480 DRIVE
COVINGTON, OK 73730

**GRADING AND DRAINAGE
PLAN**

REV	DESIGN #	DESCRIPTION	DATE	DB	CB
A	0	50% RELEASE - CLIENT REVIEW	6-2-17	AE	
		ISSUE FOR PERMIT	6-30-17	AE	PT

OPPORTUNITY	0001346693
PROJECT	SIF442730
DATE DRAWN	5-4-17
DRAWN BY	AE

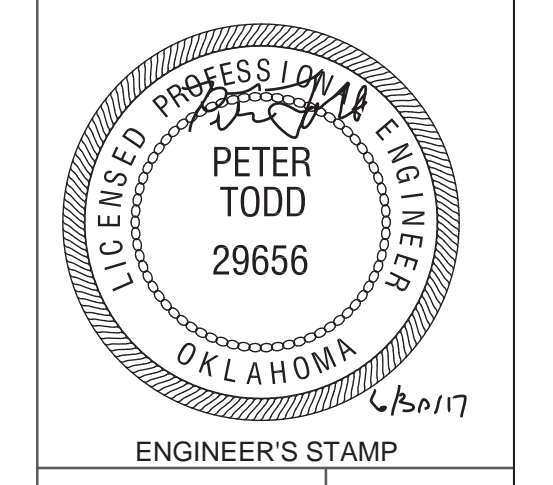
SHEET **C210**



PLAN VIEW
SCALE 1" = 100'



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RICHMOND, CA 94804 USA
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OKLAHOMA COA # 7849

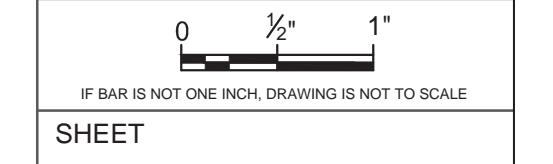


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COVINGTON
OK-74 & E0480 DRIVE
COVINGTON, OK 73730

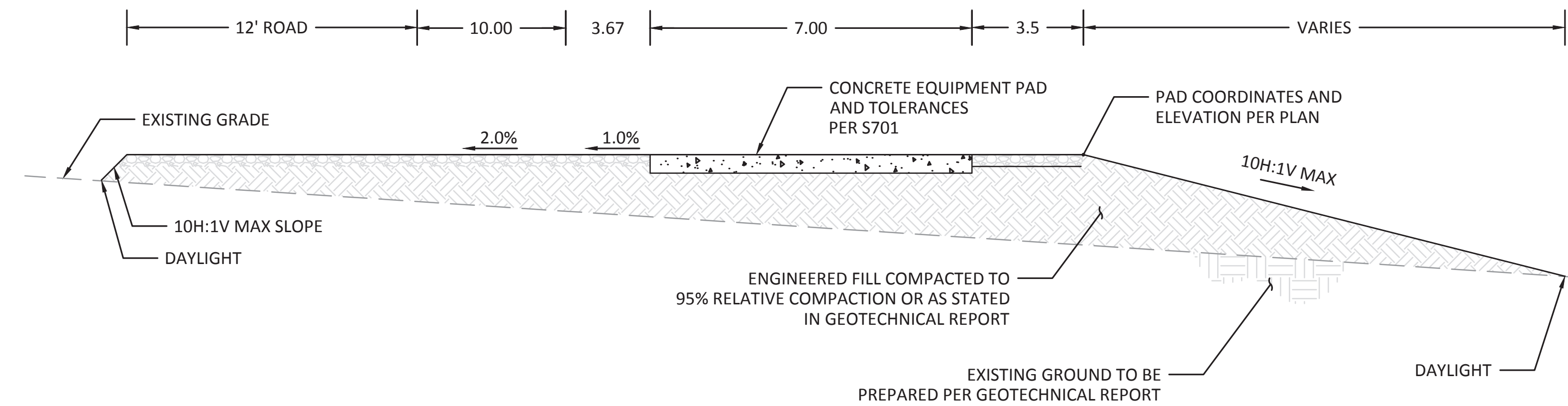
STORMWATER PLAN

REV	DESIGN #	DESCRIPTION	DATE	DB	CB
A	0	50% RELEASE - CLIENT REVIEW	6-2-17	AE	PT
		ISSUE FOR PERMIT	6-30-17	AE	PT

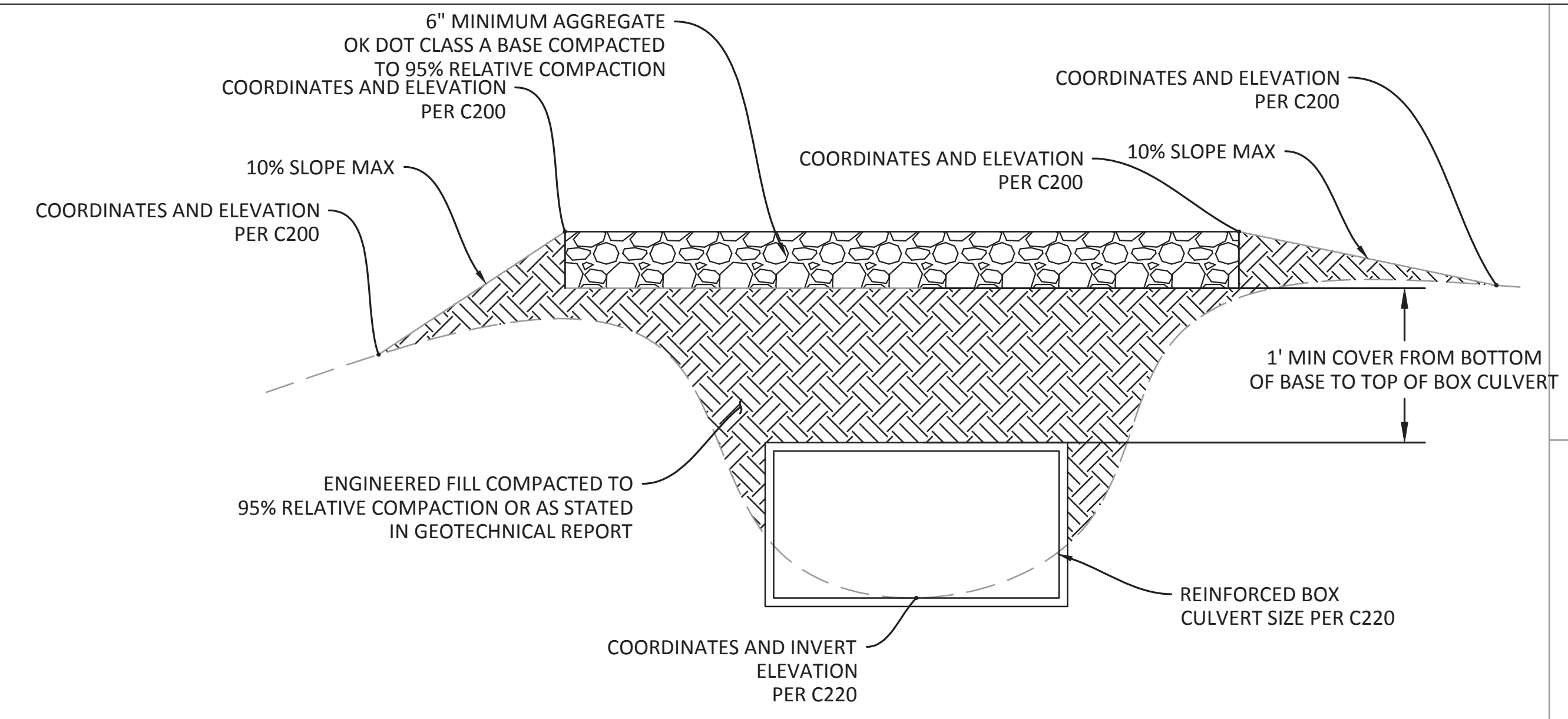
OPPORTUNITY 0001346693
PROJECT SIF442730
DATE DRAWN 5-4-17
DRAWN BY AE



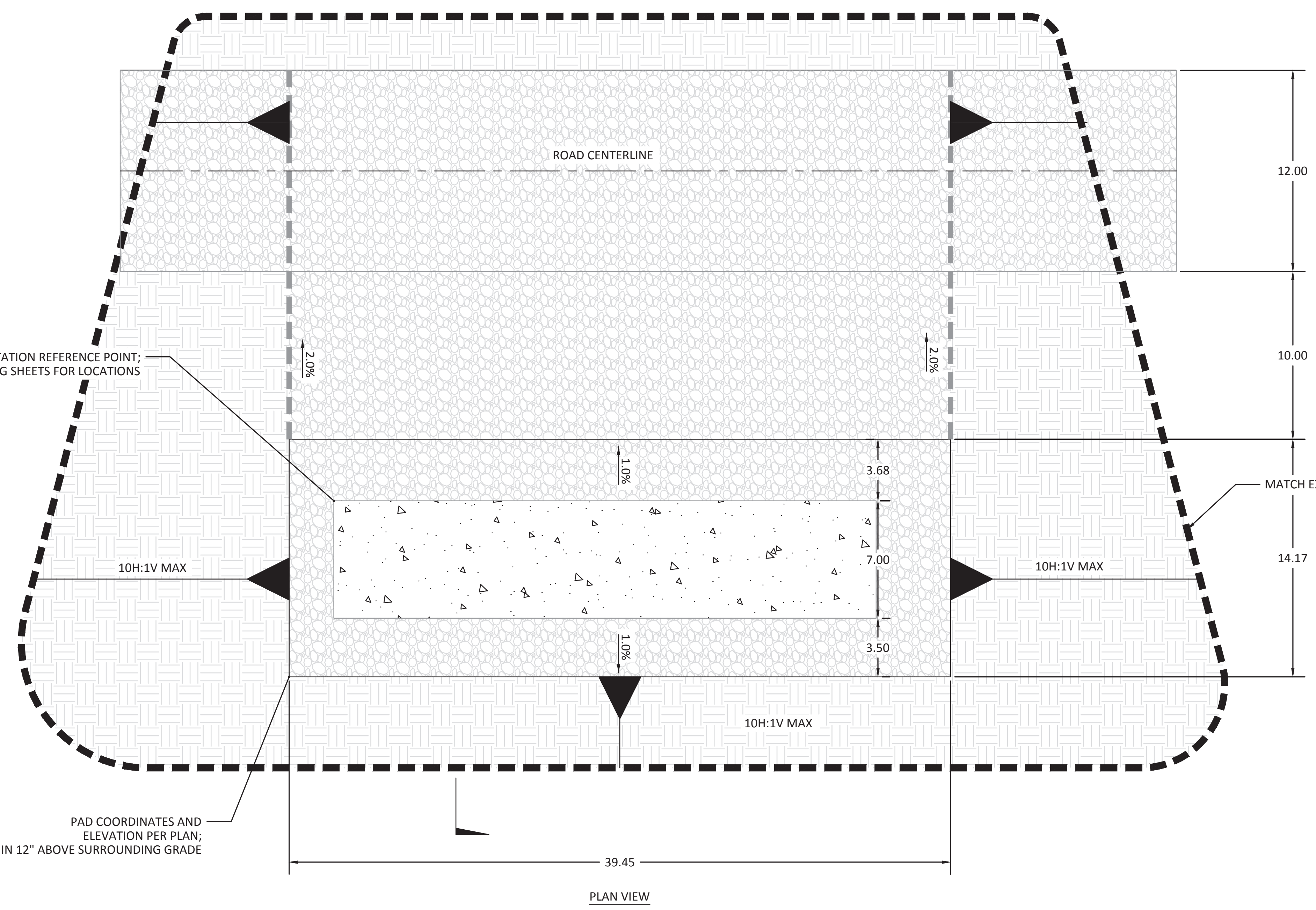
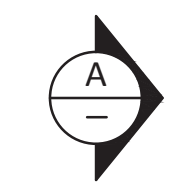
SHEET
C220



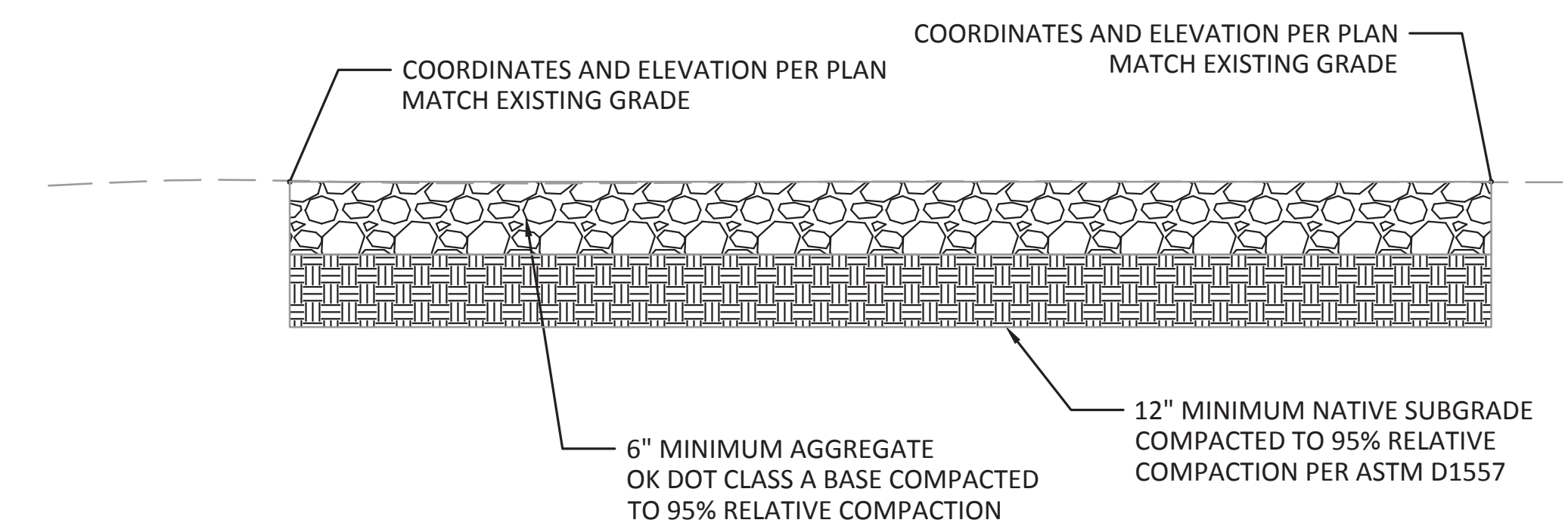
A - SECTION VIEW



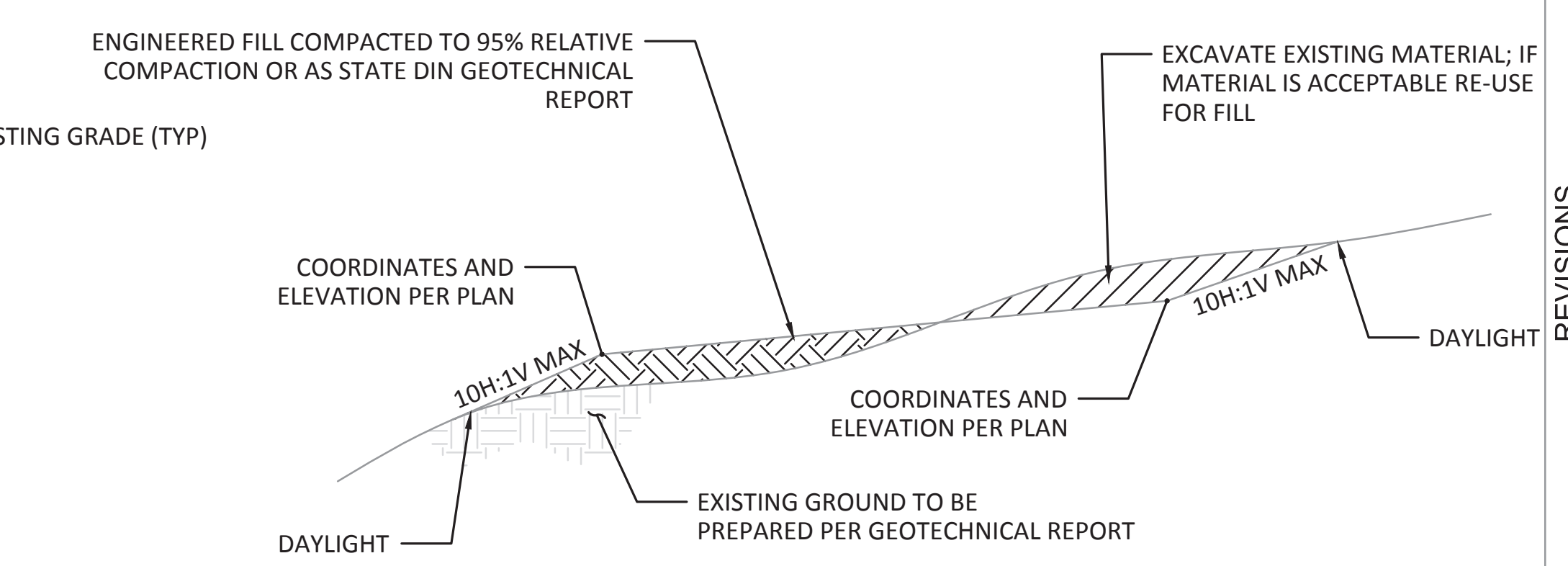
4 CULVERT CROSSING DETAILS
SCALE:NTS



1 AC STATION GRADING DETAIL
SCALE:NTS

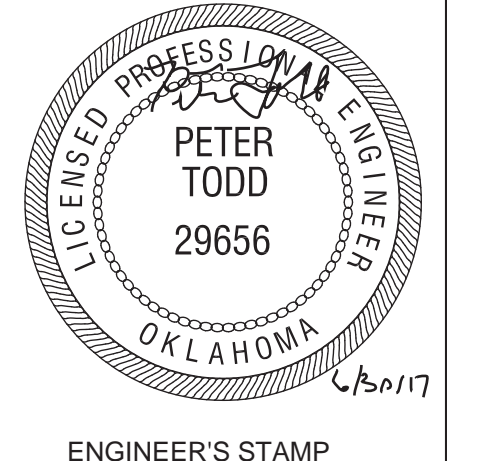


3 TCF TYPICAL SECTION
SCALE:NTS



2 TRACKER GRADING DETAIL
SCALE:NTS

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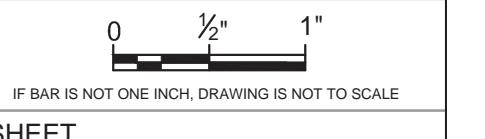


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COVINGTON
OK-74 & E0480 DRIVE
COVINGTON, OK 73730

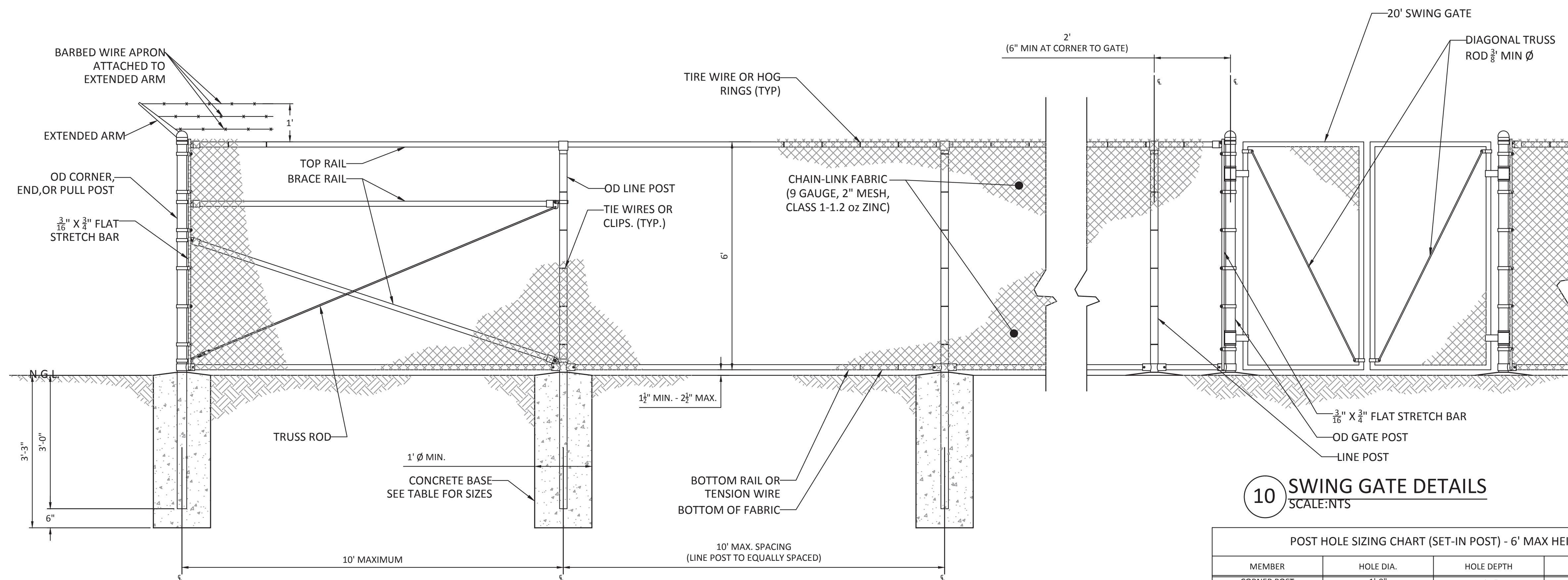
TYPICAL SECTIONS AND
DETAILS

REV	DESIGN #	DESCRIPTION	DATE	DB	CB	AE	PT
A	D-0083458	ISSUED FOR BID	5-4-17				
B		50% RELEASE - CLIENT REVIEW	6-2-17				
0		ISSUE FOR PERMIT	6-30-17				

OPPORTUNITY 0001346693
PROJECT SIF442730
DATE DRAWN 5-4-17
DRAWN BY AE



SHEET
C500



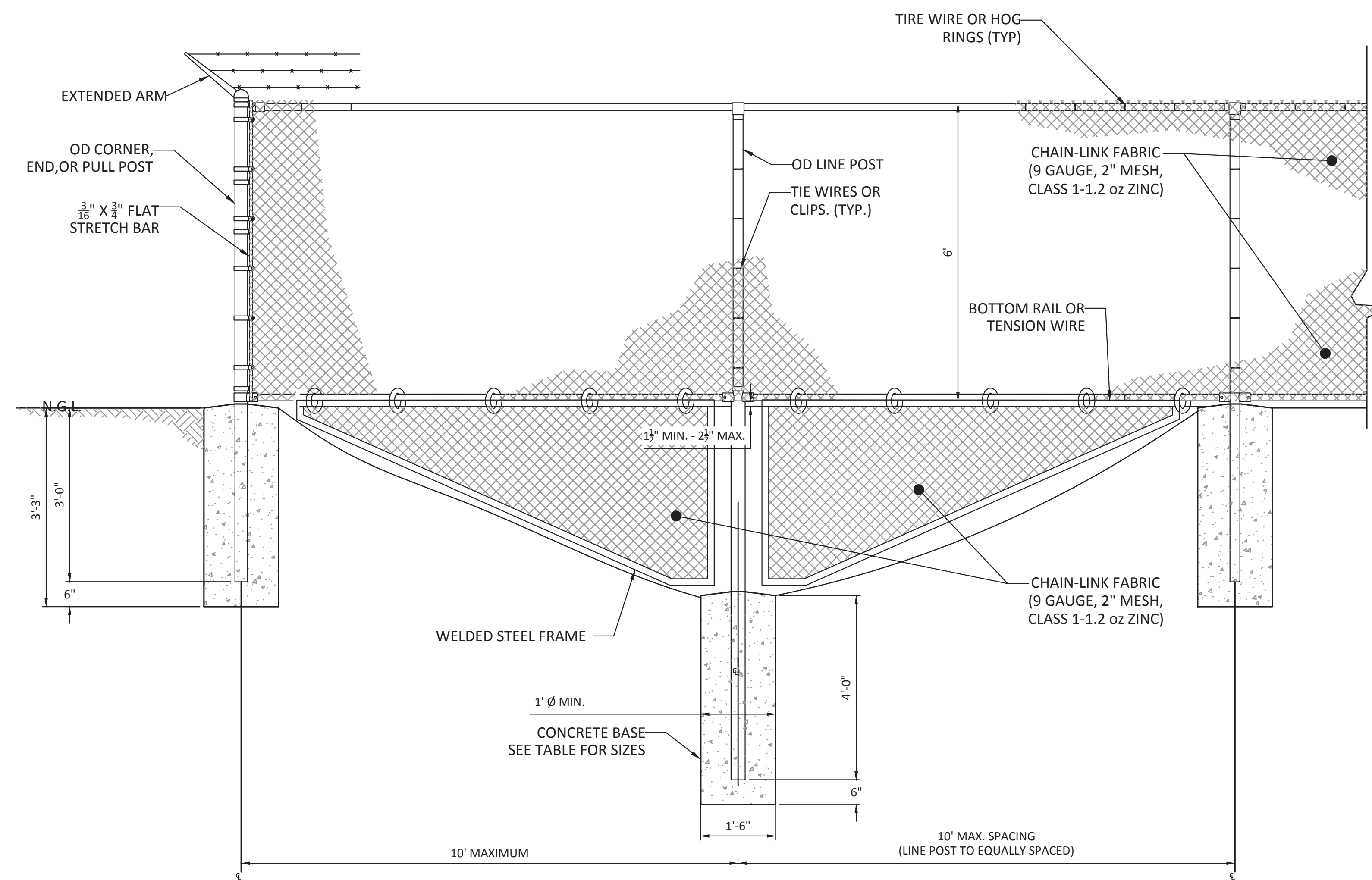
10 SWING GATE DETAILS
SCALE: NTS

POST HOLE SIZING CHART (SET-IN POST) - 6' MAX HEIGHT

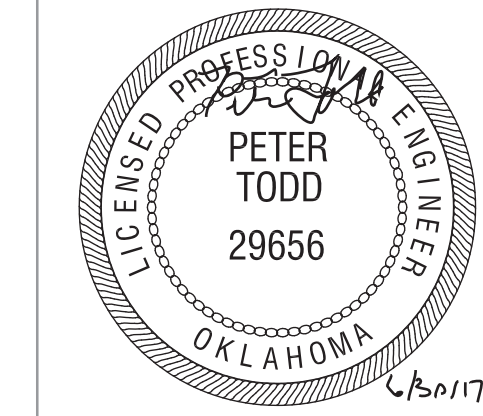
MEMBER	HOLE DIA.	HOLE DEPTH	POST EMBEDMENT
CORNER POST	1'-0"	3'-3"	3'-0"
LINE POST	1'-0"	3'-3"	3'-0"
GATE POST	1'-0"	3'-3"	3'-0"

9 CHAIN LINK FENCE DETAILS
SCALE: NTS

- NOTES:
- FENCE INSTALLATION SHALL COMPLY WITH ASTM F567-11.
 - FITTINGS NOT SPECIFICALLY DETAILED SHALL BE HEAVY DUTY DESIGN.
 - POST HOLES ARE ASSUMED TO BE DRILLED IN NATIVE SOIL.
 - ALL POSTS SHALL BE CAPPED.
 - ALL PARTS SHALL BE GALVANIZED.
 - SIZE MEMBERS ACCORDING TO CHART BELOW.
 - BACKFILL CONCRETE SHALL BE 2500 PSI MIN.
 - REFER TO ELECTRICAL SHEETS FOR GROUNDING REQUIREMENTS WHEN CONSTRUCTING ELECTRICAL EQUIPMENT ENCLOSURES.
 - 20' SUBSTATION DOUBLE DRIVE GATE, CHAIN LINK, INVINCIBLE, 7' TALL INCLUDING 1-20' DOUBLE GATE, ALL RAILS, FABRIC AND HARDWARE, IN ACCORDANCE WITH OGE "SPECIFICATIONS FOR SECURITY FENCE/GATE FOR SUBSTATION" BELOW OGE STANDARD A685. (MATERIAL ONLY, INSTALLATION NOT INCLUDED.)
 - STANDARD GATE SHALL BE FOR 20' OPENING UNLESS SPECIFIED OTHERWISE. ALL GATES SHALL BE 7' HIGH WITHOUT BARBED WIRE AT TOP, BUT SPECIAL SAW TOOTH GUARD #14 GAUGE AS SHOWN ON OGE STANDARD A685.
 - GATE FRAMES SHALL BE MADE OF WELDED 2" OD STANDARD WEIGHT PIPE 2.72 LBS PER FT/OR SCHEDULE 40. FABRIC TO BE 84" HIGH ALUMINUM COATED STEEL WIRE, 9 GAGE 2" CHAIN LINK DIAMOND MESH, INSTALLED IN FRAME BY MEANS OF TENSION BARS. GATE KNUCKLED TOP AND BOTTOM SELVAGES. EACH FRAME TO BE EQUIPPED WITH 3/8" ADJUSTABLE TRUSS RODS.
 - GATE HINGES SHALL BE HEAVY PRESSED STEEL GALVANIZED AFTER FABRICATION. BOTTOM HINGE SHALL BE DESIGNED TO CARRY THE WEIGHT OF THE GATE LEAF AND SUITABLE FOR EMBEDMENT IN THE CONCRETE CURB.
 - ALL GATES TO BE EQUIPPED WITH A POSITIVE TYPE LATCHING DEVICE WITH PROVISION FOR PAD LOCKING. DRIVE GATES TO BE PROVIDED WITH CENTER PLUNGER ROD CATCH AND SEMI-AUTOMATIC OUTER CATCHES TO SECURE GATES IN OPEN POSITION. GATE POST TO BE EQUIPPED WITH SPECIAL SAW TOOTH GUARD #14 GAUGE.
 - BASIC STEEL WIRE TO BE OF MEDIUM HIGH CARBON QUALITY. MINIMUM WEIGHT OF ALUMINUM COATING TO BE 0.40 OUNCE PER SQUARE FOOT OF WIRE SURFACE COMPLYING WITH ASTM A-491 CLASS 2.
 - GATE POST SHALL HAVE A SPECIAL "V" TOP FOR BARBED WIRE WITH SAW TOOTH METAL STRAPS #14 GAUGE TO BE FURNISHED AS SHOWN ON OGE STANDARD A685.



11 FENCE CREEK CROSSING DETAILS
SCALE: NTS

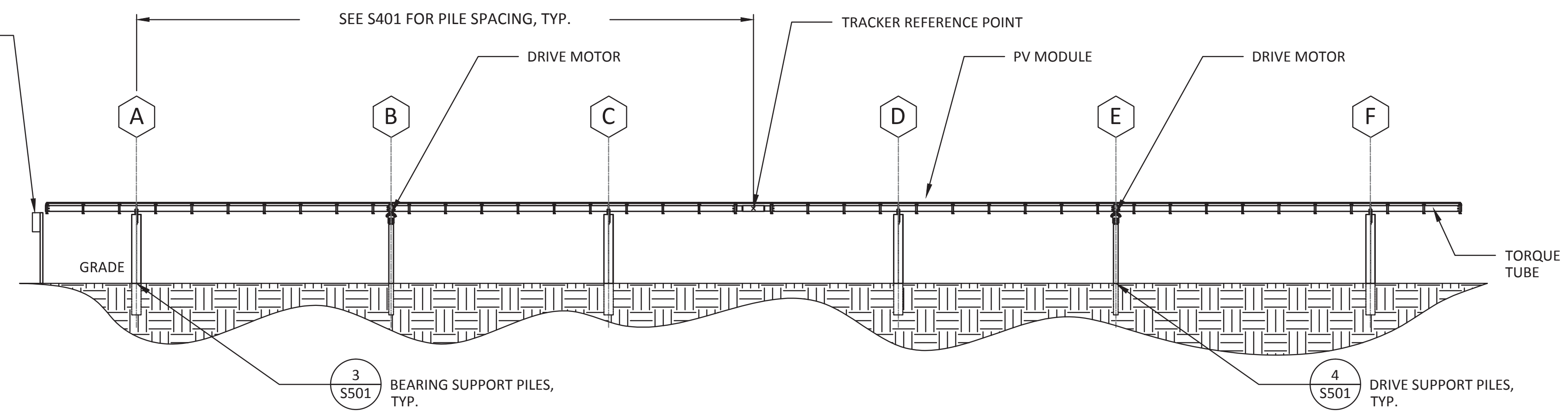


REVISIONS

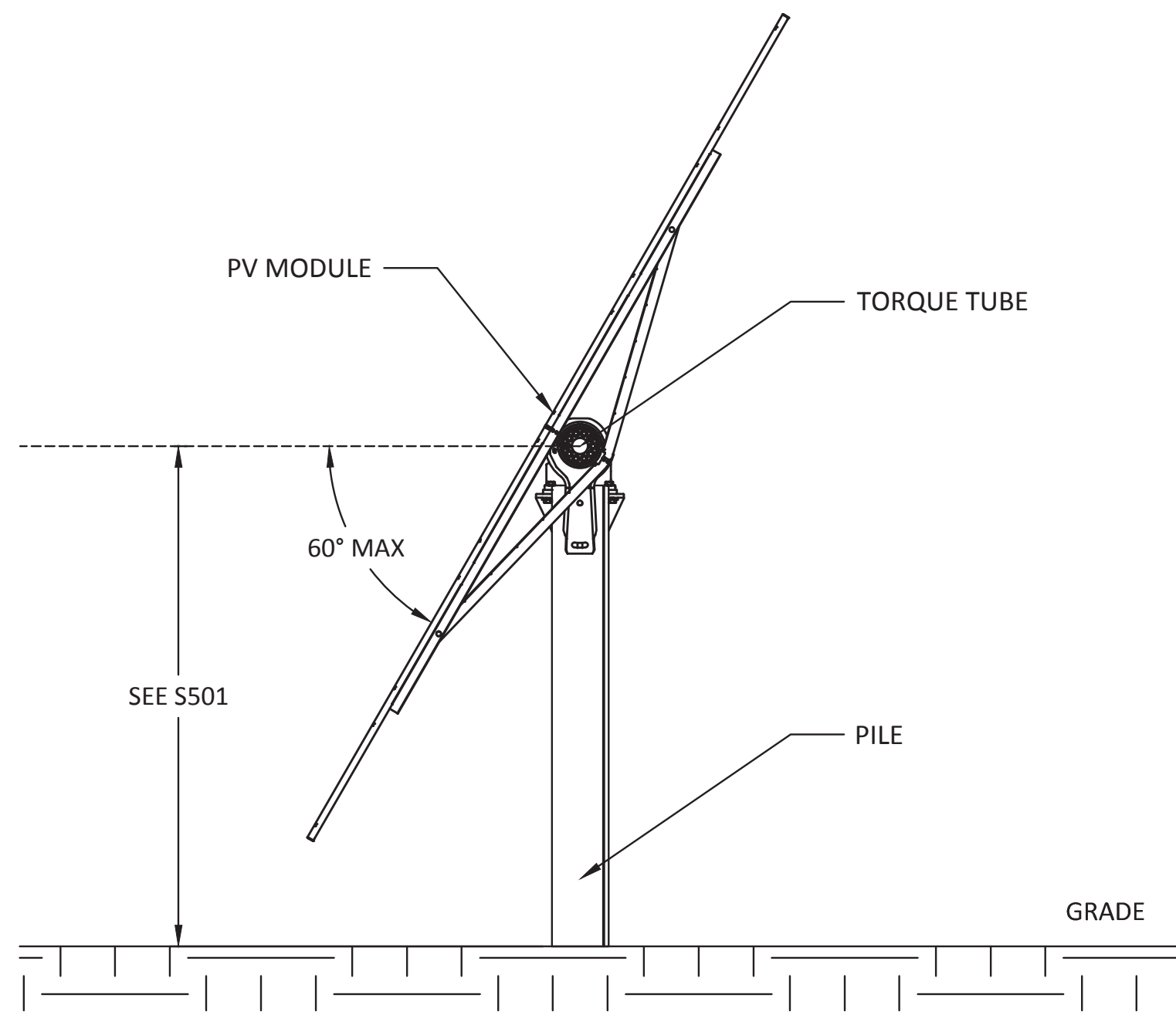
REV	DESIGN #	DESCRIPTION	DATE	DB	CB
A	D-0083458	ISSUED FOR BID	5-4-17	AE	
B		50% RELEASE - CLIENT REVIEW	6-2-17	AE	PT
0		ISSUE FOR PERMIT	6-30-17	AE	PT

OPPORTUNITY	0001346693
PROJECT	SIF442730
DATE DRAWN	5-4-17
DRAWN BY	AE

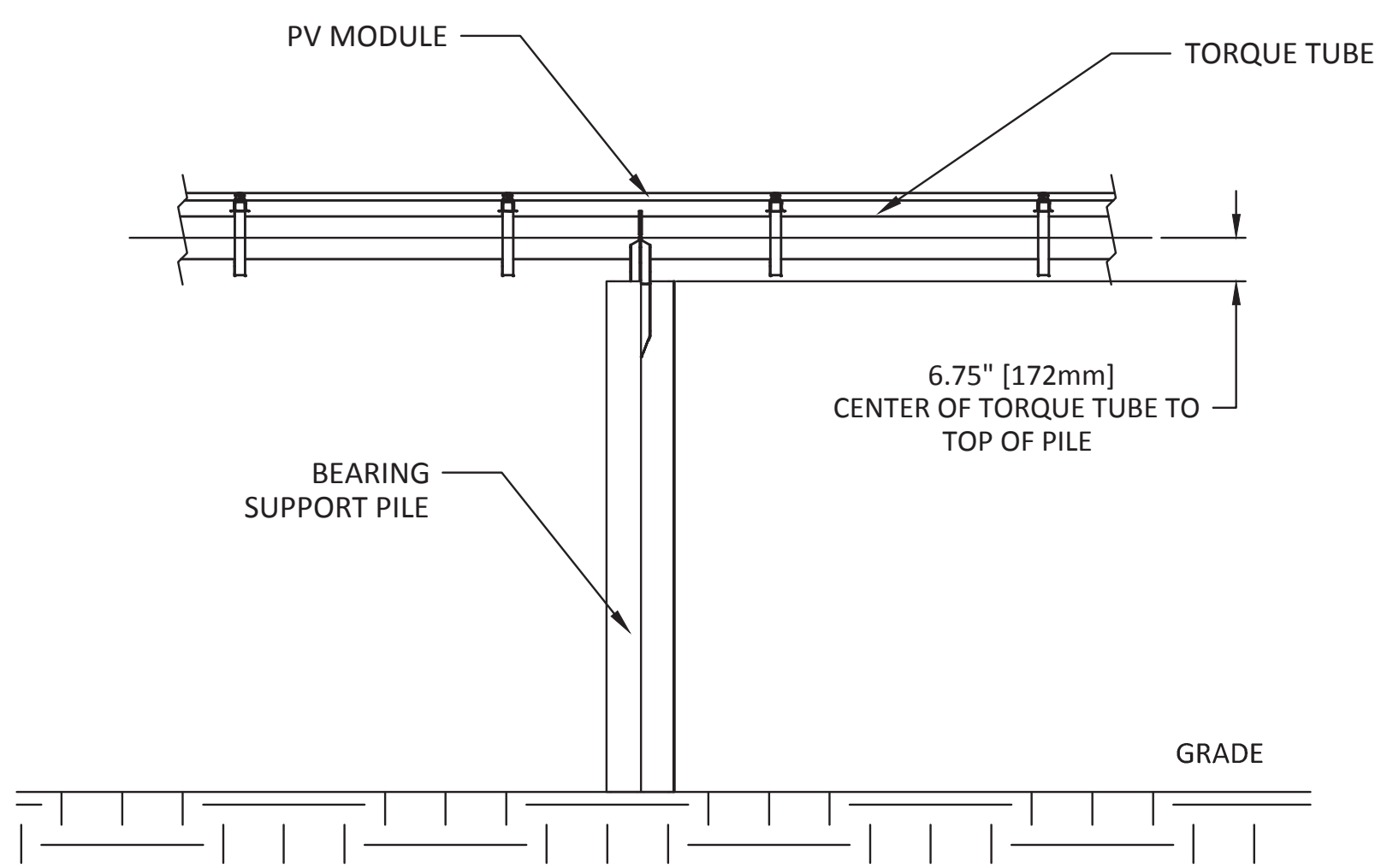
DC DISCONNECT BOX WHERE OCCURS;
DISCOFLEX OR FLEX BOX WHERE OCCURS;
REFER TO SITE PLAN.
MAY ALSO BE LOCATED NORTH OF PILE F.



1 INTERIOR TRACKER EAST-WEST ELEVATION
S201 N.T.S.



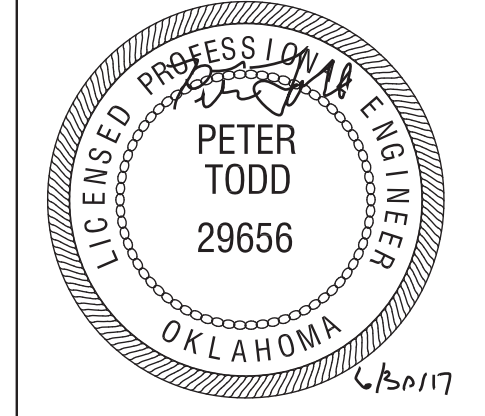
2 TYPICAL NORTH-SOUTH ELEVATION
S201 N.T.S.



3 TYPICAL TOP OF PILE DIMENSION
S201 N.T.S.

- NOTES:
- VIEWS ARE DIAGRAMMATIC ONLY. NUMBER OF PILES AND PILE LOCATIONS SHOWN AS REFERENCE ONLY. SEE S401 FOR TRACKER PLAN VIEW WITH ACTUAL PILE QUANTITIES AND LOCATIONS.
 - SEE S501 FOR PILE INSTALLATION TOLERANCES.
 - TRACKER SLOPE WILL VARY. REFER TO S501 FOR REQUIREMENTS.
 - TRACKER REFERENCE POINT IS LOCATED AT THE CENTERLINE OF THE TRACKER AT THE CENTER OF THE TORQUE TUBE.

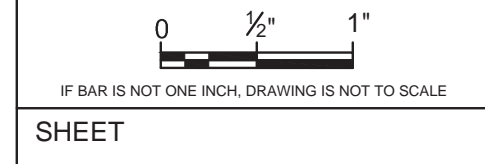
SUNPOWER
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RICHMOND, CA 94804 USA
(510)540-0550
OKLAHOMA COA # 7849



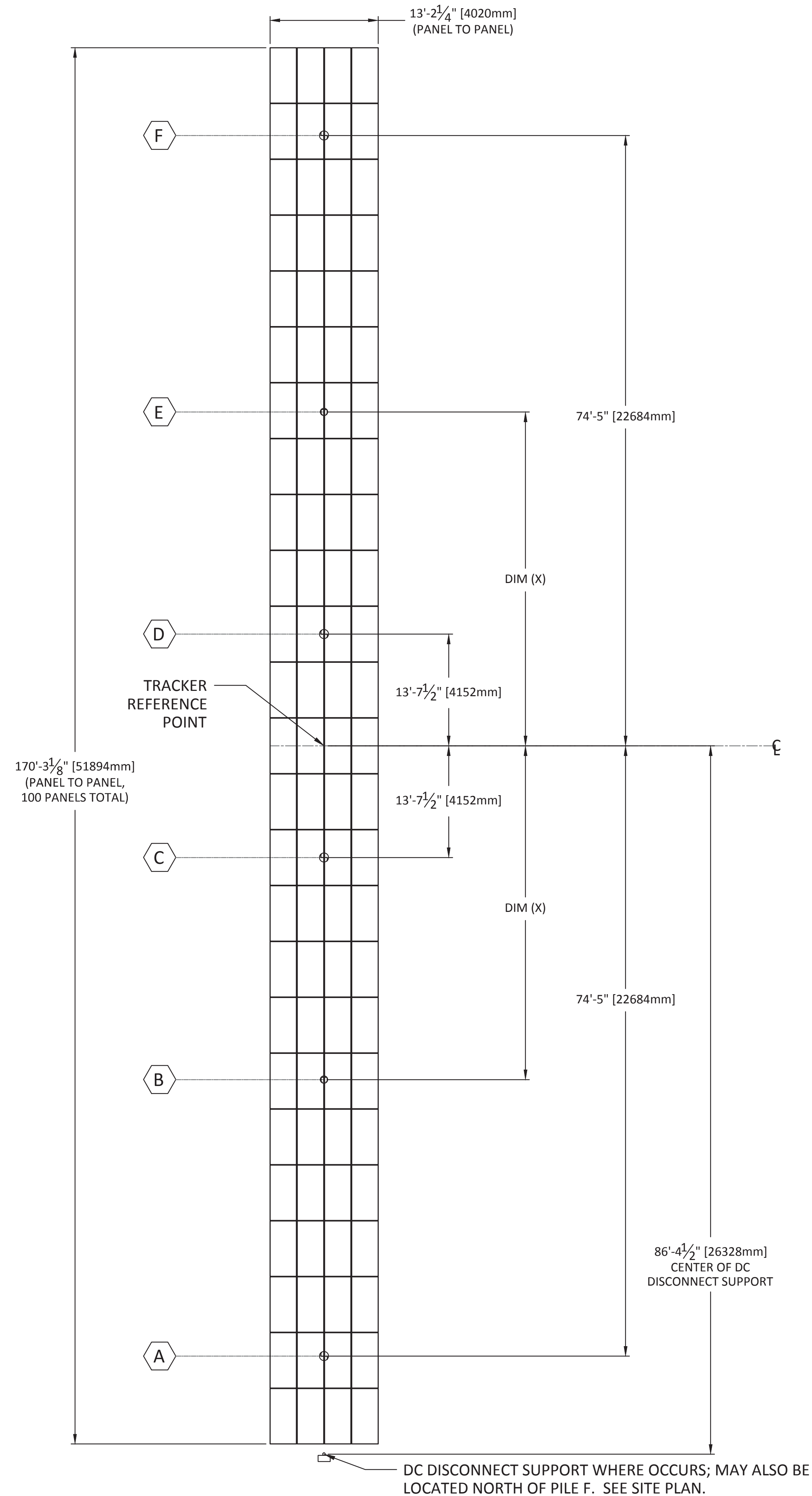
OKLAHOMA GAS & ELECTRIC
COVINGTON
INTERIOR TRACKER
STRUCTURAL ELEVATIONS
OK-74 & E0480 DRIVE
COVINGTON, OK 73730

REV	DESIGN #	DESCRIPTION	DATE	DB	CB
A		ISSUE FOR BID	5/4/17	PT	
B		50% RELEASE - CLIENT REVIEW	6/2/17	PT	
0		ISSUE FOR PERMIT	6/30/17	PT	

OPPORTUNITY 0001346693
PROJECT SIF442730
DATE DRAWN 11-18-16
DRAWN BY JB



519427_REV 1
SHEET
S201



DC DISCONNECT SUPPORT WHERE OCCURS; MAY ALSO BE LOCATED NORTH OF PILE F. SEE SITE PLAN.

PILE	PILE TYPE
A	BEARING SUPPORT
B	DRIVE SUPPORT
C	BEARING SUPPORT
D	BEARING SUPPORT
E	DRIVE SUPPORT
F	BEARING SUPPORT

TRACKER SLOPE	DIM (X)	
	FT	mm
0° - 2.5°	44'-2 23/32"	13480
2.5° - 3.5°	44'-2 5/32"	13466
3.5° - 4.5°	44'-1 19/32"	13452
4.5° - 5.25°	44'-1 1/16"	13438
5.25° - 5.75°	44'-0 1/2"	13424
5.75° - 6°	43'-11 15/16"	13410
6° - 6.5°	43'-11 13/32"	13396
6.5° - 7°	43'-10 27/32"	13382
7° - 7.5°	43'-10 5/16"	13368
7.5° - 8°	43'-9 3/4"	13354
8° - 8.5°	43'-9 3/16"	13340
8.5° - 8.75°	43'-8 21/32"	13326
8.75° - 9.25°	43'-8 3/32"	13312
9.25° - 9.5°	43'-7 17/32"	13298
9.5° - 9.75°	43'-7"	13284
9.75° - 10°	43'-6 7/16"	13270



1 FOUNDATION PLAN
SCALE: 1" = 100"



NOTES:

- REFER TO G301 FOR THE LOCATION OF TRACKER TYPES.
- TRACKER FOUNDATION PLAN ON THIS SHEET TO BE USED FOR ALL INTERIOR TRACKERS.
- TRACKER REFERENCE POINT IS DEFINED AS THE CENTER OF THE TRACKER.
- ALL PILE LOCATIONS ARE REFERENCED FROM TRACKER REFERENCE POINT AS A HORIZONTAL PROJECTION.
- REFER TO SUNPOWER ITEM #520479 FOR TOLERANCES ON PILE HEIGHT, LOCATION, PLUMBNESS AND YAW, AND ACCEPTABLE RE-WORK PROCEDURES.
- SEE 5/S501 FOR LOCATION OF PILE DATUM OF BEARING PILES. SEE 6/S501 FOR LOCATION OF PILE DATUM OF DRIVE MOTOR PILES.
- SEE PILE SCHEDULE ON S501 FOR PILE SECTION AND OTHER INFORMATION.

SUNPOWER
1414 HARBOUR WAY SOUTH
RICHMOND, CA 94804 USA
(510)540-0550
OKLAHOMA COA # 7849

LICENSED PROFESSIONAL ENGINEER
PETER TODD
29656
OKLAHOMA
ENGINEER'S STAMP

OKLAHOMA GAS & ELECTRIC
COVINGTON
INTERIOR TRACKER
FOUNDATION PLAN, O3P-1.5kV-25B-4S
OK-74 & E0680 DRIVE
COVINGTON, OK 73730

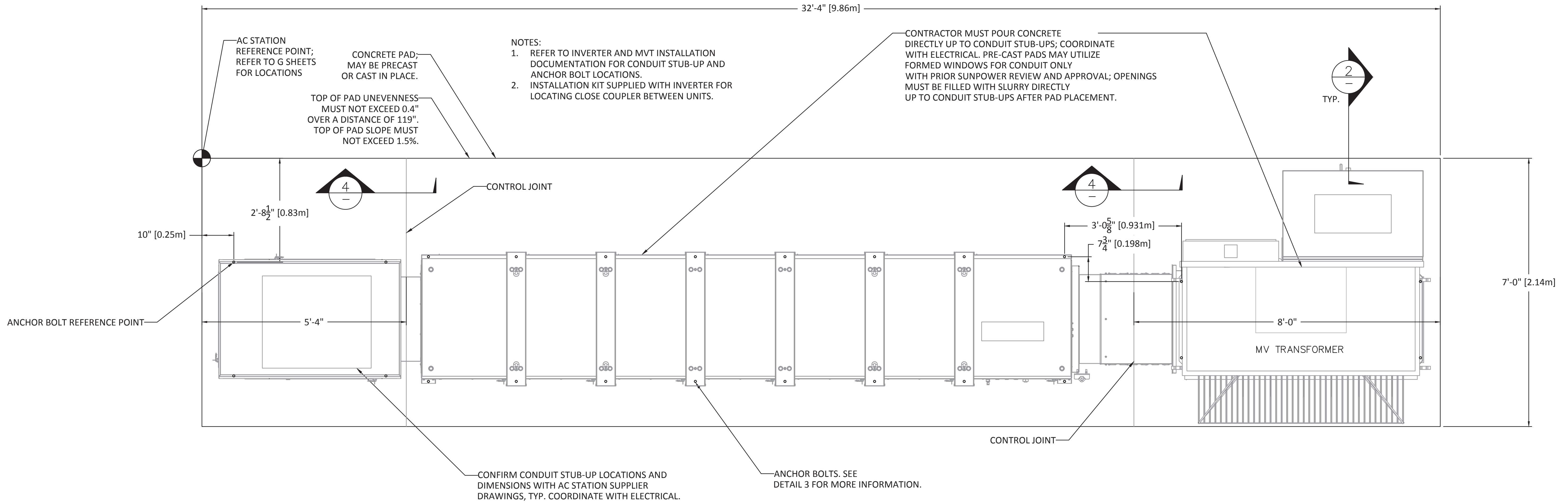
REV	DESIGN #	DESCRIPTION	DATE	DB	CB
A	-	ISSUE FOR BID	5/4/17	PT	
B	-	50% RELEASE - CLIENT REVIEW	6/2/17	PT	
0	-	ISSUE FOR PERMIT	6/30/17	PT	

OPPORTUNITY	0001346693
PROJECT	SIF442730
DATE DRAWN	11-18-16
DRAWN BY	JB

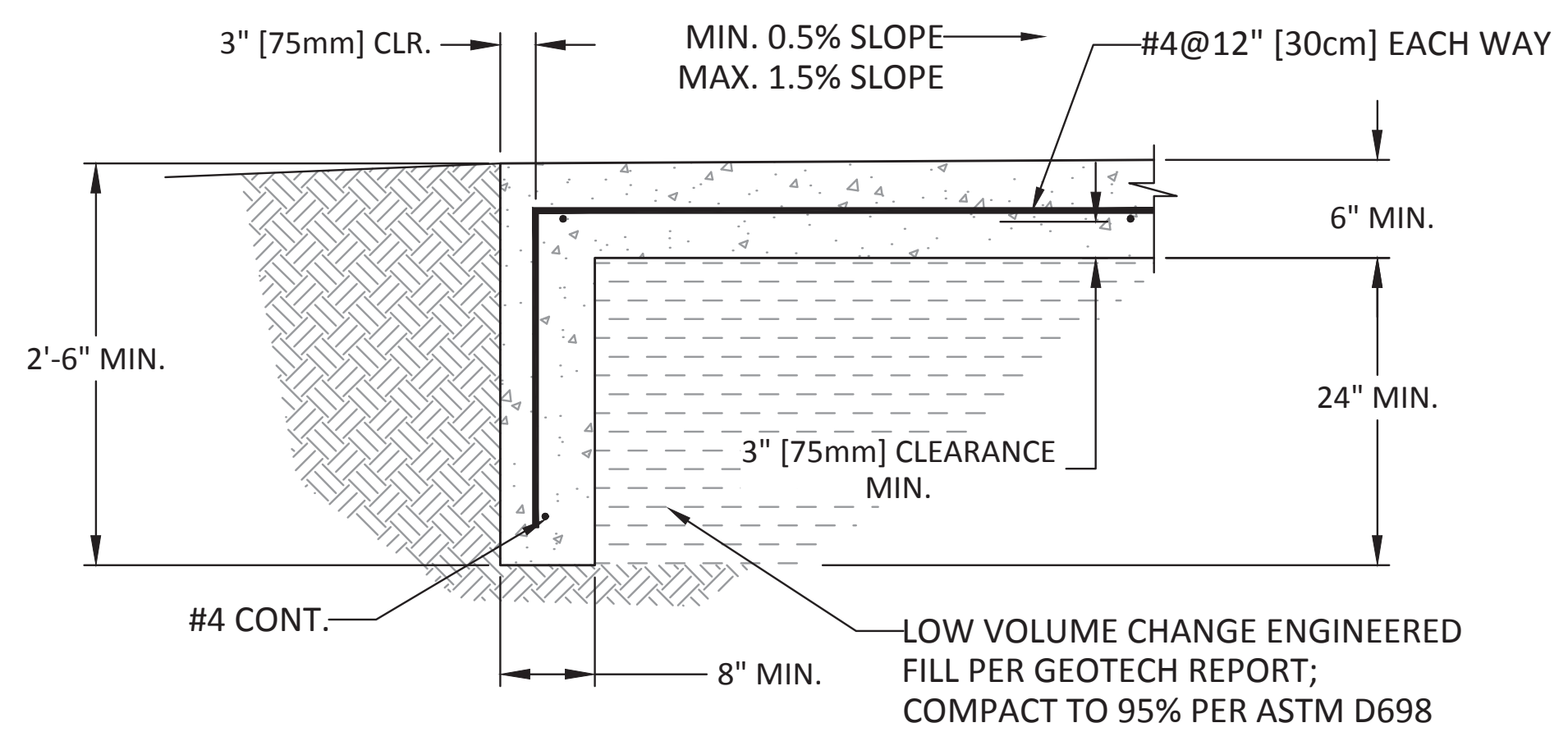
IF BAR IS NOT ONE INCH, DRAWING IS NOT TO SCALE

SHEET
S401

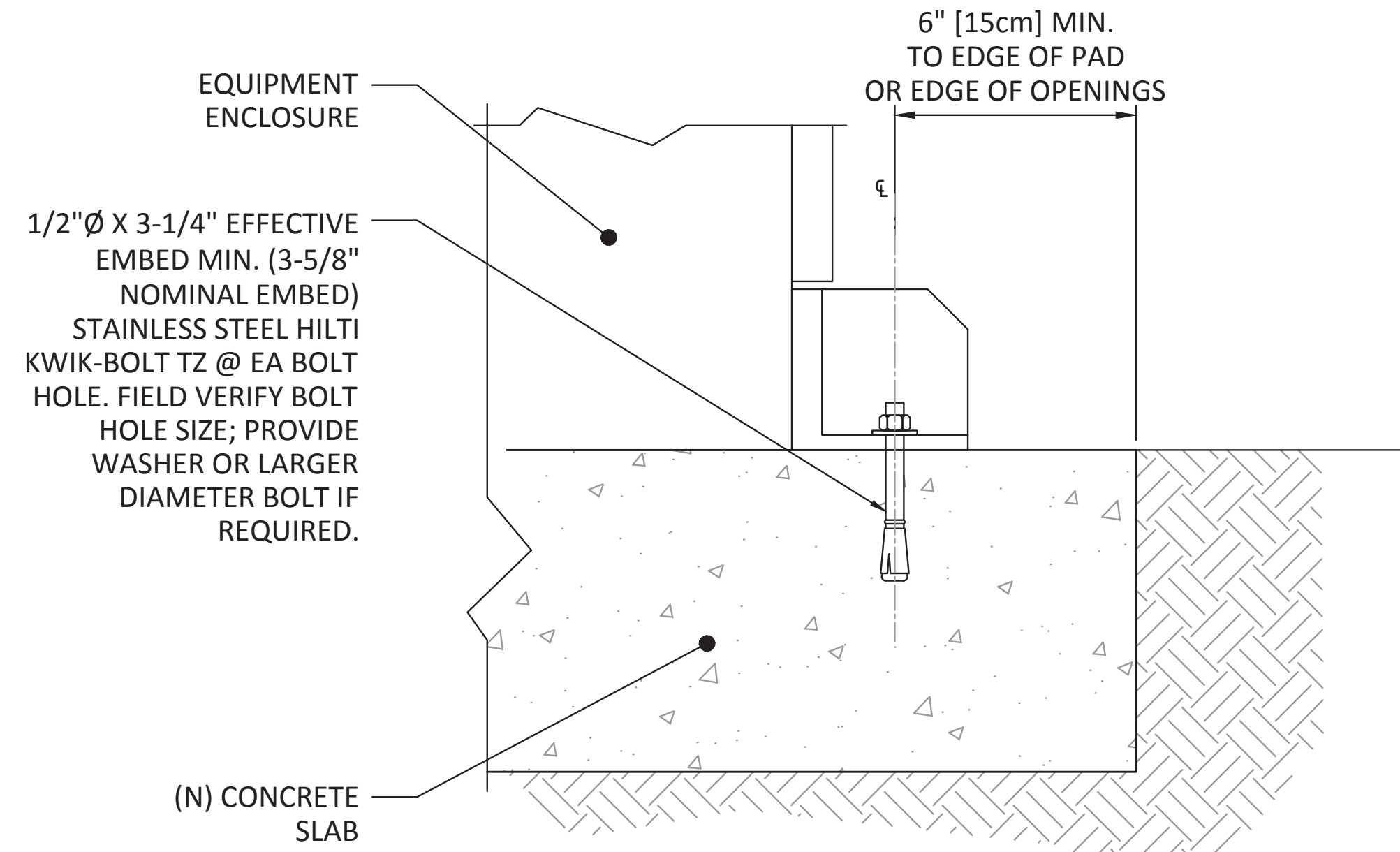
519427_REV 1



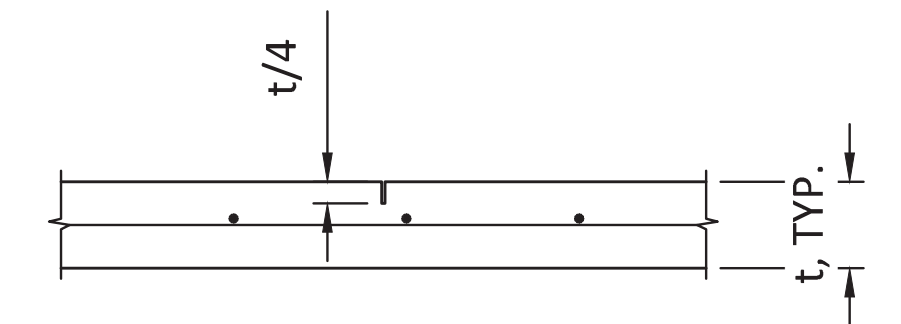
1 AC STATION LAYOUT
SCALE: 3/4" = 1'



2 PAD DETAIL
S701 N.T.S.



3 EQUIPMENT ANCHOR DETAILS
S701 N.T.S.



NOTES:
SAW CUT JOINTS MUST BE CUT AS SOON AS CONCRETE HAS SUFFICIENTLY HARDENED TO PERMIT A CLEAN CUT; MAXIMUM 8 HOURS AFTER POUR.

4 CONTROL JOINT DETAIL
S701 N.T.S.

SUNPOWER
 1414 HARBOR WAY SOUTH
 RICHMOND, CA 94804 USA
 (510)540-0550
 OKLAHOMA COA # 7849



OKLAHOMA GAS & ELECTRIC
COVINGTON
 OK-74 & E0480 DRIVE
 COVINGTON, OK 73730

AC STATION FOUNDATION DETAILS
2.25 MW PE INVERTER

REV	DESIGN #	DESCRIPTION	DATE	DB	CB
A		ISSUE FOR BID	5/4/17	PT	
B		50% RELEASE - CLIENT REVIEW	6/2/17	PT	
0		ISSUE FOR PERMIT	6/30/17	PT	

OPPORTUNITY	0001346693
PROJECT	SIF442730
DATE DRAWN	11-18-16
DRAWN BY	JB

519426_REV 1
 SHEET
S701



DEPARTMENT OF THE AIR FORCE

71ST FLYING TRAINING WING
VANCE AIR FORCE BASE OKLAHOMA



Colonel Fred R. Cunningham
Vice Commander, 71st Flying Training Wing
246 Brown Parkway, Suite 224
Vance AFB, OK 73705-5015

Mr. Chris Bauer
City of Enid Planning Administrator
P.O. Box 1768
Enid, OK 73702-1768

Dear Mr. Bauer,

In response to the City of Enid's request, members of the Vance Installation Encroachment Management Team (IEMT) have evaluated the proposed solar farm to be constructed by SunPower Corporation on the north side of Covington, Oklahoma. Based on the information provided, we do not anticipate that the development or its construction process will affect our mission.

If you have any additional questions or concerns, you may contact the Vance Airspace Office at (580) 213-6276 or via e-mail at VanceAirSpace@us.af.mil

Sincerely

7/13/2017

X 

FRED R. CUNNINGHAM, Colonel, USAF
Vice Commander
Signed by: CUNNINGHAM.FRED.R.1186925331

Develop, Deliver, Deploy...To Fly, Fight, and Win!

**Metropolitan Area Planning Commission
Meeting**

8.1.

Meeting Date: 07/17/2017

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER A LOT SPLIT FOR PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 7 WEST, INDIAN MERIDIAN, LOCATED AT WEST CHESTNUT.

BACKGROUND:

The property is located 4101 West Chestnut Avenue. The property is zoned R-2 Residential Single Family District. The applicant wants to split a 1.17 acres \pm from the rest of the property.

Both the existing lot and the lot split will have direct access to an existing 12" water main and 12' sanitary sewer in Chestnut Avenue and access to both will be from Chestnut Avenue.

State statutes requires the approval of the local Planning Commission prior to the subdivision of any tract of land which, when subdivided, contains an area of less than 10 acres.

RECOMMENDATION:

Consider lot split.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location Map

Application

Survey



Willow Creek Pl

Lot Split

W Chestnut Ave



Planning & Zoning Department
Chris Bauer, Planning Administrator
cbauer@enid.org
580-616-7217
PO Box 1768, 401 West Garriott
Enid OK 73702

Application for Approval of a Lot Split

(DUE to Community Development one week prior to Planning Commission meeting)

For Planning Commission meeting dates visit <http://www.enid.org/index.aspx?page=374>.

- Owner's name: Garyl Young
 Contact person: Garyl Young
 Address, city, state, zip: 4146 Timberlane, Enid, OK 73703
 Email address: garylyoung@remax.net Telephone 580-541-8000
 Cell phone number: 580-541-8000
- Architect/Engineer name: PORTERFIELD SURVEYING
 Contact person: DAVY TURVEL
 Address, city, state, zip: _____
 Email address: _____ Office Phone _____
 Cell telephone number: _____
- Address and/or General Location of property: 4104 W. Chestnut
- Zoning classification of property (if known): R-2
- Please email this lot split application and survey by land surveyor registered in the state of Oklahoma to kruther@enid.org
- Send \$10.00 filing fee payment to Karla Ruther at the address above or if you prefer to pay electronically, contact the City Clerk at (580) 616-1815.
- Applicant's signature:
 Printed name: Garyl L. Young
 Date: 7/5/17

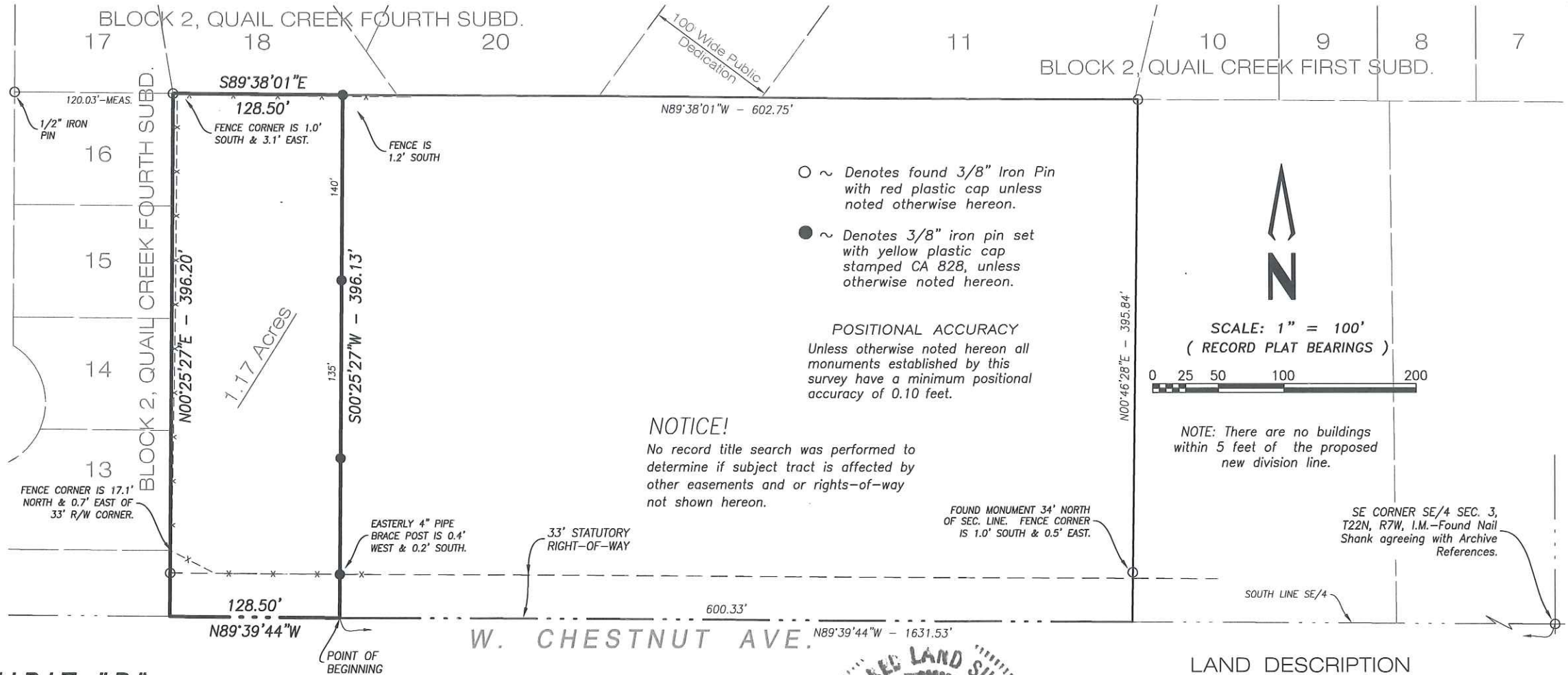
If you have any questions, please contact Community Development at (580) 616-7218

THANK YOU!

7-5-17

- 12" WATER IN CHESTNUT
- 12" SANITARY SEWER IN CHESTNUT.
- ACCESS OFF CHESTNUT

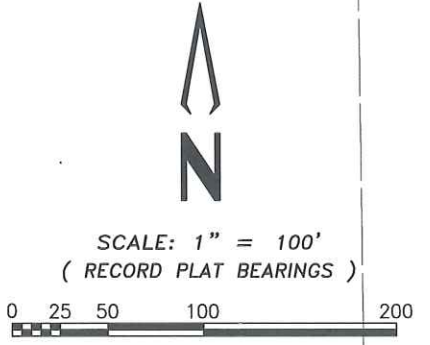
BOUNDARY SURVEY MAP for LOT-SPLIT
 A Part of the SE/4 Sec. 3, T22N, R7W, I.M.
 ENID, GARFIELD COUNTY, OKLAHOMA



- ~ Denotes found 3/8" Iron Pin with red plastic cap unless noted otherwise hereon.
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CA 828, unless otherwise noted hereon.

POSITIONAL ACCURACY
 Unless otherwise noted hereon all monuments established by this survey have a minimum positional accuracy of 0.10 feet.

NOTICE!
 No record title search was performed to determine if subject tract is affected by other easements and or rights-of-way not shown hereon.



NOTE: There are no buildings within 5 feet of the proposed new division line.

SE CORNER SE/4 SEC. 3, T22N, R7W, I.M.—Found Nail Shank agreeing with Archive References.

EXHIBIT-"B"

LAND DESCRIPTION
 SEE ATTACHED EXHIBIT-A, SHEET 1 OF 2

DATE OF SURVEY: June 28, 2017
 DATE SIGNED: June 30, 2017
 FIELD BOOK 77, PAGE 22
 CLIENT: Gary Young

SURVEYOR'S OPINION
 To the best of my knowledge, information and belief, a prudent survey was made under my supervision of the land shown hereon, which meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveys adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors on July 25, 2013.

PORTERFIELD LAND SURVEYOR
DANNY R. TURNER
1248
 6/30/17
 DANNY R. TURNER
 R.L.S. NO. 1248

FILE NO. \20170087\22443

PS SHEET 2 OF 2
PORTERFIELD SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 1610 N. Imo Rd., Enid, Oklahoma 73703
 Ph. 580-233-0572, Fax 580-233-0583 E-mail 'rp@rp-us.com'
 C.A. No. 828, Expiration Date: June 30, 2017

- Revision date Scope
- 1.
 - 2.
 - 3.



June 29, 2017

LAND DESCRIPTION
Exhibit "A"

The West 128.50 feet of a parcel recorded at book 1465 page 776, being situated in the Southeast Quarter of Section Three (3), Township Twenty-two (22) North, Range Seven (7) West of the Indian Meridian, Enid, Garfield County, Oklahoma, as shown by attached "Exhibit B" and being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter said Section 3;

Thence west along the south line of said Southeast Quarter on a record bearing of North 89 degrees 39 minutes 44 seconds West* a distance of 1631.53 feet to the Point of Beginning;

Thence continuing North 89 degrees 39 minutes 44 seconds West along the south line of said Southeast Quarter a distance of 128.50 feet;

Thence North 00 degrees 25 minutes 27 seconds East along the east line of Block 2, Quail Creek Fourth Subdivision a distance of 396.20 feet;

Thence South 89 degrees 38 minutes 01 seconds East along the south line of Block 2, Quail Creek Fourth Subdivision a distance of 128.50 feet;

Thence South 00 degrees 25 minutes 27 seconds West parallel with the east line of Block 2, Quail Creek Fourth Subdivision a distance of 396.13 feet to the Point of beginning.

Above described parcel contains 1.17 Acres more or less.

*All bearings shown hereon are relative to the record bearing of North 89 degrees 39 minutes 44 seconds West along the south line of said Southeast Quarter per the Plat of Quail Creek Fourth Subdivision.

Above described tract may be subject to unwritten or written covenants which may or may not be of record.



**Metropolitan Area Planning Commission
Meeting**

11.1.

Meeting Date: 07/17/2017

Submitted By: Chris Bauer, Planning Administrator

SUBJECT:

CONSIDER A SIDEWALK VARIANCE FOR TP&L AT 301 SOUTH 54 TH STREET DESCRIBED AS SW/4 SECTION 12, TOWNSHIP 22N, RANGE 6W.

BACKGROUND:

Mr. Troy A. Sanders applied for a building permit to erect a new TP&L warehouse located at 301 S. 54 TH Street. Section 10-6-1 C: requires sidewalks within a development: Multi-family residential, commercial, educational, industrial and public gathering developments must incorporate sidewalks within its development. See attachment for reasons desiring approval.

The Planning Commission must find all of the following before a variance can be granted:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the planning commission.

RECOMMENDATION:

Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Petition

Site Plan

Location Map



Planning & Zoning Department
Chris Bauer, Planning Administrator
cbauer@enid.org
580-616-7217
PO Box 1768, 401 West Garriott
Enid OK 73702

VARIANCE PETITION

(Due 20 days prior to Metropolitan Area Planning Commission meeting date)

Location: 301 S 54th St, Enid, OK (street address):

Legal description: SW 1/4 Sec 12 TW 22N R 6W Garfield county Enid, OK

Current zoning of property: Industrial I-3

Variance Request: To eliminate the requirement for City Sidewalk along 54th St.

Section: 10-6-1: *C. PER CHRIS STEIN 6-8-17* Sidewalks Required per Ordinance 2016-3

Reasons for desiring approval of the Variance are as follows: (additional pages may be added) It's an Industrial area, there are no buildings to the South, No Curb & Gutter & no SW North of us

I, or we, have attached a site plan of the proposed construction.

I, or We, hereby petition the **Metropolitan Area Planning Commission and Mayor and Board of Commissioners** for a variance to the following provision(s) of the City of Enid Ordinance, Section 12-1-8.

The Planning Commission may recommend a variance from the title when, in its opinion, undue hardship any result from strict compliance. In recommending any variance, the Planning Commission shall prescribe only conditions that it deems necessary to, or desirable for, the public interest. In making its findings, as required herein below, the Planning Commission shall take into account the nature of proposed land use and the existing use of land in the vicinity, the number of persons to reside or work in the property subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Commission finds:

- 1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.
- 2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
- 3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.
- 4. That the modifications have been requested in writing by the subdivider stating the reasons for each modification and that the variance is approved by a three-fourths (3/4) vote of the regular membership of the Planning Commission.

Dated this 7th day of June, 2017.

Applicant's signature:  Digitally signed by Troy A Sanders
Date: 2017.06.07 18:08:47-05'00'

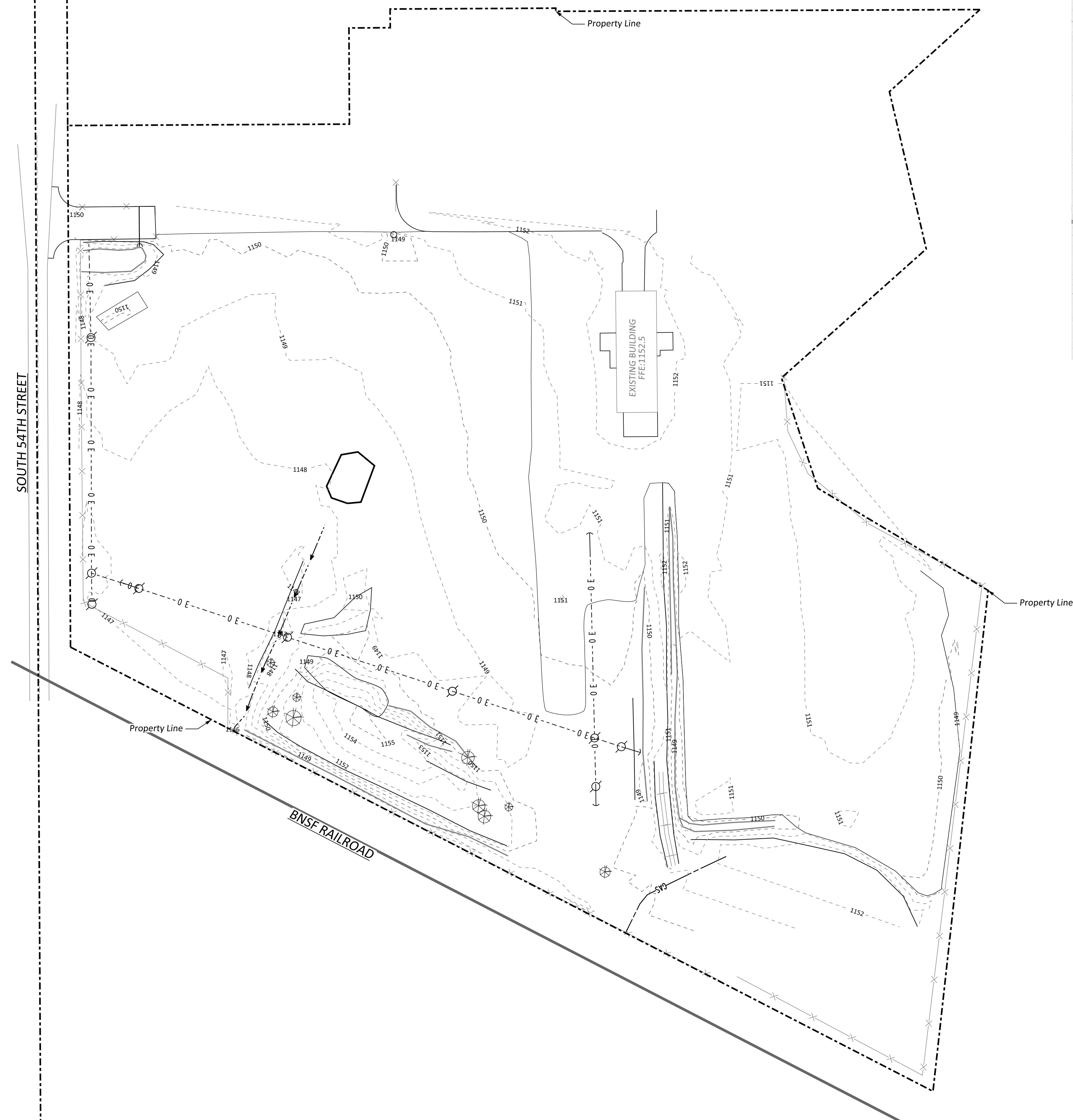
Telephone: 316-687-9960 ext 224

Printed Name: Troy A Sanders

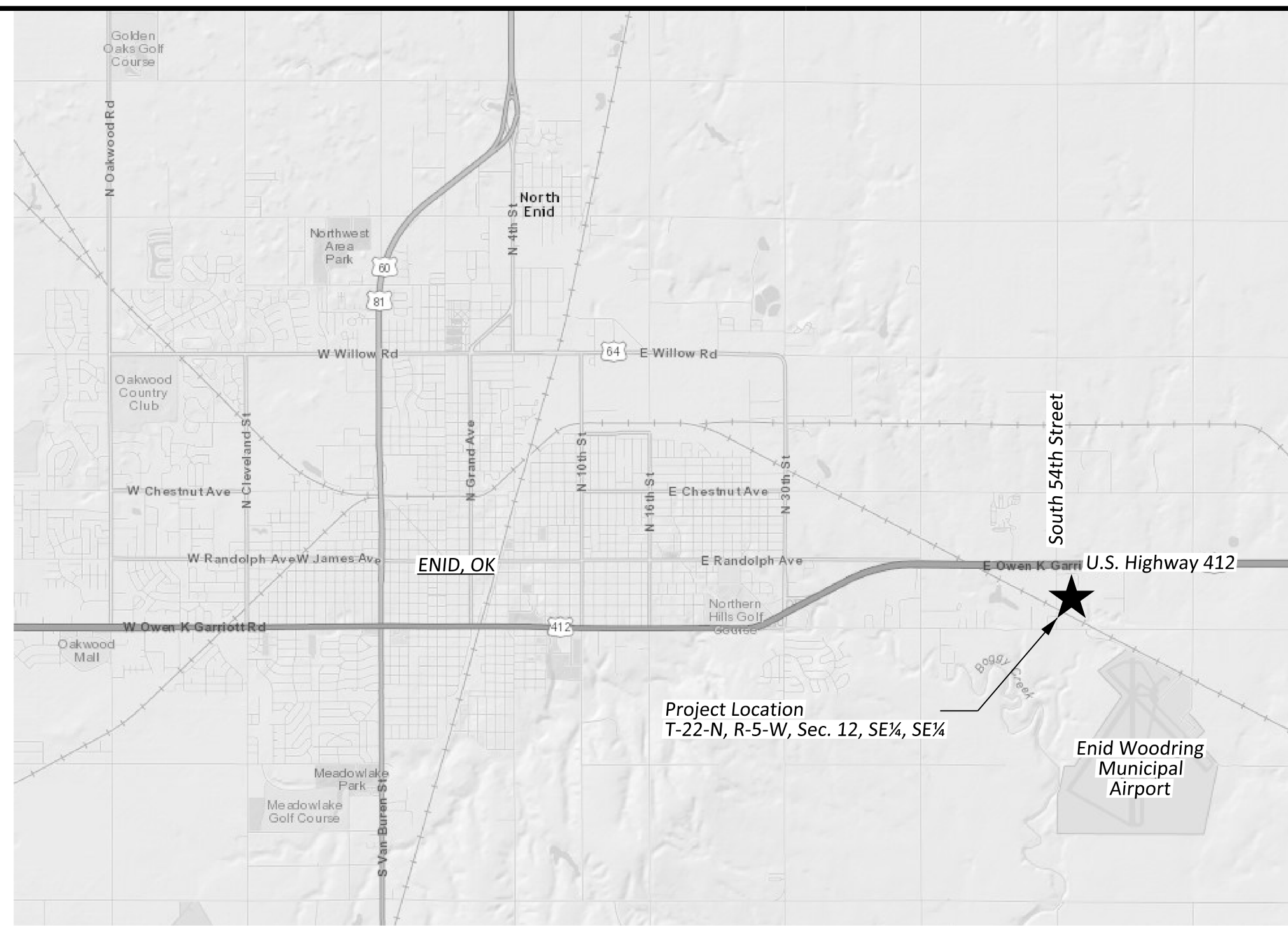
Email: ts@icon-structures.com

Address: 1620 E Hwy 54, Andover, KS 67002

Date of Hearing set for the 19th day of June, 2017.



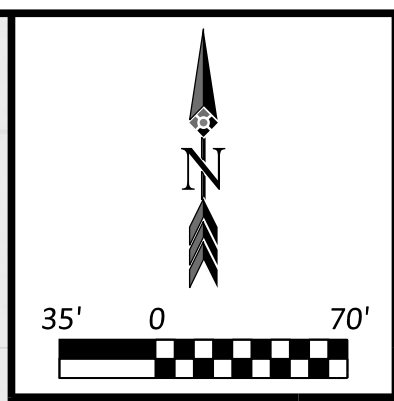
SOUTH 54TH STREET



VICINITY MAP

170602 - ADA Review
 Accessible parking provided in sufficient quantity, size and location. Accessible parking and accessible routes from parking to facility must not exceed 1.5% slope in any direction consistent with City of Enid Standards. Accessible parking must include be identified by a sign consistent with the 2010 ADA Standards for Accessible Design.
 Please construct a sidewalk adjacent to S 54th Street. (City of Enid Ordinance 2016-03, 10 - 6 - 1 - C)

REVIEWED
 By Chris Stein at 7:31 am, Jun 02, 2017



Issue	Date	By	Description

Drawn By: _____ Date: May 9, 2017
 Checked By: _____ Issue No. _____

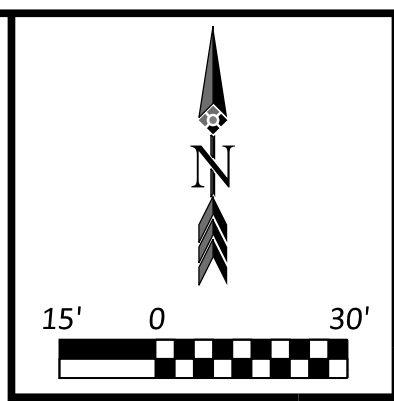
ASME
 Engineering Consultants
 202 N.W. 26th Street, Suite 200
 Ft. Lauderdale, FL 33309
 Tel: (954) 266-8864 | Fax: (954) 266-8864 | www.asme.com

Cert. of Auth. No. 5643
 Renewal June 30, 2017

TP&D
 Management Solutions

ENID BUILDING
SURVEY MAP
 ENID, OKLAHOMA

Sheet No.
C101
 Project No.
1758



Issue	Date	By	Description

Drawn By: _____ Date: May 9, 2017
 Checked By: _____ Issue No. _____

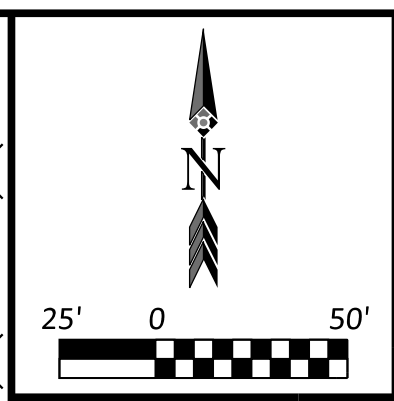
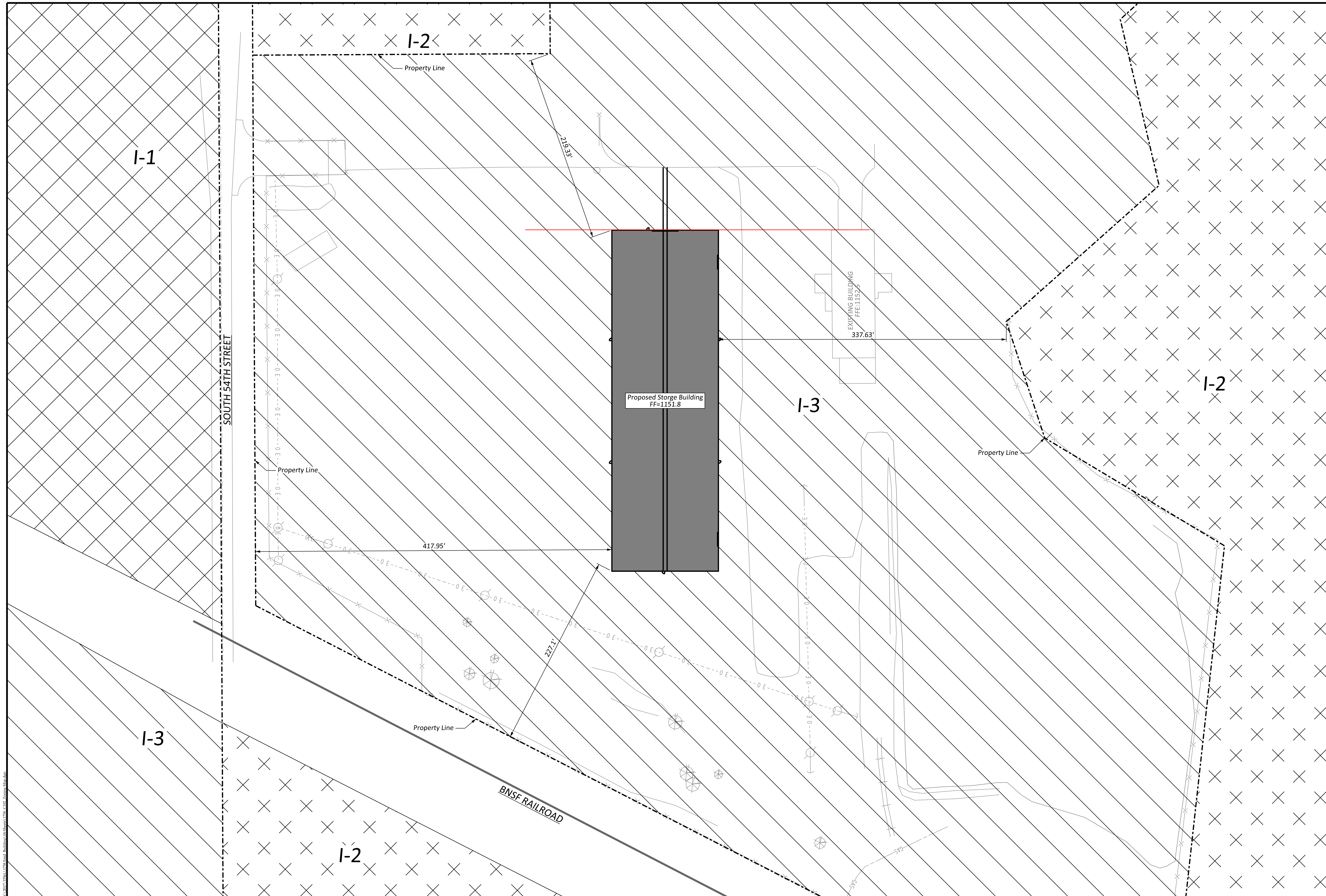

ASME
 Engineering Consultants
 P.O. Box 262888 Tulsa, OK 74126-2888
 Phone: (918) 262-8888 Fax: (918) 262-8884 www.asme.com

Cert. of Auth. No. 5643
 Renewal June 30, 2017


TP&D
 Management Solutions

ENID BUILDING
GRADING PLAN
 ENID, OKLAHOMA

Sheet No.	C200
Project No.	1758



Issue	Date	By	Description

Drawn By: _____ Date: May 9, 2017
 Checked By: _____ Issue No. _____

ASME
 Engineering Consultants
P.O. Box 262898 Ft. Smith, AR 72328-2898 | www.asme.com
 Cert. of Auth. No. 5643
 Renewal June 30, 2017

T P & D
 Management Solutions

ENID BUILDING
ZONING MAP
 ENID, OKLAHOMA

Sheet No.
C102
 Project No.
1758



E Owen K Garriott Rd 412

54th St

Kremlin St

Douglas Ave

Market Ave