

NOTICE OF A MEETING FOR CITY OF CHICKASHA BOARD OF ADJUSTMENT

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Board of Adjustment** of the City of Chickasha, Oklahoma, meeting on **Monday, January 8, 2024, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

1 Call to Order / Roll Call.

2 Meeting Items

- a. Discussion, consideration and possible action to approve the minutes from the November 28, 2023 Meeting.
- b. Public hearing to discuss and consider the variance request for 2107 S. 5th Street for applicant Sign Remedy.
- c. Discussion, consideration and possible action to approve the variance request for 2107 S. 5th Street for applicant Sign Remedy.

3 Motion to Adjourn.

Rachel Bernish, Director of Community Development

This Agenda was posted on the official City of Chickasha bulletin board in the Municipal Building, 117 North 4th Street Chickasha, OK, 73018, which is accessible to the public twenty-four hours each day at ___ a.m./p.m. on _____, 20__.

BOARD OF ADJUSTMENTS MEETING

November 28, 2023

1. Call meeting to order: 4:02 PM

Roll Call: John Grote, Joe Hutmacher, John Allen, Tom Woodard, and Jeff McClure

Present: Joe Hutmacher, John Allen, and John Grote

Absent: Tom Woodard and Jeff McClure

Staff Present: Jessica Green Sr. Code enforcement Officer, Rachel Bernish Assistant City Manager, Darren Martin Chief Building Inspector

Citizens: Rick Cook and Doug Howard

2. Meeting Items:

a. Discussion, Consideration and Possible action to approve the minutes from the October 17, 2023, meeting.

***Motion by Hutmacher and second by Grote to approve minutes from the October 17, 2023, meeting.**

Roll Call: John Grote, Joe Hutmacher, John Allen, Tom Woodard, and Jeff McClure

Ayes: Hutmacher, Allen, And Grote

Nays:

Abstain

b. Public Hearing to discuss and consider the request for a variance request for 2200 Old Hwy 62 for Applicant ASAP Energy.

Hearing Opened: 4:03 PM

Hearing Closed: 4:14 PM

- c. Discussion, Consideration, and possible action to approve the request for a variance for 2200 Old Hwy 62 for applicant ASAP Energy.

***Motion by Grote and second by Hutmacher to approve the request for a variance for 2200 Old Hwy 62 for applicant ASAP Energy.**

Roll Call: John Grote, Joe Hutmacher, Tom Woodard, Jeff McClure and John Allen

Ayes: Hutmacher, Allen, and Grote

Nays:

Abstain:

- d. Public Hearing to discuss and consider the request for a variance request for 804 W. Choctaw for applicant Oklahoma Mental Health Council DBA Red Rock Behavioral Health Services.

Hearing Opened: 4:15 PM

Hearing Closed: 4:18 PM

- e. Discussion, Consideration, and possible action to approve the request for a variance for 804 W. Choctaw for applicant Oklahoma Mental Health Council DBA Red Rock Behavioral Health Services.

***Motion by : Hutmacher and second by Grote to approve the request for a variance for 804 W. Choctaw for applicant Oklahoma Mental Health Council DBA Red Rock Behavioral Health Services.**

Roll Call: John Grote, Joe Hutmacher, Tom Woodard, Jeff McClure and John Allen

Ayes: Hutmacher, Allen, and Grote

Nays:

Abstain:

3. Motion to Adjourn: 4:20 PM

***Motion by: Grote and second Hutmacher to **adjourn** meeting.**

Roll Call: John Grote, Joe Hutmacher, Tom Woodard, Jeff McClure and John Allen

Ayes: Hutmacher, Allen, And Grote

Nays:

Abstain:

The meeting adjourned at: 4:20 PM



December 12, 2023

Rachel Bernish
City of Chickasha
Assistant City Manager

Ms. Bernish and city council members,

Fleske Commercial Group and Chickasha Development Company, LLC supports the application for a taller sign for the Chick-fil-A restaurant located in our development and at 2107 South 5th Street. We have reviewed and approved the proposed location of the sign, back corner of the Chick-fil-A site, and the requested overall height of the sign at 80'. We agree the importance of being granted this variance will help bring awareness to this restaurant.

Thank you for your consideration.

Eric C. Fleske

Sincerely

A handwritten signature in blue ink, appearing to be "ECF", is written over a light blue horizontal line.

Eric C. Fleske, SIOR, CCIM
Fleske Holding Company, LLC
Chickasha Development Company, LLC

Cochran Abstract Company

314 West Choctaw Avenue
Chickasha, OK 73018

Invoice

62445

Date 12/8/2023

Bill To

Leia Young
4716 McNutt Street
Haltom City, TX 76117

Ship To

Abstract #	Order #
Owner's List	69588

Customer Ref #
E-Mail

Item	Description	Qty	Price	Amount
Owner's List	Lot 5, Block 1, The Woodlands Section II / New Urban Development Chickasha		75.00	75.00
WE ARE A NO BUST ABSTRACT COMPANY. ABSTRACTS MAY BE RETURNED WITH \$150.00 CANCELLATION FEE.				

Cochran Abstract Company
orders@cochranabstract.com

Phone 405-224-6360
Fax 405-222-4350

Total	\$75.00
Payments/Credits	\$0.00
Balance Due	\$75.00

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY } SS:

The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the attached sheets contain a true and complete list of all property owners owning property within a 300 foot radius of the following described premises, to wit:

Lot Five (5) in Block One (1) in THE WOODLANDS SECTION 2, to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

as such list appears in the Certified Tax Rolls of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 1st day of December, 2023 at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

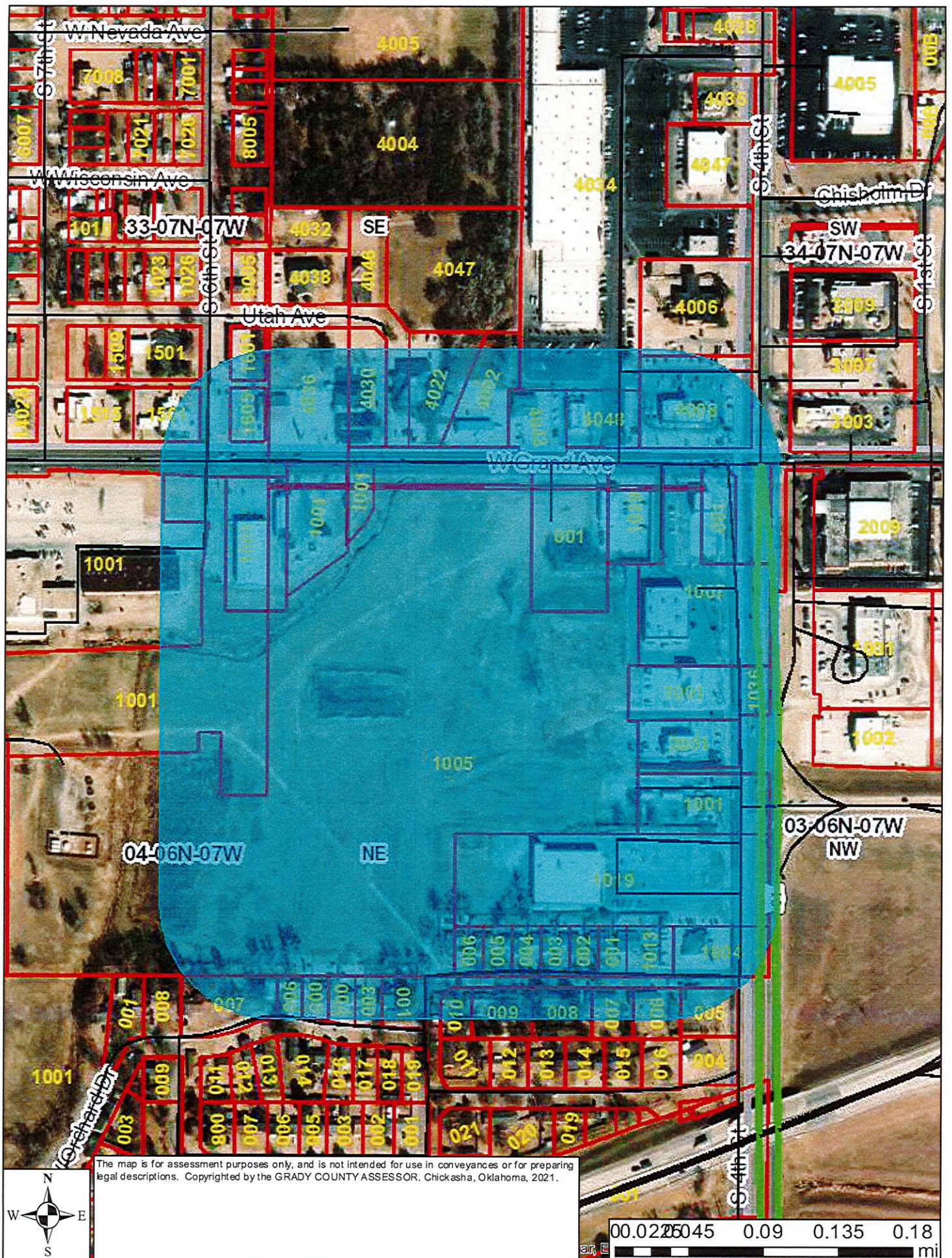
By Keegan V Doke.

Compiled by
COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

KEEGAN V DOKE, President

Title



12/1/2023

Grady County Assessor

Page 1 of 9

C109-00-001-001-0-000-00
TWICE THE ICE ICE HOUSE #1
WEB'S CONTRACTING, LLC
PO BOX 577

04-06N-07W LOT 1 BLOCK 1 WEBB'S CONTRACTING, LLC
PKA COMM NE/C TH N 89DEG 51'50"W 1040.40' TO
POB; TH S 00DEG 02'45"E 120.00'; TH S 28DEG

LINDSAY OK 73052

School Acres
9001 Chk CtyBAV0.28

Book-Page
5084

Situs
0 GRAND AV

C140-00-000-007-0-000-00
AJL HOME RENTALS, LLC
412 FIELDCREST DRIVE

04-06-07-02900
SUB-DIV

ALL LOT 7

COLE'S

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
5769

Situs
126 ORCHARD DR

C260-00-000-002-0-000-00
HENDERSON, DAVID
13 MORROW DR

04-06-07-05800
ADDN

ALL LOT 2

ELLIS

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
5903

Situs
13 MORROW DR

C260-00-000-005-0-000-00
RICHARDSON, WALLACE
19 MORROW DR

04-06-07-05950
ADDN

ALL LOT 5

ELLIS

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
5107

Situs
19 MORROW DR

C290-00-001-001-0-001-00
GRANDVIEW LTD.
ATTN: CARL POJEZNY
P.O. BOX 20837

04-06-07-09350 ALL LOT 1-LESS N 100' OF W
140' & TR BG 738.31' E OF NW/C LOT 2 E 581.69' S 843.72'
W 380' S 470' W 300' N 598.33' W 1

OKLAHOMA CITY OK 73156

School Acres
9001 Chick City 6.24

Book-Page

Situs
601 W GRAND AVE

0000-33-07N-07W-4-030-00
STILLWATER NATIONAL BANK &
TRUST COMPANY ATTN: FINANCE DEPARTMENT
P.O. BOX 1988

33-07-07-19950 TR IN SW/4 SE/4 SE/4 BG 40' N
& 208.71' E OF SW/C SW/4 SE/4 TH N 310' E 70' S 45
DEG 00 MIN E 42.43' S 280' W

STILLWATER OK 74076

School Acres
9001 Chick City 0.7

Book-Page
2874

Situs
500 W GRAND AVE

12/1/2023

Grady County Assessor

Page 2 of 9

0000-03-06N-07W-2-009-00 03-06N-07W A TRACT OF LAND BEG AT A
CHICKASHA INN LLC POINT 330' S 00 08' 00" AND 114' N 89 58'28"E OF THE
ATTN: RODGER BANK NW/C OF SAID LOT 4; TH N 89 58'28" E 509.
BEST WESTERN HOTEL & CONVENTION CENTER

			School	Acres	Book-Page	Situs
LAWTON	OK	73501	9001 Chk Cty	4.2	4085	2101 S 4TH ST

0000-04-06N-07W-1-019-00 04-06-07-38400 COMM. SE/C GOV. LOT 1, N 00
AGREE LIMITED PARTNERSHIP 08'31"W 132.5', N 89 55'33" W 821.89' TO NW/C LOT 6
C/O RYAN TAX COMPLIANCE SERVICES, LLC ELLIS ADDITION, TH N 00 08'31" W 238.89
P.O. BOX 450049 DEPT 501

			School	Acres	Book-Page	Situs
HOUSTON	TX	77056	9001 Chick City	4.5	5371	2318 S 4TH ST

C140-00-000-001-0-000-00 04-06-07-02650 ALL LOT 1 & E 52.2' LOT 2
MCCURLEY, THORA JOYCE COLE'S SUB-DIV
LIVING TRUST
102 ORCHARD DRIVE

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73018	9001 Chick City	0	4211	102 ORCHARD DR

C671-33-07N-07W-4-048-00 33-07N-07W LOT 1 BLK 1 TACO MAYO
G.E.D. INVESTMENTS LIMITED ADDITION E/2 SE/4 SE/4 BEG. PT 40' N & 344' W OF SE/C;
PARTNERSHIP N 00 00'41"W 150'; S 89 54'10" W A DIS 19
10405 GREENBRIAR PLACE

			School	Acres	Book-Page	Situs
OKLAHOMA CITY OK		73159	9001 Chick City	0.66	4162	401 W GRAND AV

C686-00-002-001-0-000-00 04-06N-07W LOT 1 BLOCK 2 THE WOODLANDS
CENTRAL PROPERTY DEV. INC.
614 S. ASHLEY ST

			School	Acres	Book-Page	Situs
ANN ARBOR	MI	48103	9001 Chick City	0	5849	2212 S 4TH ST

C260-00-000-006-0-000-00 04-06-07-06000 ALL LOT 6 ELLIS
GURLEY, DAVID & CHERYL L. ADDN
REV TRST
21 MORROW DR

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73018	9001 Chick City	0	4853	21 MORROW DR

12/1/2023

Grady County Assessor

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0000-33-07N-07W-4-006-00 LIBERTY NATIONAL BANK 629 SW "C" AVENUE	33-07-07-18750 TR BG 50' W & 280' N OF SE/C SE/4 SE/4 TH W 294' N 250' E 294' S 250' TO BG. & A PERMANENT EASEMENT ACROSS TR OUT OF SE
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LAWTON	OK	73501	School 9001 Chick City	Acres 1.7	Book-Page 4815	Situs 1924 S 4TH ST
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0000-33-07N-07W-4-008-00 RETAIL BUILDINGS INC. % JACOBI & ASSOCIATES PO BOX 702377	33-07-07-18810 BEG AT PT 40' N & 50' W OF SE/C SE/4 TH N 200' W 294' S 200' E 294' TO POB BRAUMS ICE CREAM STORE
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TULSA	OK	74170	School 9001 Chick City	Acres 1.35	Book-Page 2306	Situs 2028 S 4TH ST
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0000-33-07N-07W-4-022-00 DENTON, M. CRAIG & STEPHEN L. MCRAY - UND. 54.69% & ETAL C/O MOSLEY FAMILY P.O. BOX 2100	33-07-07-19500 BEG 40' N & 368.71' E OF SW/C SW/4 SE/4 SE/4 TH E 81.29' N 21 DEG 48 MIN E 323.1' W 201.29' S 300' TO BEG ETAL
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CHICKASHA	OK	73023	School 9001 Chick City	Acres 0.97	Book-Page 3091	Situs 428 GRAND AVE
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0000-33-07N-07W-4-034-00 SOUTHLAND REALTY LLC 3119 QUENTIN ROAD	33-07-07-20200 BG 40' N & 344' W OF SE/C E/2 SE/4 SE/4 TH N 490' E 294' N 560' W 240' N 230' W 370' S 1130' E 125' S 150' E 191' TO B
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BROOKLYN	NY	11234	School 9001 Chick City	Acres 10.73	Book-Page 4986	Situs 1724 S 4TH ST
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0000-04-06N-07W-1-013-00 MARTINEZ, MAGRO REA & DIANA MARIE 9 MORROW DR	04-06-07-36850 BEG AT PT 249.89' W OF SE/C LOT 1 TH W 122', N 132.5', TH E 122', TH S 132.5' TO POB
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CHICKASHA	OK	73018	School 9001 Chick City	Acres 0.37	Book-Page 5877	Situs 9 MORROW DR
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C140-00-000-003-0-000-00 DOWD, TINA L. 108 ORCHARD DR.	04-06-07-02700 COLE'S SUB-DIV W 12.8' LOT 2 & E 57' LOT 3
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CHICKASHA	OK	73018	School 9001 Chick City	Acres 0	Book-Page 5803	Situs 108 ORCHARD DR
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12/1/2023

Grady County Assessor

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C210-00-000-010-0-000-00
GRANTHAM, HELEN
24 MARROW DR

04-06-07-04700
CRESTVIEW HEIGHT'S

W 5' LOT 9 & ALL LOT 10

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73018	9001 Chick City	0	4241	24 MORROW DR

0015-00-000-001-0-000-00
VERIZON SUE LLC
1607 HART ST

04-06-07-37700
WIRELESS RETAIL
180' N 262' LESS .29 AC. FOR HWY - PA

LOT 1 ARC VALUE, LLC/VERIZON
BG NE/C NE/4 TH W 180' S 262' E

			School	Acres	Book-Page	Situs
HONOLULU	HI	96817	9001 Chk CtyBAV0		5686	2104 S 4TH ST

C380-00-016-001-0-000-00
JOHNSON, DONNIE C. & TAMMY R.
2001 S 6TH STREET

33-07-07-05750
16

ALL LOTS 1-2-3-4
HIGHLAND PARK ADDN

BLK

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73018	9001 Chick City	0	3670	2001 S 6TH ST

0000-33-07N-07W-4-025-00
MOSLEY REAL ESTATES, INC.
BOX 2100

33-07-07-19650
THEREOF & LESS TR BG 40' N OF SE/C SW/4 SE/4
TH N 300' W 90' SW/LY 323.1' TH E 210'

SW/4 SE/4 SE/4 LESS W 208.71'

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73023	9001 Chick City	0.61		

0000-33-07N-07W-4-036-00
LAFORGE PROPERTIES, LLC
2808 S. 4TH STREET

33-07-07-20250
208.71' N 208.71' W 208.71' S 208.71' NEW CHINA
RESTURANT

BG SW/C SW/4 SE/4 SE/4 TH E

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73018	9001 Chick City	1	5764	510 W GRAND AVE

0000-04-06N-07W-1-029-00
WILLIAMS, KYLE D.
P.O. BOX 1112

04-06-07-39800
AT THE NE/C TH N 89 DEG. 51 MIN 50 SEC E ALONG TH
N LINE 280' TO POB. TH N 89 DEG. 51 MIN 50

TR IN NE/4 NE/4 COMMENCING

			School	Acres	Book-Page	Situs
ENID	OK	73702	9001 Chk CtyBAV0.87		4972	411 W GRAND AV

12/1/2023

Grady County Assessor

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0000-04-06N-07W-1-036-00 STATE OF OK DEPT OF TRANS 200 N.E. 21ST STREET	04-06N-07W 1, TH N 89 58' W 80', TH S 00 08'E 128.29', TH S 89 58' E 80', TH N 00 08' W 128.29' TO	BG 526' S 00 08'E OF NE/C LOT 1, TH N 89 58' W 80', TH S 00 08'E 128.29', TH S 89 58' E 80', TH N 00 08' W 128.29' TO			
OKLAHOMA CITY OK 73105	School 9001 Chick City	Acres 0.23	Book-Page 3923	Situs	
C140-00-000-005-0-000-00 SINGLETERRY, JOLENE 116 ORCHARD DR	04-06-07-02800 COLE'S SUB-DIV		W 3' LOT 4 & E 65' LOT 5		
CHICKASHA OK 73018	School 9001 Chick City	Acres 0	Book-Page 5857	Situs 116 ORCHARD DR	
C713-00-001-001-0-000-00 SHINETIME CARWASH, LLC 504 N. FIRST	4-6-7 LOT 1 BLOCK 1 TUNNEL CAR WASH PKA A TRACT OF LAND IN LOT 1-COMM AT THE NE/C OF SEC 4 TH N 89 51'50W ALNG THE N LINE OF SEC 4 1110.40'				
ANADARKO OK 73005	School 9001 Chk CtyTIF	Acres 1.1	Book-Page 5095	Situs 523 W GRAND AV	
C210-00-000-005-0-000-00 CHARLSON, ALVA & EDWIN V. & ANITA J. CHARLSON 1/2 INT & LARRY V. & ALVA A. CHARLSON 1/2 INT	04-06-07-04450 HEIGHT'S		ALL LOT 5	CRESTVIEW	
NINNEKAH OK 73067	School 9001 Chick City	Acres 0	Book-Page 5361	Situs 4 MORROW DR	
0000-04-06N-07W-1-038-00 YYY DG LLC 15 VERBENA AVENUE SUITE 200	COMM. NE/C SECTION 4, TH N 89 51'50" W ALG NORTH LINE 1319.82' TO NE/C LOT 2 OF SEC. 4, S 00 00'31"W 50' TO S R-O-W OF GRAND AVE FOR POB,				
FLORAL PARK NY 11001	School 9001 Chick City	Acres 0.4	Book-Page 5127	Situs	
C140-00-000-006-0-000-00 ORCHARD LANE, LLC 721 W. COUNTRY CLUB ROAD	04-06-07-02850 COLE'S SUB-DIV		W 2.5' LOT 5 & ALL LOT 6		
CHICKASHA OK 73018	School 9001 Chick City	Acres 0	Book-Page 4225	Situs 120 ORCHARD DR	

C210-00-000-007-0-000-00
HENSLEY, KENT & EVELYN
12 MORROW DR

04-06-07-04550
CRESTVIEW HEIGHT'S

ALL LOT 7 & E 10' LOT 8

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
5807

Situs
12 MORROW DR

C260-00-000-004-0-000-00
MORRIS, JILLIAN
17 MORROW DRIVE

04-06-07-05900
ADDN

ALL LOT 4

ELLIS

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
5596

Situs
17 MORROW DR

C738-04-06N-07W-1-007-00
THE TEE COMPANY
30765 PACIFIC COAST HIGHWAY #374

04-06-07 WALGREEN ADDITION BLOCK 1 A TRACT OF
LAND IN LOT 1, BEING THE FRACTIONAL NE/4 COMM AT
THE NE/C NE/4 TH S 00 01'14"E ALONG THE E LINE 262'

MALIBU CA 90265

School Acres
9001 Chk CtyBAV2.06

Book-Page
5517

Situs
2120 S 4TH ST

0000-33-07N-07W-4-043-00
J & M PROPERTIES, LLC
3019 LACEY DR

33-07-07-19850

BG 535' W OF SE/C SE/4 SE/4
SE/4 TH N 190' W 155' S 150' E 30' S 40' E 125'

CHICKASHA OK 73018

School Acres
9001 Chick City 0.65

Book-Page
3908

Situs
418 GRAND AVE

0000-04-06N-07W-1-004-00
USRP FUNDING 2001-A, L.P.
C/O ADVANCED DENTAL IMPLANT &
DENTURE 065684

04-06-07-33900
132.5' E 249.89' S 132.5' LESS .12 AC HWY DENNY'S
RESTUARNT

BG SE/C LOT 1 - W 249.89' N
132.5' E 249.89' S 132.5' LESS .12 AC HWY DENNY'S

OKLAHOMA CITY OK 73120

School Acres
9001 Chick City 0.76

Book-Page
3486

Situs
2328 S 4TH ST

0000-04-06N-07W-1-005-00
CHICKASHA DEVELOPMENT CO., LLC
P.O. BOX 722760

04-06-07 COMM NE/C NE/4 TH N 89DEG 51'50"W 625.01'
TO POB TH S 00DEG 01'14"E 385.00' TH S 89DEG 51'50"E
200.00'; TH N 00DEG 01'14"W 123.00'; TH S 89

NORMAN OK 73070

School Acres
9001 Chk CtyBAV32.2

Book-Page
5490

Situs

12/1/2023

Grady County Assessor

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C210-00-000-006-0-000-00
HEGWALD, JAMES E. & SAMANTHA
6 MORROW DR.

04-06-07-04500
HEIGHT'S

ALL LOT 6

CRESTVIEW

CHICKASHA	OK	73018	School	Acres	Book-Page	Situs
			9001 Chick City	0	5209	6 MORROW DR

C210-00-000-009-0-000-00
MARTIN, LINDA A. REV TRUST
TRUSTEES PAMELA K. SHROPSHIRE &
JOHNNA F. STEPHENS

04-06-07-04650
CRESTVIEW HEIGHT'S

E 160' LOT 9

CHICKASHA	OK	73018	School	Acres	Book-Page	Situs
			9001 Chick City	0	4686	20 MORROW DR

C260-00-000-001-0-000-00
JOBE, RAYMOND & LORENE REV
TRUST & CO-TRUSTEES
709 MOCKINGBIRD RD

04-06-07-05750
ADDN

ALL LOT 1

ELLIS

NINNEKAH	OK	73067	School	Acres	Book-Page	Situs
			9001 Chick City	0	4062	11 MORROW DR

C260-00-000-003-0-000-00
BAILEY, TAMMI & RICKY
CO-TRUSTEES OF TAMMI J. BAILEY REV TR
551 COUNTY ROAD 1410

04-06-07-05850
ADDN

ALL LOT 3

ELLIS

CHICKASHA	OK	73018	School	Acres	Book-Page	Situs
			9001 Chick City	0	4938	15 MORROW DR

C290-00-001-001-0-006-00
YYY DG LLC
15 VERBENA AVE
STE 200

04-06-07 DOLLAR GENERAL ADD'N A TRACT OF LAND IN
LOT 2 COMM AT THE NE/C OF SEC 4; TH N 89 51'50"W
1319.82'; TH S 00 00'31"W 50' TO THE S ROW OF GRAN

FLORAL PARK	NY	11001	School	Acres	Book-Page	Situs
			9001 Chick City	0.93	5127	527 W GRAND AVE

C380-00-016-005-0-000-00
FIRST NATIONAL BANK & TRUST CO
P.O. BOX 1130

33-07-07-05800
HIGHLAND PARK ADDN

ALL LOTS 5-6-7-8

BLK 16

CHICKASHA	OK	73023	School	Acres	Book-Page	Situs
			9001 Chick City	0	3009	2027 S 6TH ST

C494-00-001-001-0-000-00
MIDFIRST BANK
% TAX COMPLIANCE DEPT
501 NW GRAND BLVD

04-06N-07W LOT 1 BLK 1 MIDFIRST PLAZA
COMM AT NE/C OF SAID NE/4; N 89 51'50"W,
ALONG N LINE 425'; S 00 01'14"E,

OKLAHOMA CITY OK 73118

School Acres
9001 Chick City 1.53

Book-Page
4120

Situs

0000-33-07N-07W-4-002-00
BORDWINE URBAN & RURAL
DEVELOPMENT CORP.
P.O. BOX 327

33-07-07-18550 TR BEG 40' N OF SE/C SW/4
SE/4 SE/4 - N 300' W 90' SW/LY 323.1' E 210' TO BG - LESS
TR BG 40' N OF SE/C SW/4 SE/4 SE/

CHICKASHA OK 73023

School Acres
9001 Chick City 0.96

Book-Page
4171

Situs
420 W GRAND AVE

0000-33-07N-07W-4-007-00
LIBERTY NATIONAL BANK
629 SW "C" AVENUE

33-07-07-18800 BEG 50' W & 240' N OF SE/C
SE/4 TH N 40' W 294' S 40' E 294' TO POB

LAWTON OK 73501

School Acres
9001 Chick City 0.27

Book-Page
4815

Situs

0000-04-06N-07W-1-006-00
CHICKASHA, CITY OF

04-06-07-34700 BG 40' S OF NW/C LOT 1 TH S
89 DEG 52 MIN E 1140.49 S 0 DEG 08 MIN. E 10' N 89
DEG. 52 MIN. W 1140.49' N 0 DEG. 08 MI

CHICKASHA OK 73018

School Acres
9001 Chick City 0.26

Book-Page

Situs

C140-00-000-004-0-000-00
SIKES, DOUGLAS W. & PATRICIA J
112 ORCHARD DR

04-06-07-02750
COLE'S SUB-DIV

W 7.58' LOT 3 & E 62' LOT 4

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page

Situs
112 ORCHARD DR

C210-00-000-008-0-000-00
PARISH, TRAVIS RAY
14 MORROW DR.

04-06-07-04600 W 155' LOT 8
CRESTVIEW HEIGHT'S

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
4408

Situs
14 MORROW DR

12/1/2023

Grady County Assessor

Page 9 of 9

C380-00-015-001-0-000-00 FIRST NATIONAL BANK & TRUST COMPANY CHICKASHA P.O. BOX 1130	33-07-07-05300 & ALL LOTS 22 THRU 28 HIGHLAND PARK ADDN	LOTS 1 THRU 7 & E 15' OF LOT 8 BLK 15
---	---	--

CHICKASHA	OK	73023	School 9001 Chick City	Acres 0	Book-Page 3068	Situs 616 GRAND AV
-----------	----	-------	---------------------------	------------	-------------------	-----------------------

C686-00-001-001-0-000-00 MOUNTAIN MANOR LIMITED PARTNERSHIP 213 N. STEPHANIE STREET STE. G-325	04-06N-07W LOT 1 BLOCK 1 THE WOODLANDS
---	--

HENDERSON	NV	89074	School 9001 Chick City	Acres 0	Book-Page 5905	Situs
-----------	----	-------	---------------------------	------------	-------------------	-------

C290-00-001-001-0-003-00 CHICKASHA DEVELOPMENT CO. LLC P.O. BOX 722760	04-06N-07W N 89DEG 51'50"W 625.01' TO POB TH S 00DEG 01'14"E 385.00' TH S 89DEG 51'50"E 200.00'; TH	PART OF COMM NE/C NE/4 TH
--	---	---------------------------

NORMAN	OK	73070	School 9001 Chk Cty	Acres BAV7.9	Book-Page 5490	Situs
--------	----	-------	------------------------	-----------------	-------------------	-------

Parcel List Report

Sort Order :OwnerName

Grady

Parcel	Owner	S-T-R Acres Timber			Short Legal 1		Taxpayer ID, Name, Address
Parcel Type	Site Address	Book / Page	Subdivision /	Short Legal 2			
School District	Site City, State, Zip						
C725-00-001-001-0-000-00	AGREE CENTRAL, LLC	0	0	1 1	25504	AGREE CENTRAL, LLC	
UC	2304 S 4TH	6187 / 436	VAQUERO CHICKASHA			32301 WOODWARD AVE	
9001 CHICK CITY	CHICKASHA, OK					ROYAL OAK, MI 48073-0000	



CHANDLER
SIGNS

P: 210.349.3804

F: 210.349.8724

17319 San Pedro Avenue
Suite 200
San Antonio, TX 78232

chandersigns.com

December 12, 2023

City of Chickasha
117 N 4th St
Chickasha, OK 73018

To Whom it may concern:

The new Chick-fil-A restaurant located at 2107 South 5th Street, Chickasha, OK 73018 is seeking to gain approval on an 80' overall height sign. Our location is tucked back off 4th street and Grand Ave./US 277/US 81. We do not have good visibility off either of these roadways or any visibility from I-44. We are seeking to provide as much visibility to our restaurant as many of our neighbor's and competitors have. These include Starbucks at 80' oah, Wallgreens also at 80', McDonalds, Aldi and Walmart. All of which are at least 60' tall and one up to about 100'.

Per the documents we are providing we are proposing the Chick-fil-A pylon be installed at the back corner of our property to get the visibility in the direction that will drive our traffic. Our focus is to get consumers on I-44 and US 277/81 to see our sign, at least giving the opportunity to come to our restaurant if they should desire. As it is now, there is no evidence at all that a Chick-fil-A restaurant is in the neighborhood.

Using drone photography and traditional photography we are also providing our site analysis from above the site, and from the local roadways. This provides clear footage of how our sign would be visible at this height and from these roadways.

Thank you for your continued support,

Kristen Hamilton
National Account Manager

SITE INFORMATION

INF: CHICKASHA DEVELOPMENT CO., LLC
GRAND AVENUE, CHICKASHA, OKLAHOMA 73011
TOTAL AREA:
79,115± SQ FEET
1.816± ACRES
PART OF APN: 0000-04-06N-07W-1-005-00

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 710702300109 REVISION 5/2/23TEK; 5/15/23PT; 5/18/23PT, WITH A COMMITMENT DATE OF MAY 12, 2023 AT 07:59 A.M.

SCHEDULE A DESCRIPTION

FOR TAX MAP ID(S): 25026, 5281 AND 25027

LOT FIVE (5), IN BLOCK ONE (1), OF THE WOODLANDS, SECTION 2, TO THE CITY OF CHICKASHA, GRADY COUNTY OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 710702300109 REVISION 5/2/23TEK; 5/15/23PT; 5/18/23PT, WITH A COMMITMENT DATE OF MAY 12, 2023 AT 07:59 A.M.

NOTES CORRESPONDING TO SCHEDULE B

- 9

— THIS ITEM INTENTIONALLY DELETED.
- 10

— THIS ITEM INTENTIONALLY DELETED.
- 11

— THIS ITEM INTENTIONALLY DELETED.
- 12

— THIS ITEM INTENTIONALLY DELETED.
- 13

— THIS ITEM INTENTIONALLY DELETED.
- 14

— THIS ITEM INTENTIONALLY DELETED.
- 15

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- 16

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- 17

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— THIS ITEM INTENTIONALLY DELETED.
- 27

— THIS ITEM INTENTIONALLY DELETED.
- 28

— THIS ITEM INTENTIONALLY DELETED.
- 29

— THIS ITEM INTENTIONALLY DELETED.
- 30

— RESTRICTIVE COVENANTS RECORDED IN BOOK 4120, PAGE 489, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3604 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, WHICH DO NOT PROVIDE FOR REVERSION OR FORFEITURE OF TITLE.
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 31

— COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY AND LIMITATIONS ON TITLE, CREATED BY THE (OKLAHOMA) REAL ESTATE DEVELOPMENT ACT, OR SET FORTH IN THE DECLARATION FILED JANUARY 22, 2020, IN BOOK 5695, PAGE 326, AND FIRST AMENDMENT RECORDED IN BOOK 5702, PAGE 107, IN THE RELATED BY-LAWS; AND IN ANY OTHER ALLIED INSTRUMENTS REFERRED TO IN ANY OF THE INSTRUMENTS AFORESAID.
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 32

— THIS ITEM INTENTIONALLY DELETED.
- 33

— THIS ITEM INTENTIONALLY DELETED.
- 34

— ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE PLAT OF THE WOODLANDS, SECTION 2 RECORDED IN RED BOOK 8, PAGE 34.
(AFFECTS, PLOTTED AS SHOWN)

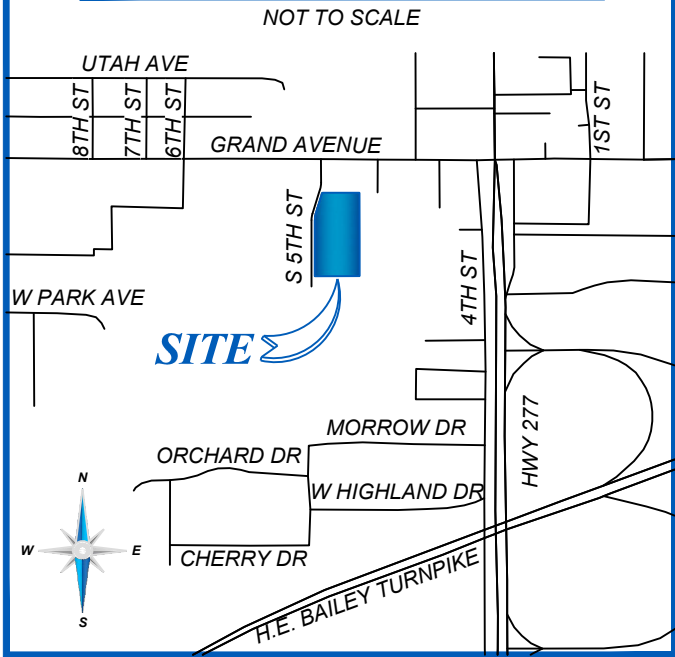
ALTA/NSPS LAND TITLE SURVEY

GRAND AVENUE

LOCATED IN: SECTION 4, TOWNSHIP 6 NORTH, RANGE 7 WEST
GRADY COUNTY, CHICKASHA, OKLAHOMA 73018

SEE SHEET 2 OF 2 FOR SURVEY DEPICTION

VICINITY MAP



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS APRIL 19TH, 2023.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF GRAND AVENUE AND SOUTH 87TH STREET, WHICH IS APPROXIMATELY 110' FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
10. AT THE TIME OF ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF CURB CUTS, BUT THE SUBJECT PROPERTY APPEARS TO HAVE DIRECT ACCESS TO SOUTH 5TH STREET, AS SHOWN HEREON.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED OKLAHOMA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-ii EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM GRADY COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
16. THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THE SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANNING MAPPING CONTAINED IN THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE ORIGINAL DATA WAS OBTAINED AND THAT THE SURVEY WAS COMPLETED ON APRIL 19TH, 2023, AND ALL COORDINATES ARE BASED ON NAD83(2011) EPOCH 2010.0 AND ALL ELEVATIONS ARE BASED ON NAVD88.
17. AT THE TIME OF SURVEY THERE WERE NO OBSERVED BUILDINGS ON THE SUBJECT PROPERTY.
18. THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

PARKING INFORMATION

THERE WERE NO DESIGNATED STRIPED PARKING OBSERVED AT THE TIME OF SURVEY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", "AE" AND "AE-FLOODWAY" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 400510209E, WHICH BEARS AN EFFECTIVE DATE OF 04/03/2012 AND IS NOT / IS IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF "A1-A30" ZONES.

ZONE "AE-FLOODWAY" AREAS DENOTE AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S00°12'33"E PER GPS COORDINATE OBSERVATIONS OKLAHOMA STATE PLANE, SOUTH ZONE NAD83.
LATITUDE = -35°01'45.3317"
LONGITUDE = -97°56'13.2207"
CONVERGENCE ANGLE = 00°02'08.72"

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE-CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL OKLAHOMA ONE-CALL AT 405-840-9957 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.
ONE 811 REFERENCE NUMBER: 23040616463712

COMPANY:	CONTACT:
PUBLIC SERVICES OF OK	833-776-6884
USIC/DOBSON/INTELLEQ	405-680-5803
USIC/ONENET	405-225-9453
CITY OF CHICKASHA	405-225-6015
SUMMIT UTILITIES DUNCAN	866-275-5265
INDIANATION/CHICKTEL	580-622-3837
MEDICINE PARK TELE	580-529-8440
USIC/SUDENLINK	866-618-6277
AT&T DISTRIBUTION	539-444-1026
WINDSTREAM	800-289-1901

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF SURVEY.

REFERENCE DOCUMENTS

1. FINAL PLAT THE WOODLANDS SECTION II, BOOK 6152 PAGE 279.

SURVEYOR'S CERTIFICATE

TO: FIRST HORIZON BANK, A TENNESSEE STATE-CHARTERED BANK, AND ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR: NEW URBAN DEVELOPMENT CHICKASHA OK LLC, & FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 04/19/2023.

DATE OF PLAT OR MAP: 04/27/2023

PRELIMINARY NOT FOR
CONSTRUCTION OR
IMPLEMENTATION

DENVER WINCHESTER
PROFESSIONAL LAND SURVEYOR NO. 1952
STATE OF OKLAHOMA
OKLAHOMA CGA 5387

BLEW & ASSOCIATES, P.A.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

Surveying
Engineering
Mapping

SHEET:
1 OF 2

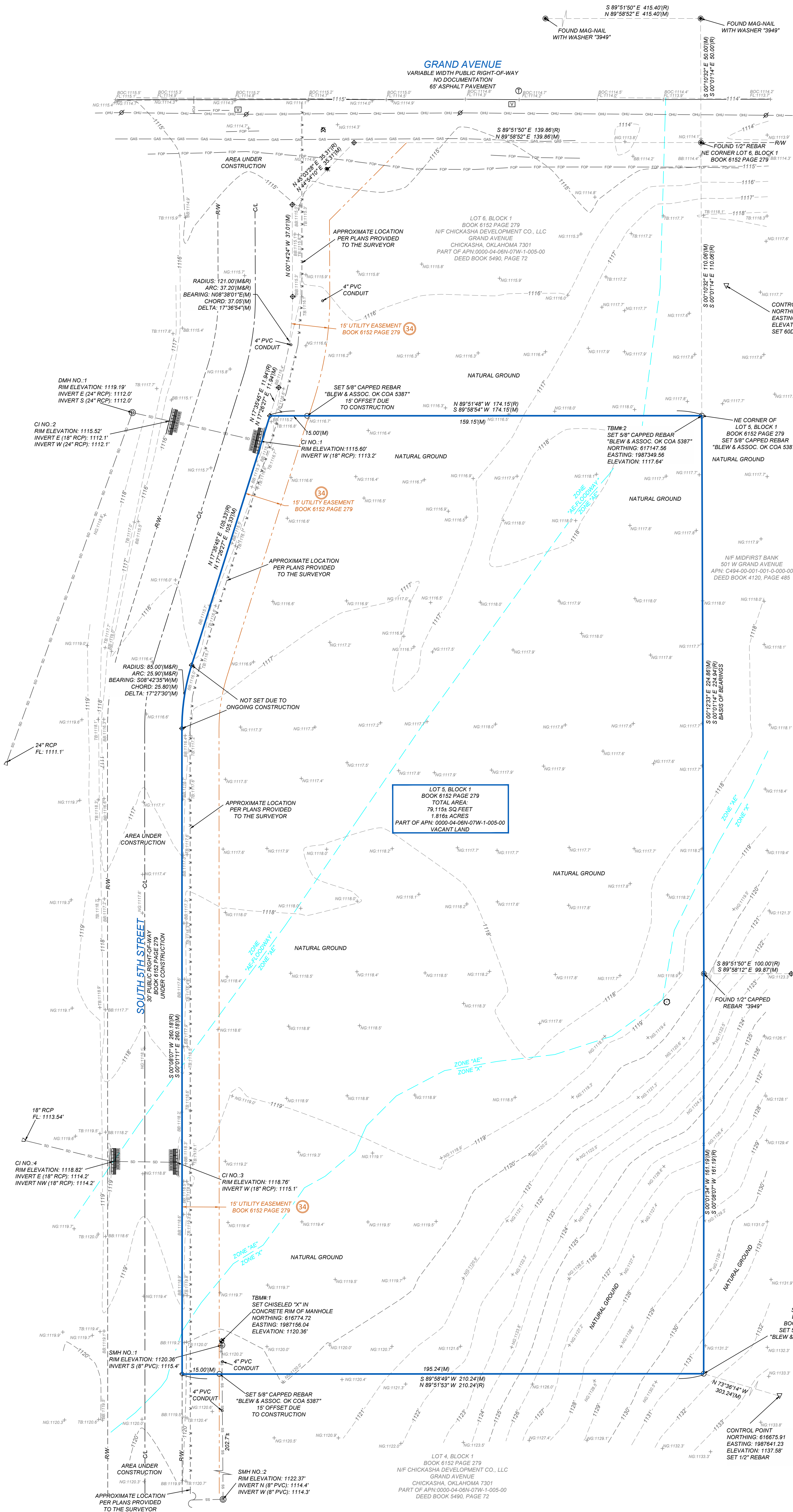
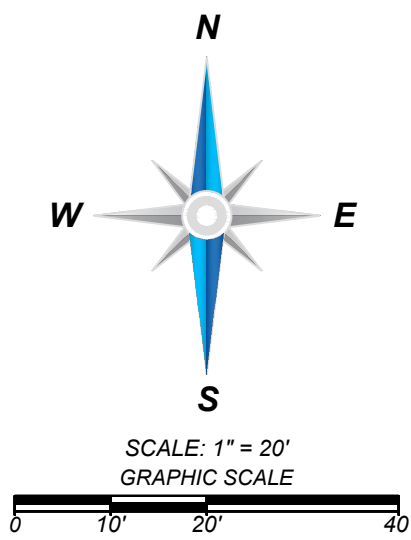
DATE	REVISION HISTORY	BY
05/10/23	UPDATING TO ALTA	KJD
05/18/23	UPDATED TITLE COMMITMENT	KJD
06/02/23	UPDATED TITLE COMMITMENT	JMC

SURVEYOR JOB NUMBER: 23-2206	SURVEY DRAWN BY: K.J.D. - 04/27/2023
SURVEY REVIEWED BY: S.T.M.	

ALTA/NSPS LAND TITLE SURVEY

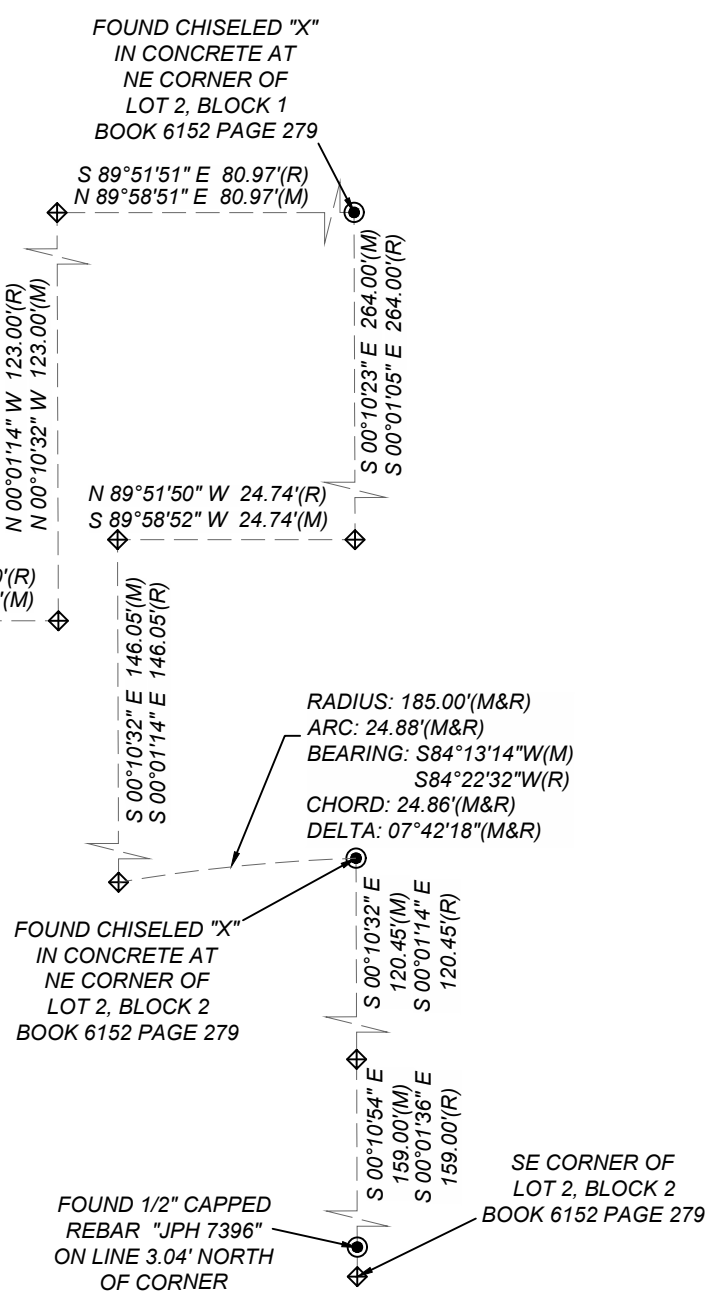
GRAND AVENUE

LOCATED IN: SECTION 4, TOWNSHIP 6 NORTH, RANGE 7 WEST
GRADY COUNTY, CHICKASHA, OKLAHOMA 73018



LEGEND

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- ◊ COMPUTED POINT
- ◆ TEMPORARY BENCHMARK (TBM)
- ▽ CONTROL POINT
- ⚡ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SANITARY SEWER MANHOLE (SMH)
- ⊕ STORM SEWER MANHOLE (DMH)
- ⊕ CURB INLET (CI)
- ⊕ GRATED INLET (DI)
- ⊕ DRAINAGE OUTLET AS-NOTED
- ⊕ TELEPHONE MANHOLE
- ⊕ UTILITY VAULT
- ⊕ UTILITY POLE
- ⊕ TREE
- ⊕ MEASURED/CALCULATED DIMENSION
- ⊕ RECORD DIMENSION
- ⊕ CENTERLINE
- ⊕ RIGHT-OF-WAY
- ⊕ NOW OR FORMERLY
- ⊕ SQUARE FEET
- ⊕ BOC: BACK OF CURB
- ⊕ FL: FLOW LINE
- ⊕ TB: TOP OF BANK
- ⊕ BB: BOTTOM OF BANK
- ⊕ NG: NATURAL GROUND
- PROPERTY LINE
- CENTERLINE OF RIGHT-OF-WAY
- RIGHT-OF-WAY
- OVERHEAD UTILITY LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- FLOOD LINE
- MAJOR CONTOUR
- MINOR CONTOUR



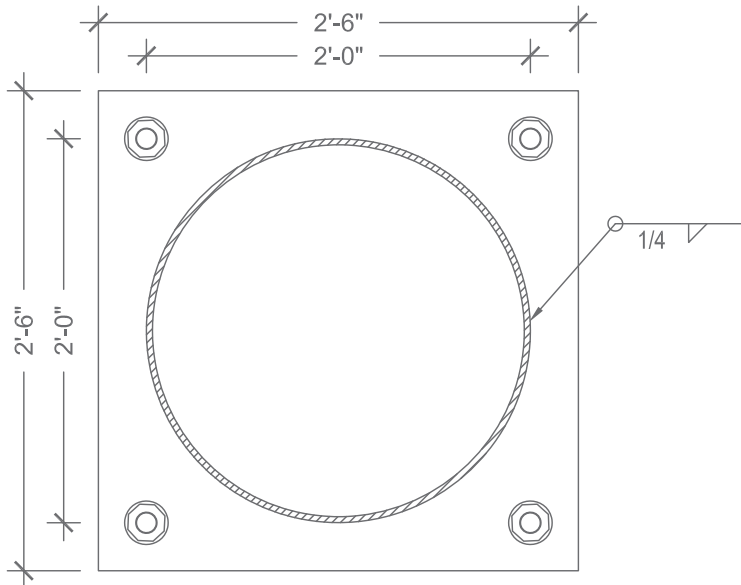
3825 N. SHILOH DRIVE • FAYETTEVILLE, AR 72703	
EMAIL: SURVEY@BLEWINC.COM	
OFFICE: 479.443.4506 FAX: 479.582.1883	
WWW.BLEWINC.COM	
SURVEYOR JOB NUMBER: 23-2206	SURVEY DRAWN BY: K.J.D. - 04/27/2023
SURVEY REVIEWED BY: S.T.M.	SHEET: 2 OF 2



11545 W. BERNARDO COURT
SUITE 201, SAN DIEGO, CA 92127
PROJECTMANAGER@SULLAWAYENG.COM
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: CHICK-FIL-A 5497 - POLE SIGN - 2107 S 5TH STREET, CHICKASHA, OK
PROJECT #: 43562
CLIENT: CHANDLER SIGNS

DATE: 12-11-2023
ENGINEER: JD
LAST REVISED:



30"X30"X1" THK STEEL PLATE
W/ (4) 1 1/4"Ø THRU BOLTS

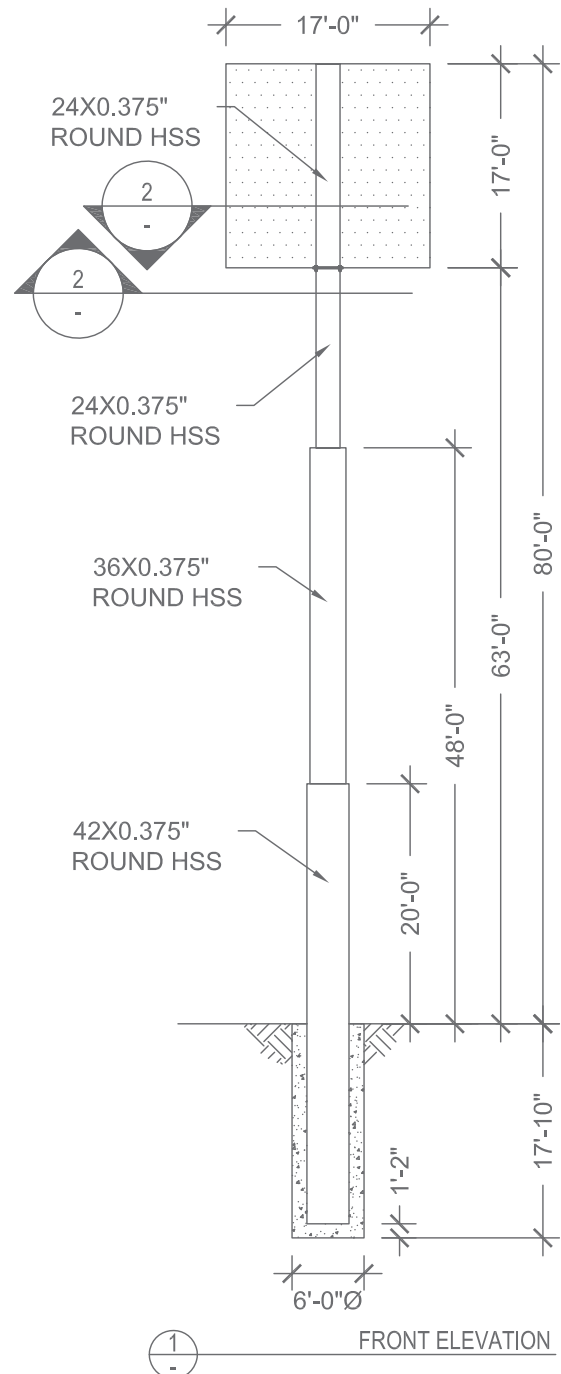
2 TOP AND BOTTOM MATCH PLATE



12-11-23

GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY: 110 MPH EXPOSURE C
4. CONCRETE 2500 PSI MIN.
5. ROUND HSS STEEL ASTM A500 GR.B, $F_y = 42$ KSI MIN.
6. PLATE STEEL ASTM A36, $F_y = 36$ KSI
7. BOLT STEEL ASTM A307
8. WELD F_{exx} : 70 KSI MIN.
9. PROVIDE PROTECTION AGAINST DISSIMILAR METALS USING ANTI-CORROSIVE PAINT OR NEOPRENE GASKETS.
10. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
11. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION.



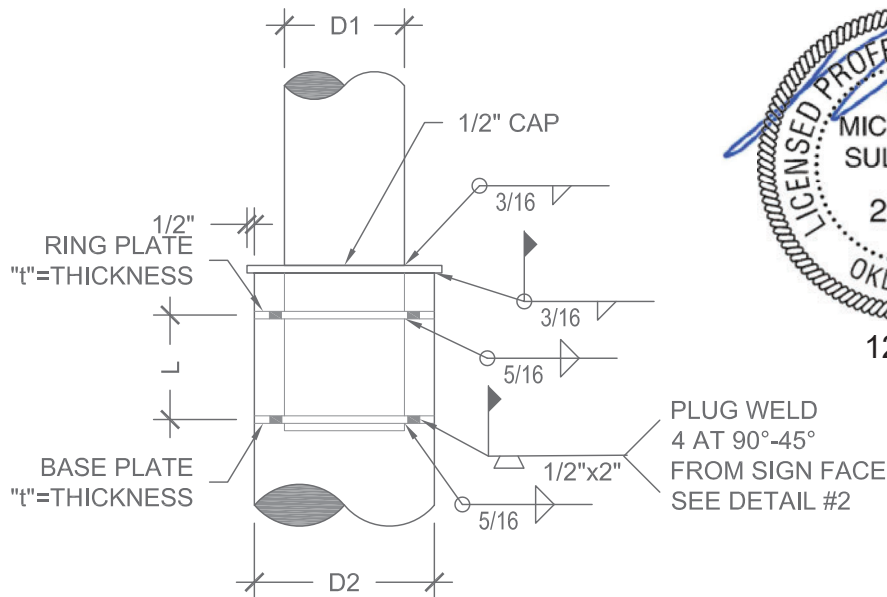
1 FRONT ELEVATION



11545 W. BERNARDO COURT
SUITE 201, SAN DIEGO, CA 92127
PROJECTMANAGER@SULLAWAYENG.COM
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: CHICK-FIL-A 5497 - POLE SIGN - 2107 S 5TH STREET, CHICKASHA, OK
PROJECT #: 43562
CLIENT: CHANDLER SIGNS

DATE: 12-11-2023
ENGINEER: JD
LAST REVISED:



12-11-23

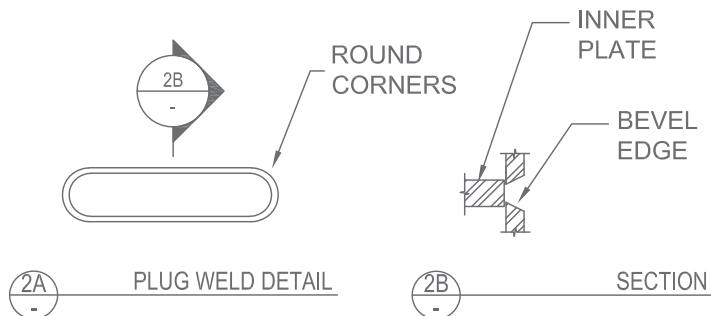
1 SPLICE DETAIL

NOTES:

1. THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
2. $L = 1.5 \times D1$ OR 12" , WHICHEVER IS LARGEST

THICKNESS (t)

FOR D1 THRU 16" DIA., USE $t = 1/2"$ PL.
FOR 16" DIA. < D1 < 30" DIA., USE $t = 3/4"$ PL.
FOR D1 > 30" DIA., USE $t = 1"$ PL.





11545 W. Bernardo Court, San Diego, CA 92127
 projectmanager@sullawayeng.com
 Phone: 858-312-5150 Fax: 858-777-3534

PROJECT: CHICK-FIL-A 5497
 PROJ. NO.: 43562
 CLIENT: CHANDLER SIGNS

DATE: 12/8/23
 ENGINEER: JD

V5.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-16

$F = q_z * G * C_f * A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.800$ (Fig. 29.3-1) 1.00 0 max. height= 80.00
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape) $s = 17.00$
 $K_z =$ from table 28.3-1 Exposure= c
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 110$ mph
 $G = 0.85$ (26.9) weight= 4.750 kips
 $s/h = 0.213$ $M_{DL} = 0.00$ k-ft
 $B/s = 1.00$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z * G * C_f$	A_f	shear	Wind Moment M_w
	1	7.5	0.850	22.4	34.24	52.5	1798	13483
	2	17.5	0.876	23.1	35.29	17.5	618	10807
	3	22	0.918	24.2	36.96	14.0	518	11385
	4	24.5	0.937	24.7	37.74	3.0	113	2774
	5	27.5	0.961	25.3	38.71	15.0	581	15966
	6	32.5	0.996	26.2	40.11	15.0	602	19552
	7	37.5	1.026	27.0	41.32	15.0	620	23240
	8	44	1.061	27.94	42.74	24.0	1026	45135
	9	54	1.107	29.14	44.59	24.0	1070	57784
	10	61.5	1.136	29.92	45.78	6.0	275	16892
	11	71.5	1.176	30.97	47.39	289.0	13696	979252
sums:							475.0	20914
							1196.27	(M_w) k-ft arm= 57.2
							$P_u = 5.70$ kip	
							$M = 1196.27$ k-ft	$M = \sqrt{(M_{DL}^2 + M_w^2)}$
							$M_u = \sqrt{(1.2 M_{DL}^2 + 1.0 M_w^2)} = 1196.27$ k-ft	

Pole Design

section; pipe

$M_u \leq \phi M_n$ with $M_n = f_y Z$		$f_y = 42$ ksi	$\phi = 0.9$				
H	M_u (k-ft)	Z req'd. (in)	Size (in)	t (in)	Z	USE	
at grade	1196.3	379.77	34	0.375	424.0	42X0.375" RHSS, $\phi M_n = 1806.6$ k-ft	
splice at 20 ft	802.0	254.6	30	0.375	329.1	36X0.375" RHSS, $\phi M_n = 1347.4$ k-ft	
at 48 ft	332.0	105.4	18	0.375	116.5	24X0.375" RHSS, $\phi M_n = 629.3$ k-ft	
at 63 ft	116.4	37.0	12	0.375	53.7	24X0.375" RHSS, $\phi M_n = 629.3$ k-ft	

Footing Design

footprint: round

$\omega = 1.3$ IBC 1605.3.2 IBC Table 1806.2, sections 1806.3.4, 1807.3.2 $S = (1.3 \times 2x)$
 $P = 16.31$ kip $S1 = S \times d / 3$ $A = 2.34 \times P / (S1 \times b)$ $S = 400$
 $S1 = 1600$ $d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$ IBC 1807.3.2.1
 $A = 3.98$

footing: 6' - 0" dia.

17' - 10" deep



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PROJECT: CHICK-FIL-A 5497
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 CLIENT: CHANDLER SIGNS

DATE: 12/8/23
 ENGINEER: JD

V5.5

units; pounds, feet unless noted otherwise

Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 4.8 kips

	$F_y =$	42	ksi	$\phi =$	0.9	$E =$	29,000	ksi	
H	M_u (k-ft)			Size(in)	t (in)	Z	S		
at grade	1196.27	379.77		42	0.375	650	506		
					r =	14.72		spec wt=	0.289 kcf
					A =	49.04		signage wt;	4.750 k
					h (L) =	24		pipe weight	9.966 k
D/t =	112.0							P =	14.716 k
KL/r =	39.1							$P_r =$	17.66 k
K =	2			$F_{cr} =$	38.35	for $KL/r < \sqrt{E/f_y}$			AISC Chap. E3
$F_e =$	193.3	ksi (E3-4)		$F_{cr} =$	169.52	for $KL/r > \sqrt{E/f_y}$			
$4.71\sqrt{E/f_y} =$	125.9			use $F_{cr} =$	38.35				
for $D/t < 0.07 E/F_y$ section is compact				$0.07 E/F_y =$	48				
for $D/t < 0.31 E/F_y$ section is non-compact				$0.31 E/F_y =$	214				
Section is non-compact									
$P_n = F_{cr} A_g =$	1880.6	k		$P_c = \phi P_n =$	1692.5	k			
$M_n = (0.021E/(D/t) + F_y)S =$	2007.4	k (non-compact)							(F8-2)
$M_n = F_y Z =$	2274.2	k-ft (compact)							
$M_n = F_{cr} S =$	1616.4	k-ft (slender - slender sections NOT USED)							
use $M_n =$	2007.4	k-ft		$P_u / \phi P_n =$	0.01043				
$M_c = \phi M_n =$	1806.6	k-ft		$M_u / \phi M_n =$	0.66216				
$P_r / P_c =$	0.0104								AISC Chap. H1
$P_r / 2P_c =$	0.0052								
$P_r / P_c + 8/9 * M_r / M_c =$	0.599								
For $P_r / P_c < 0.2$; $P_r / 2P_c + M_r / M_c =$	0.667								
use	0.67								

Round Pipe Torsion Capacity

Pipe	D =	42	in						
	t =	0.375	in	E =	29	x10e6	psi		
	L =	40	ft						
	J =	21243							
	C =	1012	in ³						
$T_n = F_{cr} C$				$\phi =$	0.9				
$F_{cr} = 1.23E / (\sqrt{L/D})(D/t)^{1.25}$				$F_{cr} =$	29.0	ksi	max;	$F_{cr} =$	29.0 ksi
$F_{cr} = 0.6E / ((D/t)^{1.5})$				$F_{cr} =$	14.7	ksi			
$F_{cr} < 0.6F_y$				$0.6F_y =$	25.2	ksi		$F_{cr} =$	25.2 ksi
$T_u =$	46.6	k-ft							
$\phi T_n =$	22943	k-in		1912	k-ft			$(T_u / \phi T_n)^2 =$	0.001
$P_u / \phi P_n + M_u / \phi M_n + (T_u / \phi T_n)^2 =$	0.67								ok



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ENGINEER: JD

V5.5

units; pounds, feet unless noted otherwise

Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 4.1 kips

	$F_y =$	42	ksi	$\phi =$	0.9	$E =$	29,000	ksi	
H	M_u (k-ft)			Size(in)	t (in)	Z	S		
splice at 20 ft	802.00	254.60		36	0.375	476	370	spec wt=	0.289 kcf
				r=	12.60			signage wt;	4.050 k
				A=	41.97			pipe weight	5.886 k
D/t=	96.0			h (L) =	24			P=	9.936 k
KL/r=	45.7							$P_r =$	11.92 k
K=	2			$F_{cr} =$	37.10	for $KL/r < \sqrt{E/f_y}$			AISC Chap. E3
$F_e =$	141.6	ksi (E3-4)		$F_{cr} =$	124.18	for $KL/r > \sqrt{E/f_y}$			
$4.71\sqrt{E/f_y} =$	125.9			use $F_{cr} =$	37.10				
for $D/t < 0.07 E/F_y$	section is compact			$0.07 E/F_y =$	48				
for $D/t < 0.31 E/F_y$	section is non-compact			$0.31 E/F_y =$	214				
Section is non-compact									
$P_n = F_{cr} A_g =$	1556.9	k		$P_c = \phi P_n =$	1401.2	k			
$M_n = (0.021E/(D/t) + F_y)S =$	1497.1	k (non-compact)							(F8-2)
$M_n = F_y Z =$	1665.8	k-ft (compact)							
$M_n = F_{cr} S =$	1143.6	k-ft (slender - slender sections NOT USED)							
use $M_n =$	1497.1	k-ft		$P_u / \phi P_n =$	0.00851				
$M_c = \phi M_n =$	1347.4	k-ft		$M_u / \phi M_n =$	0.59523				
$P_r / P_c =$	0.0085								AISC Chap. H1
$P_r / 2P_c =$	0.0043								
$P_r / P_c + 8/9 * M_r / M_c =$	0.538								
For $P_r / P_c < 0.2$; $P_r / 2P_c + M_r / M_c =$	0.599								
use	0.60								

Round Pipe Torsion Capacity

Pipe	D=	36	in						
	t=	0.375	in	E=	29	x10e6	psi		
	L=	40	ft						
	J=	13318							
	C=	740	in ³						
$T_n = F_{cr} C$				$\phi =$	0.9				
$F_{cr} = 1.23E / (\sqrt{L/D})(D/t)^{1.25}$				$F_{cr} =$	32.5	ksi	max;	$F_{cr} =$	32.5 ksi
$F_{cr} = 0.6E / ((D/t)^{1.5})$				$F_{cr} =$	18.5	ksi			
$F_{cr} < 0.6F_y$				$0.6F_y =$	25.2	ksi		$F_{cr} =$	25.2 ksi
$T_u =$	46.6	k-ft							
$\phi T_n =$	16780	k-in		1398	k-ft			$(T_u / \phi T_n)^2 =$	0.001
$P_u / \phi P_n + M_u / \phi M_n + (T_u / \phi T_n)^2 =$	0.60								ok



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 CLIENT: CHANDLER SIGNS

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 ENGINEER: JD

V5.5

units; pounds, feet unless noted otherwise

Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 3.4 kips

	$F_y =$	42	ksi	$\phi =$	0.9	$E =$	29,000	ksi	
H	M_u (k-ft)			Size(in)	t (in)	Z	S		
at 48 ft	331.98	105.39		24	0.375	209	162		
				r =	8.35			spec wt =	0.289 kcf
				A =	27.83			signage wt;	3.430 k
				h (L) =	15			pipe weight	2.910 k
D/t =	64.0							P =	6.340 k
KL/r =	43.1							$P_r =$	7.61 k
K =	2			$F_{cr} =$	37.62	for $KL/r < \sqrt{E/f_y}$			AISC Chap. E3
$F_e =$	159.4	ksi (E3-4)		$F_{cr} =$	139.82	for $KL/r > \sqrt{E/f_y}$			
$4.71\sqrt{E/f_y} =$	125.9			use $F_{cr} =$	37.62				
for $D/t < 0.07 E/F_y$	section is compact			$0.07 E/F_y =$	48				
for $D/t < 0.31 E/F_y$	section is non-compact			$0.31 E/F_y =$	214				
Section is non-compact									
$P_n = F_{cr} A_g =$	1046.9	k		$P_c = \phi P_n =$	942.2	k			
$M_n = (0.021 E / (D/t) + F_y) S =$	699.3	k (non-compact)							(F8-2)
$M_n = F_y Z =$	732.6	k-ft (compact)							
$M_n = F_{cr} S =$	507.4	k-ft (slender - slender sections NOT USED)							
use $M_n =$	699.3	k-ft		$P_u / \phi P_n =$	0.00807				
$M_c = \phi M_n =$	629.3	k-ft		$M_u / \phi M_n =$	0.5275				
$P_r / P_c =$	0.0081								AISC Chap. H1
$P_r / 2P_c =$	0.0040								
$P_r / P_c + 8/9 * M_r / M_c =$	0.477								
For $P_r / P_c < 0.2$; $P_r / 2P_c + M_r / M_c =$	0.532								
use	0.53								

Round Pipe Torsion Capacity

Pipe	D =	24	in						
	t =	0.375	in	E =	29	x10e6	psi		
	L =	40	ft						
	J =	3885							
	C =	324	in ³						
$T_n = F_{cr} C$				$\phi =$	0.9				
$F_{cr} = 1.23 E / (\sqrt{L/D} (D/t)^{1.25})$				$F_{cr} =$	44.1	ksi	max;	$F_{cr} =$	44.1 ksi
$F_{cr} = 0.6 E / ((D/t)^{1.5})$				$F_{cr} =$	34.0	ksi			
$F_{cr} < 0.6 F_y$				$0.6 F_y =$	25.2	ksi		$F_{cr} =$	25.2 ksi
$T_u =$	46.6	k-ft							
$\phi T_n =$	7342	k-in		612	k-ft			$(T_u / \phi T_n)^2 =$	0.006
$P_u / \phi P_n + M_u / \phi M_n + (T_u / \phi T_n)^2 =$	0.54								ok



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PROJECT: CHICK-FIL-A 5497
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 CLIENT: CHANDLER SIGNS

DATE: 12/8/23
 ENGINEER: JD

V5.5

units; pounds, feet unless noted otherwise

Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 3.0 kips

	$F_y =$	42	ksi	$\phi =$	0.9	$E =$	29,000	ksi
H	M_u (k-ft)			Size(in)	t (in)	Z	S	
at 63 ft	331.98	105.39		24	0.375	209	162	
				r =	8.35			spec wt= 0.289 kcf
				A =	27.83			signage wt; 2.950 k
				h (L) =	15			pipe weight 1.455 k
D/t =	64.0							P = 4.405 k
KL/r =	43.1							P _r = 5.29 k
K =	2			$F_{cr} =$	37.62	for KL/r < sqrt(E/f _y)		AISC Chap. E3
$F_e =$	159.4	ksi (E3-4)		$F_{cr} =$	139.82	for KL/r > sqrt(E/f _y)		
4.71sqrt(E/f _y) =	125.9			use $F_{cr} =$	37.62			
for D/t < 0.07 E/F _y section is compact				0.07 E/F _y =	48			
for D/t < 0.31 E/F _y section is non-compact				0.31 E/F _y =	214			
Section is non-compact								
$P_n = F_{cr} A_g =$	1046.9	k		$P_c = \phi P_n =$	942.2	k		
$M_n = (0.021E/(D/t) + F_y)S =$	699.3	k (non-compact)						(F8-2)
$M_n = F_y Z =$	732.6	k-ft (compact)						
$M_n = F_{cr} S =$	507.4	k-ft (slender - slender sections NOT USED)						
use $M_n =$	699.3	k-ft		$P_u / \phi P_n =$	0.00561			
$M_c = \phi M_n =$	629.3	k-ft		$M_u / \phi M_n =$	0.5275			
$P_r / P_c =$	0.0056							AISC Chap. H1
$P_r / 2P_c =$	0.0028							
$P_r / P_c + 8/9 * M_r / M_c =$	0.474							
For $P_r / P_c < 0.2$; $P_r / 2P_c + M_r / M_c =$	0.530							
use	0.53							

Round Pipe Torsion Capacity

Pipe	D =	24	in					
	t =	0.375	in	E =	29	x10e6	psi	
	L =	40	ft					
	J =	3885						
	C =	324	in ³					
$T_n = F_{cr} C$				$\phi =$	0.9			AISC H3
$F_{cr} = 1.23E / (\sqrt{L/D})(D/t)^{1.25}$				$F_{cr} =$	44.1	ksi	max;	$F_{cr} =$ 44.1 ksi
$F_{cr} = 0.6E / (D/t)^{1.5}$				$F_{cr} =$	34.0	ksi		
$F_{cr} < 0.6F_y$				$0.6F_y =$	25.2	ksi		$F_{cr} =$ 25.2 ksi
$T_u =$	46.6	k-ft						
$\phi T_n =$	7342	k-in		612	k-ft			$(T_u / \phi T_n)^2 =$ 0.006
$P_u / \phi P_n + M_u / \phi M_n + (T_u / \phi T_n)^2 =$	0.54							ok



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Check 1.25" dia. Thru Bolts, A307

$M_u =$	(splice at 63'-0")=	116.41 k-ft	(See Page#3)
$V_u =$	(splice at 63'-0")=	13.696 kips	
Torsion, $T =$	(splice at 63'-0")=	46.566 k-ft	(See Page#7)
Diagonal Spacing, $d =$		1.414 ft	From AutoCAD
$n =$	#bolts per row =	2	
$s =$		24 in	
T_u per bolt =	$M_u/s/n =$	29.104 kips	
Shear due to torsion per bolt =	$T/(2*n*d) =$	8.233 kips	
V_u per bolt =	$V_u/(2*n) + \text{shear due to torsion} =$	11.657 kips	

Per AISC J3:

$d(\text{bolt}) =$	1.25 in	$F_u =$	60 ksi	$\phi =$	0.75
$A(\text{bolt}) =$					1.227 in ²
$F_{nt} =$		$0.75 * F_u =$	45.00 ksi		
$F_{nv} =$		$0.45 * F_u =$	27.00 ksi		
$\phi R_{nt} =$		$\phi * F_{nt} * A(\text{bolt}) =$	41.42 kips	OK	
$\phi R_{nv} =$		$\phi * F_{nv} * A(\text{bolt}) =$	24.85 kips	OK	

Combined Tension & Shear Check:

$f_{rv} =$	V per bolt / $A(\text{bolt}) =$	9.50 ksi	
$F'_{nt} =$	$1.3F_{nt} - F_{nt}/\phi F_{nv} * f_{rv} \leq F_{nt} =$	37.39 ksi	
$\phi R_{nt} =$	$\phi F'_{nt} * A(\text{bolt}) =$	34.42 kips	OK

Check 30x30x1" Steel Top Match Plate, A36

arm =	2.406 in	$b =$	28.81 in	$t =$	1 in	$n =$	2
$M_{plate} =$		T per bolt * n * arm =	140.061 k-in	($T_u = \text{See Above}$)			
$Z =$		$bt^2/4 =$	7.203 in ³				
$\phi M_n =$		$\phi * F_y * Z = 0.9 * 36 \text{ ksi} * Z =$	233.38 k-in				
Ratio check =		$M_{plate}/\phi M_n =$	0.600 < 1	OK			

Check 30x30x1" Steel bottom Match Plate, A36

arm =	2.406 in	$b =$	28.81 in	$t =$	1 in	$n =$	2
$M_{plate} =$		T per bolt * n * arm =	140.061 k-in	($T_u = \text{See Above}$)			
$Z =$		$bt^2/4 =$	7.203 in ³				
$\phi M_n =$		$\phi * F_y * Z = 0.9 * 36 \text{ ksi} * Z =$	233.38 k-in				
Ratio check =		$M_{plate}/\phi M_n =$	0.600 < 1	OK			



BOARD OF ADJUSTMENT HEARING APPLICATION
APPLICANT INFORMATION

Name Leia Young with Sign Remedy Inc		Date 12/12/23
Mailing Address 21281 Blair Rd. Bldg 10		Email: leia.young@signremedy.com
City, State, and Zip Code Conroe TX 77385		Phone Numbers (682) 465-6665
Applicant's Signature <i>Leia Young</i>		

- ☐ Deed attached (required if land purchased prior to 1993). If applicant is not the owner listed on the deed, then written owner consent must be included
- ☒ Property ownership list attached (required)

PROPERTY LOCATION

☒ Platted ☐ Unplatted	Subdivision Woodlands Section	Lot 5	Block 1
Property Address 2107 S 5th Street Chickasha, OK 73018-8905			Current Zoning
Legal Description (if unplatted). You may attach the legal description to this application.		For variances, what ordinance are you seeking a variance from?	

REQUEST INFORMATION

Nature of Request ☒ Variance ☐ Appeal ☐ Special Exception ☐ Other	Please describe your request and why it should be approved (please address the criteria the Board must find in order to approval your request). You can attached your response to this form. Include and attach any all exhibits (photos, written statements, etc) that should be included and submitted to the Board of Adjustment. A survey or plot plan of the property is very useful and should be included in most cases. All documents will become a permanent record of the City of Chickasha and will be available for public review.
--	--

OFFICE USE ONLY

Dated Filed	Date Payment Received	BOA Date	PC Action ☐ Approve ☐ Deny Date	Date Published	Date Mailed	Date Posted	Section/STR
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BOARD OF ADJUSTMENT HEARING APPLICATION
APPLICANT INFORMATION

Name Leia Young with Sign Remedy Inc		Date 12/12/23
Mailing Address 21281 Blair Rd. Bldg 10		Email: leia.young@signremedy.com
City, State, and Zip Code Conroe TX 77385		Phone Numbers (682) 465-6665
Applicant's Signature <i>Leia Young</i>		

- ☐ Deed attached (required if land purchased prior to 1993). If applicant is not the owner listed on the deed, then written owner consent must be included
- ☒ Property ownership list attached (required)

PROPERTY LOCATION

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Property Address 2107 S 5th Street Chickasha, OK 73018-8905			Current Zoning
Legal Description (if unplatted). You may attach the legal description to this application.		For variances, what ordinance are you seeking a variance from?	

REQUEST INFORMATION

Nature of Request ☒ Variance ☐ Appeal ☐ Special Exception ☐ Other	Please describe your request and why it should be approved (please address the criteria the Board must find in order to approval your request). You can attached your response to this form. Include and attach any all exhibits (photos, written statements, etc) that should be included and submitted to the Board of Adjustment. A survey or plot plan of the property is very useful and should be included in most cases. All documents will become a permanent record of the City of Chickasha and will be available for public review.
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OFFICE USE ONLY

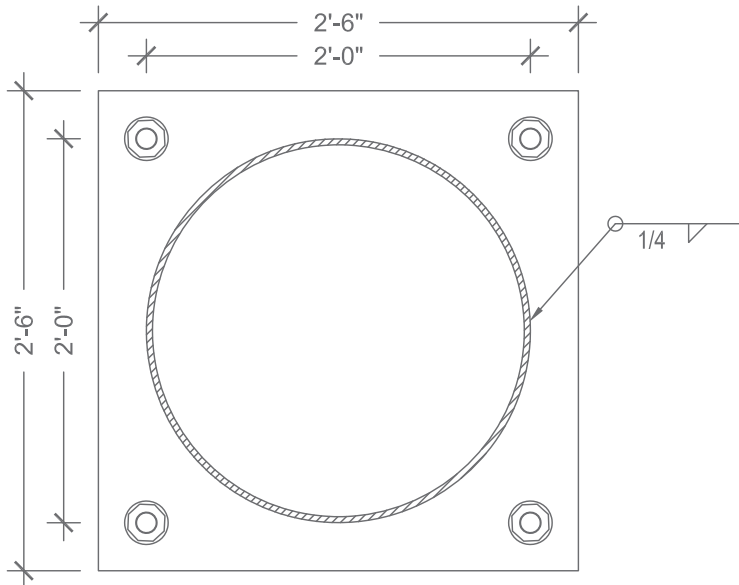
Dated Filed	Date Payment Received	BOA Date	PC Action ☐ Approve ☐ Deny Date	Date Published	Date Mailed	Date Posted	Section/STR
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PROJECT: CHICK-FIL-A 5497 - POLE SIGN - 2107 S 5TH STREET, CHICKASHA, OK
PROJECT #: 43562
CLIENT: CHANDLER SIGNS

DATE: 12-11-2023
ENGINEER: JD
LAST REVISED:



30"X30"X1" THK STEEL PLATE
W/ (4) 1 1/4"Ø THRU BOLTS

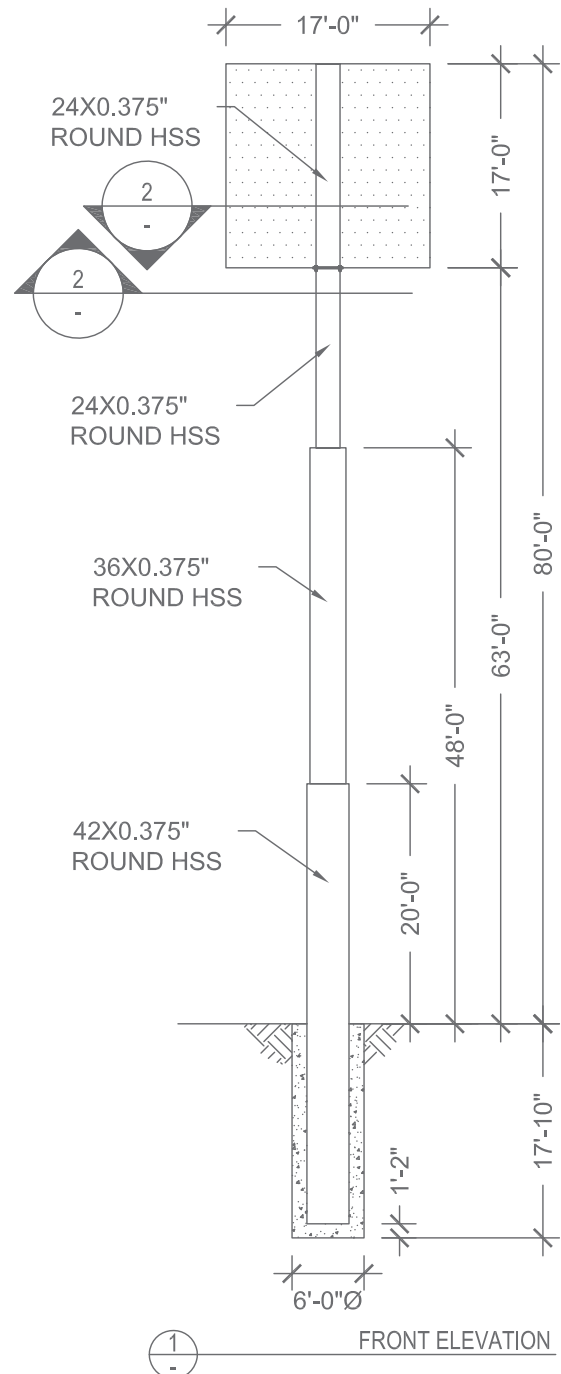
2 TOP AND BOTTOM MATCH PLATE



12-11-23

GENERAL NOTES

- DESIGN CODE: IBC 2018
- DESIGN LOADS: ASCE 7-16
- WIND VELOCITY: 110 MPH EXPOSURE C
- CONCRETE 2500 PSI MIN.
- ROUND HSS STEEL ASTM A500 GR.B, $F_y = 42$ KSI MIN.
- PLATE STEEL ASTM A36, $F_y = 36$ KSI
- BOLT STEEL ASTM A307
- WELD F_{exx} : 70 KSI MIN.
- PROVIDE PROTECTION AGAINST DISSIMILAR METALS USING ANTI-CORROSIVE PAINT OR NEOPRENE GASKETS.
- LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
- ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION.



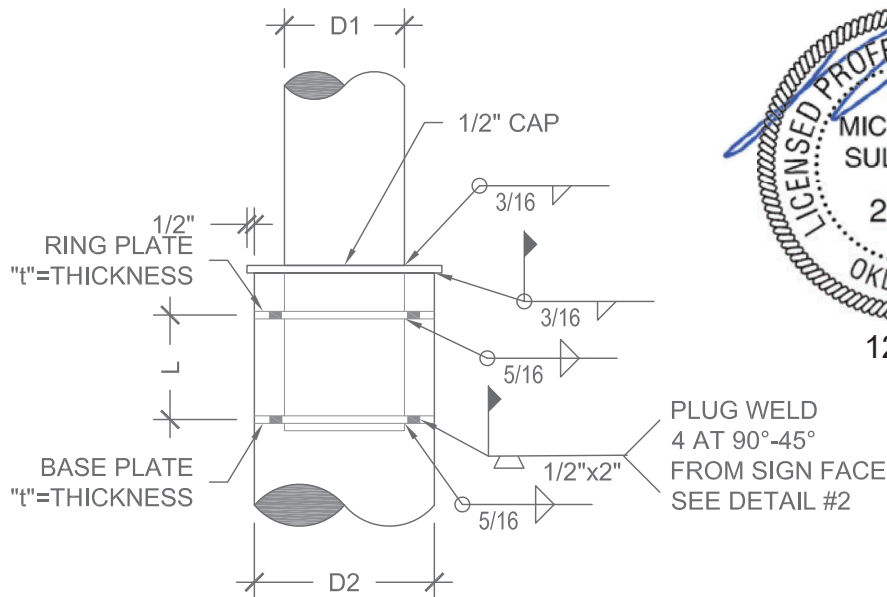
1 FRONT ELEVATION



11545 W. BERNARDO COURT
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PROJECTMANAGER@SULLAWAYENG.COM
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: CHICK-FIL-A 5497 - POLE SIGN - 2107 S 5TH STREET, CHICKASHA, OK
PROJECT #: 43562
CLIENT: CHANDLER SIGNS

DATE: 12-11-2023
ENGINEER: JD
LAST REVISED:



12-11-23

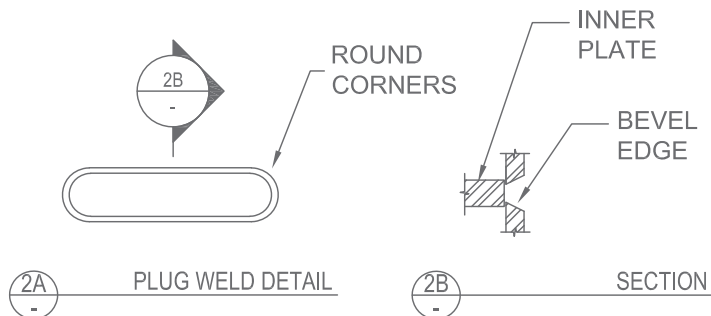
1 SPLICE DETAIL

NOTES:

1. THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
2. $L = 1.5 \times D1$ OR 12" , WHICHEVER IS LARGEST

THICKNESS (t)

FOR D1 THRU 16" DIA., USE $t = 1/2"$ PL.
FOR 16" DIA. < D1 < 30" DIA., USE $t = 3/4"$ PL.
FOR D1 > 30" DIA., USE $t = 1"$ PL.





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V5.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-16

$F = q_z \cdot G \cdot C_f \cdot A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.800$ (Fig. 29.3-1) 1.00 0 max. height= 80.00
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape) $s = 17.00$
 $K_z =$ from table 28.3-1 Exposure= c
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 110$ mph
 $G = 0.85$ (26.9) weight= 4.750 kips
 $s/h = 0.213$ $M_{DL} = 0.00$ k-ft
 $B/s = 1.00$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z \cdot G \cdot C_f$	A_f	shear	Wind Moment M_w
	1	7.5	0.850	22.4	34.24	52.5	1798	13483
	2	17.5	0.876	23.1	35.29	17.5	618	10807
	3	22	0.918	24.2	36.96	14.0	518	11385
	4	24.5	0.937	24.7	37.74	3.0	113	2774
	5	27.5	0.961	25.3	38.71	15.0	581	15966
	6	32.5	0.996	26.2	40.11	15.0	602	19552
	7	37.5	1.026	27.0	41.32	15.0	620	23240
	8	44	1.061	27.94	42.74	24.0	1026	45135
	9	54	1.107	29.14	44.59	24.0	1070	57784
	10	61.5	1.136	29.92	45.78	6.0	275	16892
	11	71.5	1.176	30.97	47.39	289.0	13696	979252
sums:							475.0	20914
							1196.27	(M_w) k-ft arm= 57.2
							$P_u = 5.70$ kip	$M = 1196.27$ k-ft $M = \sqrt{(M_{DL}^2 + M_w^2)}$

$$M_u = \sqrt{(1.2 M_{DL}^2 + 1.0 M_w^2)} = 1196.27 \text{ k-ft}$$

Pole Design section; pipe

$M_u \leq \phi M_n$ with $M_n = f_y Z$		$f_y = 42$ ksi	$\phi = 0.9$				
H	M_u (k-ft)	Z req'd. (in)	Size (in)	t (in)	Z	USE	
at grade	1196.3	379.77	34	0.375	424.0	42X0.375" RHSS, $\phi M_n = 1806.6$ k-ft	
splice at 20 ft	802.0	254.6	30	0.375	329.1	36X0.375" RHSS, $\phi M_n = 1347.4$ k-ft	
at 48 ft	332.0	105.4	18	0.375	116.5	24X0.375" RHSS, $\phi M_n = 629.3$ k-ft	
at 63 ft	116.4	37.0	12	0.375	53.7	24X0.375" RHSS, $\phi M_n = 629.3$ k-ft	

Footing Design footprint: round

$\omega = 1.3$ IBC 1605.3.2 IBC Table 1806.2, sections 1806.3.4, 1807.3.2 $S = (1.3 \times 2x)$
 $P = 16.31$ kip $S1 = S \times d / 3$ $A = 2.34 \times P / (S1 \times b)$ $S = 400$
 $S1 = 1600$ $d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$ IBC 1807.3.2.1
 $A = 3.98$

footing: 6' - 0" dia.

17' - 10" deep



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Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 4.8 kips

	$F_y =$	42	ksi	$\phi =$	0.9	$E =$	29,000	ksi	
H	M_u (k-ft)			Size(in)	t (in)	Z	S		
at grade	1196.27	379.77		42	0.375	650	506		
					r =	14.72		spec wt=	0.289 kcf
					A =	49.04		signage wt;	4.750 k
					h (L) =	24		pipe weight	9.966 k
D/t =	112.0							P =	14.716 k
KL/r =	39.1							$P_r =$	17.66 k
K =	2			$F_{cr} =$	38.35	for $KL/r < \sqrt{E/f_y}$			AISC Chap. E3
$F_e =$	193.3	ksi (E3-4)		$F_{cr} =$	169.52	for $KL/r > \sqrt{E/f_y}$			
$4.71\sqrt{E/f_y} =$	125.9			use $F_{cr} =$	38.35				
for $D/t < 0.07 E/F_y$ section is compact				$0.07 E/F_y =$	48				
for $D/t < 0.31 E/F_y$ section is non-compact				$0.31 E/F_y =$	214				
Section is non-compact									
$P_n = F_{cr} A_g =$	1880.6	k		$P_c = \phi P_n =$	1692.5	k			
$M_n = (0.021E/(D/t) + F_y)S =$	2007.4	k (non-compact)							(F8-2)
$M_n = F_y Z =$	2274.2	k-ft (compact)							
$M_n = F_{cr} S =$	1616.4	k-ft (slender - slender sections NOT USED)							
use $M_n =$	2007.4	k-ft		$P_u / \phi P_n =$	0.01043				
$M_c = \phi M_n =$	1806.6	k-ft		$M_u / \phi M_n =$	0.66216				
$P_r / P_c =$	0.0104								AISC Chap. H1
$P_r / 2P_c =$	0.0052								
$P_r / P_c + 8/9 * M_r / M_c =$	0.599								
For $P_r / P_c < 0.2$; $P_r / 2P_c + M_r / M_c =$	0.667								
use	0.67								

Round Pipe Torsion Capacity

Pipe	D=	42	in						
	t=	0.375	in	E=	29	x10e6	psi		
	L=	40	ft						
	J=	21243							
	C=	1012	in ³						
$T_n = F_{cr} C$				$\phi =$	0.9				
$F_{cr} = 1.23E / (\sqrt{L/D})(D/t)^{1.25}$				$F_{cr} =$	29.0	ksi	max;	$F_{cr} =$	29.0 ksi
$F_{cr} = 0.6E / ((D/t)^{1.5})$				$F_{cr} =$	14.7	ksi			
$F_{cr} < 0.6F_y$				$0.6F_y =$	25.2	ksi		$F_{cr} =$	25.2 ksi
$T_u =$	46.6	k-ft							
$\phi T_n =$	22943	k-in		1912	k-ft			$(T_u / \phi T_n)^2 =$	0.001
$P_u / \phi P_n + M_u / \phi M_n + (T_u / \phi T_n)^2 =$	0.67								ok



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Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 4.1 kips

	$F_y =$	42	ksi	$\phi =$	0.9	$E =$	29,000	ksi
H	M_u (k-ft)			Size(in)	t (in)	Z	S	
splice at 20 ft	802.00	254.60		36	0.375	476	370	
				r=	12.60			
				A=	41.97			
D/t=	96.0			h (L) =	24			
KL/r=	45.7							
K=	2			$F_{cr} =$	37.10	for $KL/r < \sqrt{E/f_y}$		
$F_e =$	141.6	ksi (E3-4)		$F_{cr} =$	124.18	for $KL/r > \sqrt{E/f_y}$		
$4.71\sqrt{E/f_y} =$	125.9			use $F_{cr} =$	37.10			
for $D/t < 0.07 E/F_y$	section is compact			$0.07 E/F_y =$	48			
for $D/t < 0.31 E/F_y$	section is non-compact			$0.31 E/F_y =$	214			
Section is non-compact								
$P_n = F_{cr} A_g =$	1556.9	k		$P_c = \phi P_n =$	1401.2	k		
$M_n = (0.021E/(D/t) + F_y)S =$	1497.1	k (non-compact)						(F8-2)
$M_n = F_y Z =$	1665.8	k-ft (compact)						
$M_n = F_{cr} S =$	1143.6	k-ft (slender - slender sections NOT USED)						
use $M_n =$	1497.1	k-ft		$P_u / \phi P_n =$	0.00851			
$M_c = \phi M_n =$	1347.4	k-ft		$M_u / \phi M_n =$	0.59523			
$P_r / P_c =$	0.0085							AISC Chap. H1
$P_r / 2P_c =$	0.0043							
$P_r / P_c + 8/9 * M_r / M_c =$	0.538							
For $P_r / P_c < 0.2$; $P_r / 2P_c + M_r / M_c =$	0.599							
use	0.60							

Round Pipe Torsion Capacity

Pipe	D=	36	in					
	t=	0.375	in	E=	29	x10e6	psi	
	L=	40	ft					
	J=	13318						
	C=	740	in ³					
$T_n = F_{cr} C$				$\phi =$	0.9			
$F_{cr} = 1.23 E / (\sqrt{L/D}(D/t)^{1.25})$				$F_{cr} =$	32.5	ksi	max;	$F_{cr} =$ 32.5 ksi
$F_{cr} = 0.6 E / ((D/t)^{1.5})$				$F_{cr} =$	18.5	ksi		
$F_{cr} < 0.6 F_y$				$0.6 F_y =$	25.2	ksi		$F_{cr} =$ 25.2 ksi
$T_u =$	46.6	k-ft						
$\phi T_n =$	16780	k-in		1398	k-ft			$(T_u / \phi T_n)^2 =$ 0.001
$P_u / \phi P_n + M_u / \phi M_n + (T_u / \phi T_n)^2 =$	0.60							ok



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Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 3.4 kips

	$F_y =$	42	ksi	$\phi =$	0.9	$E =$	29,000	ksi	
H	M_u (k-ft)			Size(in)	t (in)	Z	S		
at 48 ft	331.98	105.39		24	0.375	209	162		
				r=	8.35			spec wt=	0.289 kcf
				A=	27.83			signage wt;	3.430 k
				h (L) =	15			pipe weight	2.910 k
D/t=	64.0							P=	6.340 k
KL/r=	43.1							$P_r =$	7.61 k
K=	2			$F_{cr} =$	37.62	for $KL/r < \sqrt{E/f_y}$			AISC Chap. E3
$F_e =$	159.4	ksi (E3-4)		$F_{cr} =$	139.82	for $KL/r > \sqrt{E/f_y}$			
$4.71\sqrt{E/f_y} =$	125.9			use $F_{cr} =$	37.62				
for $D/t < 0.07 E/F_y$	section is compact			$0.07 E/F_y =$	48				
for $D/t < 0.31 E/F_y$	section is non-compact			$0.31 E/F_y =$	214				
Section is non-compact									
$P_n = F_{cr} A_g =$	1046.9	k		$P_c = \phi P_n =$	942.2	k			
$M_n = (0.021E/(D/t) + F_y)S =$	699.3	k (non-compact)							(F8-2)
$M_n = F_y Z =$	732.6	k-ft (compact)							
$M_n = F_{cr} S =$	507.4	k-ft (slender - slender sections NOT USED)							
use $M_n =$	699.3	k-ft		$P_u / \phi P_n =$	0.00807				
$M_c = \phi M_n =$	629.3	k-ft		$M_u / \phi M_n =$	0.5275				
$P_r / P_c =$	0.0081								AISC Chap. H1
$P_r / 2P_c =$	0.0040								
$P_r / P_c + 8/9 * M_r / M_c =$	0.477								
For $P_r / P_c < 0.2$; $P_r / 2P_c + M_r / M_c =$	0.532								
use	0.53								

Round Pipe Torsion Capacity

Pipe	D=	24	in						
	t=	0.375	in	E=	29	x10e6	psi		
	L=	40	ft						
	J=	3885							
	C=	324	in ³						
$T_n = F_{cr} C$				$\phi =$	0.9				
$F_{cr} = 1.23E / (\sqrt{L/D})(D/t)^{1.25}$				$F_{cr} =$	44.1	ksi	max;	$F_{cr} =$	44.1 ksi
$F_{cr} = 0.6E / (D/t)^{1.5}$				$F_{cr} =$	34.0	ksi			
$F_{cr} < 0.6F_y$				$0.6F_y =$	25.2	ksi		$F_{cr} =$	25.2 ksi
$T_u =$	46.6	k-ft							
$\phi T_n =$	7342	k-in		612	k-ft			$(T_u / \phi T_n)^2 =$	0.006
$P_u / \phi P_n + M_u / \phi M_n + (T_u / \phi T_n)^2 =$	0.54								ok



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Check Buckling for Round HSS Section

Pole Design-AISC

section; HSS(>12")

weight= 3.0 kips

	$F_y =$	42	ksi	$\phi =$	0.9	$E =$	29,000	ksi
H	M_u (k-ft)			Size(in)	t (in)	Z	S	
at 63 ft	331.98	105.39		24	0.375	209	162	
				r=	8.35			spec wt= 0.289 kcf
				A=	27.83			signage wt; 2.950 k
				h (L) =	15			pipe weight 1.455 k
D/t=	64.0							P= 4.405 k
KL/r=	43.1							$P_r =$ 5.29 k
K=	2			$F_{cr} =$	37.62	for $KL/r < \sqrt{E/f_y}$		AISC Chap. E3
$F_e =$	159.4	ksi (E3-4)		$F_{cr} =$	139.82	for $KL/r > \sqrt{E/f_y}$		
$4.71\sqrt{E/f_y} =$	125.9			use $F_{cr} =$	37.62			
for $D/t < 0.07 E/F_y$	section is compact			$0.07 E/F_y =$	48			
for $D/t < 0.31 E/F_y$	section is non-compact			$0.31 E/F_y =$	214			
Section is non-compact								
$P_n = F_{cr} A_g =$	1046.9	k		$P_c = \phi P_n =$	942.2	k		
$M_n = (0.021 E / (D/t) + F_y) S =$	699.3	k (non-compact)						(F8-2)
$M_n = F_y Z =$	732.6	k-ft (compact)						
$M_n = F_{cr} S =$	507.4	k-ft (slender - slender sections NOT USED)						
use $M_n =$	699.3	k-ft		$P_u / \phi P_n =$	0.00561			
$M_c = \phi M_n =$	629.3	k-ft		$M_u / \phi M_n =$	0.5275			
$P_r / P_c =$	0.0056							AISC Chap. H1
$P_r / 2P_c =$	0.0028							
$P_r / P_c + 8/9 * M_r / M_c =$	0.474							
For $P_r / P_c < 0.2$; $P_r / 2P_c + M_r / M_c =$	0.530							
use	0.53							

Round Pipe Torsion Capacity

Pipe	D=	24	in					
	t=	0.375	in	E=	29	x10e6	psi	
	L=	40	ft					
	J=	3885						
	C=	324	in ³					
$T_n = F_{cr} C$				$\phi =$	0.9			AISC H3
$F_{cr} = 1.23 E / (\sqrt{L/D} (D/t)^{1.25})$				$F_{cr} =$	44.1	ksi	max;	$F_{cr} =$ 44.1 ksi
$F_{cr} = 0.6 E / ((D/t)^{1.5})$				$F_{cr} =$	34.0	ksi		
$F_{cr} < 0.6 F_y$				$0.6 F_y =$	25.2	ksi		$F_{cr} =$ 25.2 ksi
$T_u =$	46.6	k-ft						
$\phi T_n =$	7342	k-in		612	k-ft			$(T_u / \phi T_n)^2 =$ 0.006
$P_u / \phi P_n + M_u / \phi M_n + (T_u / \phi T_n)^2 =$	0.54							ok



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Check 1.25" dia. Thru Bolts, A307

Mu =	(splice at 63'-0")=	116.41 k-ft	(See Page#3)
Vu =	(splice at 63'-0")=	13.696 kips	
Torsion, T=	(splice at 63'-0")=	46.566 k-ft	(See Page#7)
Diagonal Spacing, d=		1.414 ft	From AutoCAD
n =	#bolts per row =	2	
s =		24 in	
Tu per bolt =	Mu/s/n =	29.104 kips	
Shear due to torsion per bolt=	T/(2*n*d)=	8.233 kips	
Vu per bolt =	Vu/(2*n) + shear due to torsion=	11.657 kips	
Per AISC J3:			
d(bolt) =	1.25 in	Fu =	60 ksi
A(bolt) =		φ =	0.75
Fnt =		0.75*Fu =	45.00 ksi
Fnv =		0.45*Fu =	27.00 ksi
φRnt =		φ*Fnt * A(bolt) =	41.42 kips OK
φRnv =		φ*Fnv * A(bolt) =	24.85 kips OK
Combined Tension & Shear Check:			
frv =		V per bolt / A(bolt) =	9.50 ksi
F'nt =		1.3Fnt - Fnt/φFnv*frv ≤ Fnt =	37.39 ksi
φRnt =		φF'nt*A(bolt) =	34.42 kips OK

Check 30x30x1" Steel Top Match Plate, A36

arm =	2.406 in	b =	28.81 in	t =	1 in	n =	2
Mplate =		T per bolt * n * arm =	140.061 k-in	(Tu=See Above)			
Z=		bt ² /4=	7.203 in ³				
φMn =		φ*Fy*Z = 0.9*36ksi*Z =	233.38 k-in				
Ratio check=		Mplate/φMn=	0.600 < 1	OK			

Check 30x30x1" Steel bottom Match Plate, A36

arm =	2.406 in	b =	28.81 in	t =	1 in	n =	2
Mplate =		T per bolt * n * arm =	140.061 k-in	(Tu=See Above)			
Z=		bt ² /4=	7.203 in ³				
φMn =		φ*Fy*Z = 0.9*36ksi*Z =	233.38 k-in				
Ratio check=		Mplate/φMn=	0.600 < 1	OK			

SITE INFORMATION

INF: CHICKASHA DEVELOPMENT CO., LLC
GRAND AVENUE, CHICKASHA, OKLAHOMA 73011
TOTAL AREA:
79,115± SQ FEET
1.816± ACRES
PART OF APN: 0000-04-06N-07W-1-005-00

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 710702300109 REVISION 5/2/23TEK; 5/15/23PT; 5/18/23PT, WITH A COMMITMENT DATE OF MAY 12, 2023 AT 07:59 A.M.

SCHEDULE A DESCRIPTION

FOR TAX MAP ID(S): 25026, 5281 AND 25027

LOT FIVE (5), IN BLOCK ONE (1), OF THE WOODLANDS, SECTION 2, TO THE CITY OF CHICKASHA, GRADY COUNTY OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 710702300109 REVISION 5/2/23TEK; 5/15/23PT; 5/18/23PT, WITH A COMMITMENT DATE OF MAY 12, 2023 AT 07:59 A.M.

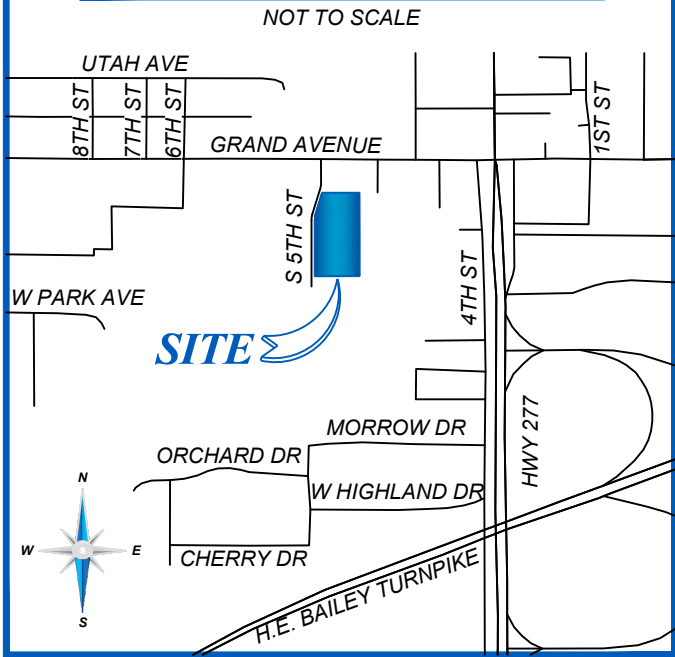
ALTA/NSPS LAND TITLE SURVEY

GRAND AVENUE

LOCATED IN: SECTION 4, TOWNSHIP 6 NORTH, RANGE 7 WEST
GRADY COUNTY, CHICKASHA, OKLAHOMA 73018

SEE SHEET 2 OF 2 FOR SURVEY DEPICTION

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS APRIL 19TH, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF GRAND AVENUE AND SOUTH 5TH STREET, WHICH IS APPROXIMATELY 110' FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- AT THE TIME OF ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF CURB CUTS, BUT THE SUBJECT PROPERTY APPEARS TO HAVE DIRECT ACCESS TO SOUTH 5TH STREET, AS SHOWN HEREON.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED OKLAHOMA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-III EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM GRADY COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THE SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANNING MAPPING CONTAINED IN THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE ORIGINAL DATA WAS OBTAINED AND THAT THE SURVEY WAS COMPLETED ON APRIL 19TH, 2023, AND ALL COORDINATES ARE BASED ON NAD83(2011) EPOCH 2010.0 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- AT THE TIME OF SURVEY THERE WERE NO OBSERVED BUILDINGS ON THE SUBJECT PROPERTY.
- THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

PARKING INFORMATION

THERE WERE NO DESIGNATED STRIPED PARKING OBSERVED AT THE TIME OF SURVEY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", "AE" AND "AE-FLOODWAY" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 400510209E, WHICH BEARS AN EFFECTIVE DATE OF 04/03/2012 AND IS NOT / IS IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF "A1-A30" ZONES.

ZONE "AE-FLOODWAY" AREAS DENOTE AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S00°12'33"E PER GPS COORDINATE OBSERVATIONS OKLAHOMA STATE PLANE, SOUTH ZONE NAD83.
LATITUDE = -35°01'45.3317"
LONGITUDE = -97°56'13.2207"
CONVERGENCE ANGLE = 00°02'08.72"

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE-CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL OKLAHOMA ONE-CALL AT 405-840-9957 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.
ONE 811 REFERENCE NUMBER: 23040616463712

COMPANY:	CONTACT:
PUBLIC SERVICES OF OK	833-776-6884
USIC/DOBSON/INTELLEQ	405-680-5803
USIC/ONENET	405-225-9453
CITY OF CHICKASHA	405-222-6015
SUMMIT UTILITIES DUNCAN	866-275-5265
INDIANATION/CHICKTEL	580-622-3837
MEDICINE PARK TELE	580-529-8440
USIC/SUDENLINK	866-518-6277
AT&T DISTRIBUTION	539-444-1026
WINDSTREAM	800-289-1901

SURVEYOR'S CERTIFICATE

TO: FIRST HORIZON BANK, A TENNESSEE STATE-CHARTERED BANK, AND ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR: NEW URBAN DEVELOPMENT CHICKASHA OK LLC, & FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 04/19/2023.

DATE OF PLAT OR MAP: 04/27/2023

PRELIMINARY NOT FOR
CONSTRUCTION OR
IMPLEMENTATION

DENVER WINCHESTER
PROFESSIONAL LAND SURVEYOR NO. 1952
STATE OF OKLAHOMA
OKLAHOMA CGA 5387

Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-2206	SURVEY DRAWN BY: K.J.D. - 04/27/2023
SURVEY REVIEWED BY: S.T.M.	SHEET: 1 OF 2

NOTES CORRESPONDING TO SCHEDULE B

- THIS ITEM INTENTIONALLY DELETED.
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- RESTRICTIVE COVENANTS RECORDED IN BOOK 4120, PAGE 489, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3604 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, WHICH DO NOT PROVIDE FOR REVERSION OR FORFEITURE OF TITLE.
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY AND LIMITATIONS ON TITLE, CREATED BY THE (OKLAHOMA) REAL ESTATE DEVELOPMENT ACT, OR SET FORTH IN THE DECLARATION FILED JANUARY 22, 2020, IN BOOK 5695, PAGE 326, AND FIRST AMENDMENT RECORDED IN BOOK 5702, PAGE 107, IN THE RELATED BY-LAWS, AND IN ANY OTHER ALLIED INSTRUMENTS REFERRED TO IN ANY OF THE INSTRUMENTS AFORESAID.
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- THIS ITEM INTENTIONALLY DELETED.
- THIS ITEM INTENTIONALLY DELETED.
- ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE PLAT OF THE WOODLANDS, SECTION 2 RECORDED IN RED BOOK 8, PAGE 34.
(AFFECTS, PLOTTED AS SHOWN)

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF SURVEY.

REFERENCE DOCUMENTS

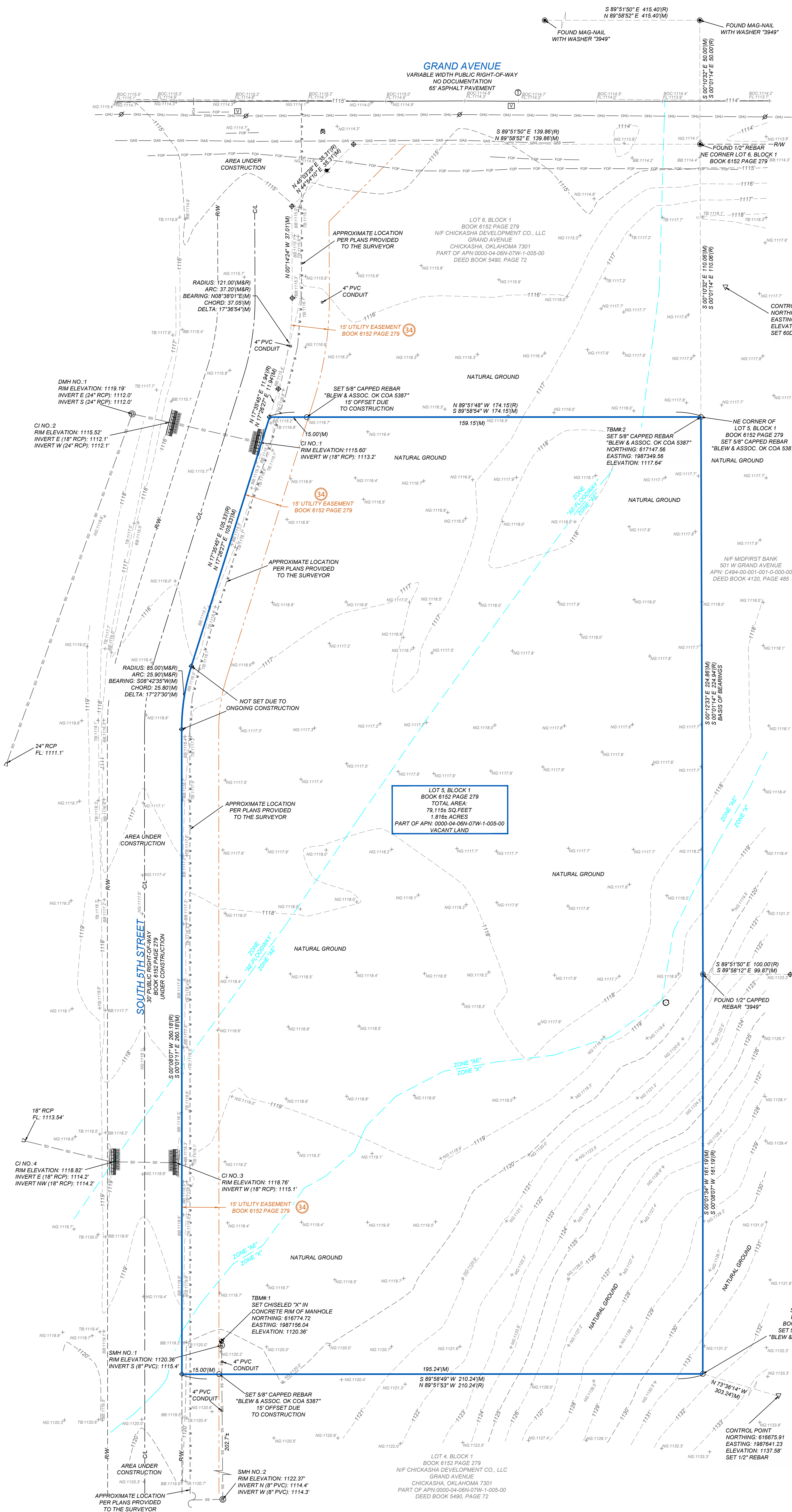
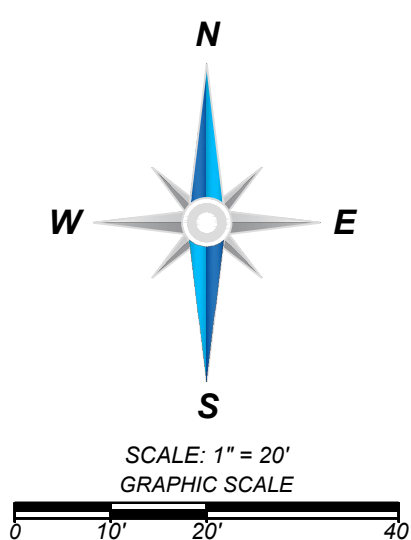
- FINAL PLAT THE WOODLANDS SECTION II, BOOK 6152 PAGE 279.

ALTA/NSPS LAND TITLE SURVEY

GRAND AVENUE

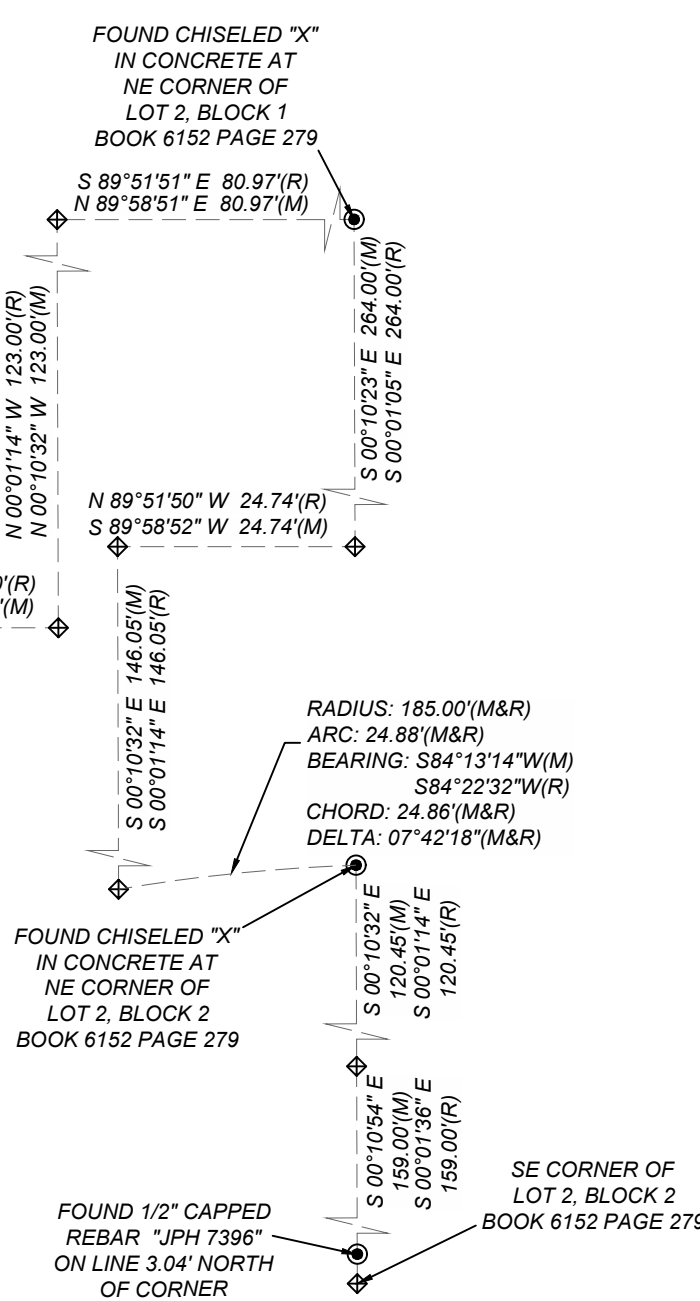
LOCATED IN: SECTION 4, TOWNSHIP 6 NORTH, RANGE 7 WEST

GRADY COUNTY, CHICKASHA, OKLAHOMA 73018



LEGEND

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- ◊ COMPUTED POINT
- ◆ TEMPORARY BENCHMARK (TBM)
- ▽ CONTROL POINT
- ⚡ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SANITARY SEWER MANHOLE (SMH)
- ⊕ STORM SEWER MANHOLE (DMH)
- ⊕ CURB INLET (CI)
- ⊕ GRATED INLET (DI)
- ⊕ DRAINAGE OUTLET AS-NOTED
- ⊕ TELEPHONE MANHOLE
- ⊕ UTILITY VAULT
- ⊕ UTILITY POLE
- ⊕ TREE
- ⊕ MEASURED CALCULATED DIMENSION
- (R) RECORD DIMENSION
- CL CENTERLINE
- RW RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- SQ FT SQUARE FEET
- BOC BACK OF CURB
- FL FLOW LINE
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- PROPERTY LINE
- CENTERLINE OF RIGHT-OF-WAY
- RIGHT-OF-WAY
- OVERHEAD UTILITY LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- FLOOD LINE
- MAJOR CONTOUR
- MINOR CONTOUR



BLEW & ASSOCIATES, P.A.

3825 N. SHILOH DRIVE • FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

Surveying
Engineering
Mapping

SURVEYOR JOB NUMBER: 23-2206	SURVEY DRAWN BY: K.J.D. - 04/27/2023
SURVEY REVIEWED BY: S.T.M.	SHEET: 2 OF 2



CHANDLER
SIGNS

P: 210.349.3804

F: 210.349.8724

17319 San Pedro Avenue
Suite 200
San Antonio, TX 78232

chandlersigns.com

December 12, 2023

City of Chickasha
117 N 4th St
Chickasha, OK 73018

To Whom it may concern:

The new Chick-fil-A restaurant located at 2107 South 5th Street, Chickasha, OK 73018 is seeking to gain approval on an 80' overall height sign. Our location is tucked back off 4th street and Grand Ave./US 277/US 81. We do not have good visibility off either of these roadways or any visibility from I-44. We are seeking to provide as much visibility to our restaurant as many of our neighbor's and competitors have. These include Starbucks at 80' oah, Wallgreens also at 80', McDonalds, Aldi and Walmart. All of which are at least 60' tall and one up to about 100'.

Per the documents we are providing we are proposing the Chick-fil-A pylon be installed at the back corner of our property to get the visibility in the direction that will drive our traffic. Our focus is to get consumers on I-44 and US 277/81 to see our sign, at least giving the opportunity to come to our restaurant if they should desire. As it is now, there is no evidence at all that a Chick-fil-A restaurant is in the neighborhood.

Using drone photography and traditional photography we are also providing our site analysis from above the site, and from the local roadways. This provides clear footage of how our sign would be visible at this height and from these roadways.

Thank you for your continued support,

Kristen Hamilton
National Account Manager

Cochran Abstract Company

314 West Choctaw Avenue
Chickasha, OK 73018

Invoice

62445

Date 12/8/2023

Bill To

Leia Young
4716 McNutt Street
Haltom City, TX 76117

Ship To

Abstract #	Order #
Owner's List	69588

Customer Ref #
E-Mail

Item	Description	Qty	Price	Amount
Owner's List	Lot 5, Block 1, The Woodlands Section II / New Urban Development Chickasha		75.00	75.00
WE ARE A NO BUST ABSTRACT COMPANY. ABSTRACTS MAY BE RETURNED WITH \$150.00 CANCELLATION FEE.				

Cochran Abstract Company
orders@cochranabstract.com

Phone 405-224-6360
Fax 405-222-4350

Total	\$75.00
Payments/Credits	\$0.00
Balance Due	\$75.00

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY } SS:

The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the attached sheets contain a true and complete list of all property owners owning property within a 300 foot radius of the following described premises, to wit:

Lot Five (5) in Block One (1) in THE WOODLANDS SECTION 2, to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

as such list appears in the Certified Tax Rolls of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 1st day of December, 2023 at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

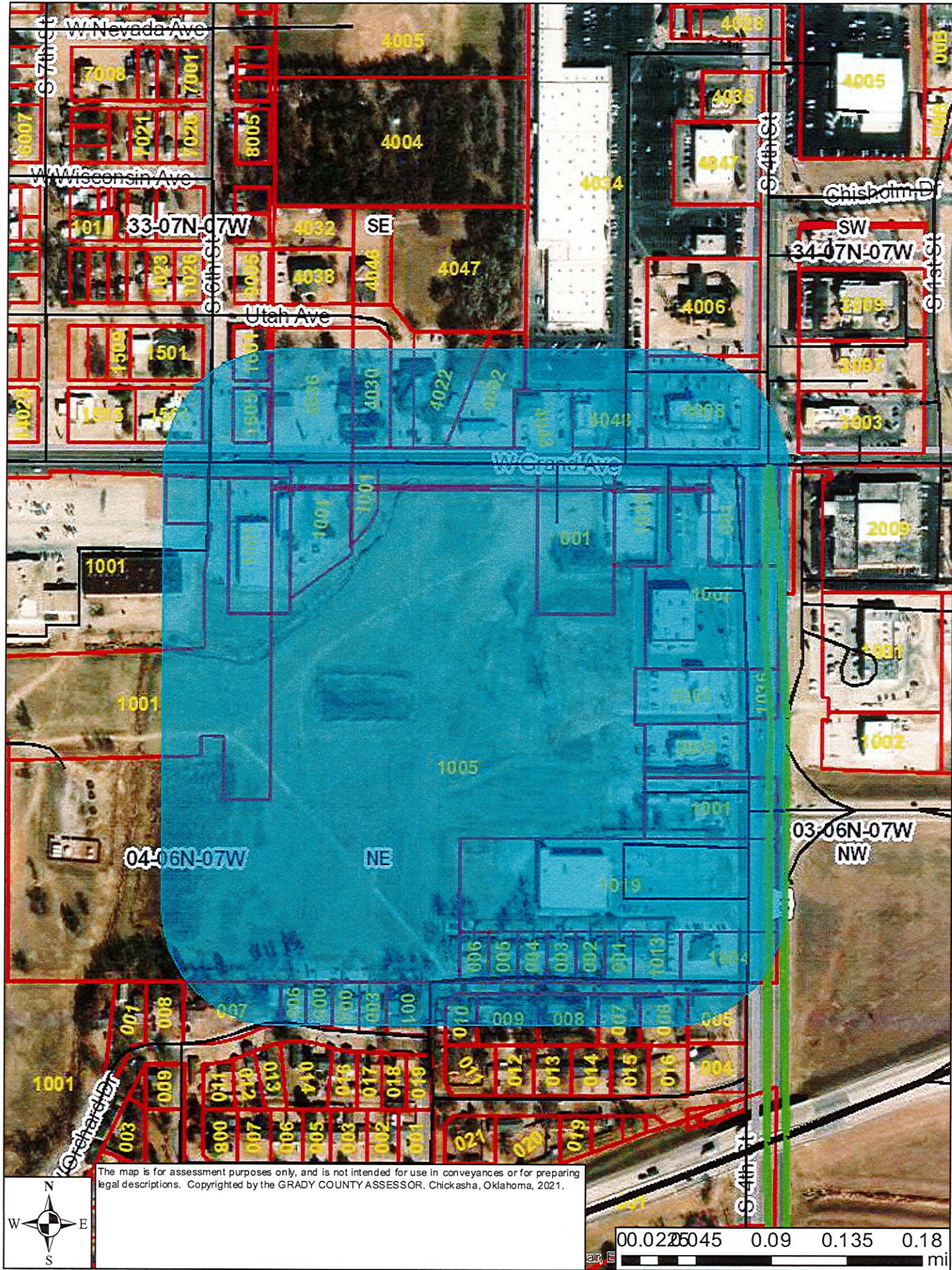
By Keegan V Doke.

Compiled by
COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

KEEGAN V DOKE, President

Title



12/1/2023

Grady County Assessor

Page 1 of 9

C109-00-001-001-0-000-00
TWICE THE ICE ICE HOUSE #1
WEBB'S CONTRACTING, LLC
PO BOX 577

04-06N-07W LOT 1 BLOCK 1 WEBB'S CONTRACTING, LLC
PKA COMM NE/C TH N 89DEG 51'50"W 1040.40' TO
POB; TH S 00DEG 02'45"E 120.00'; TH S 28DEG

LINDSAY OK 73052

School Acres
9001 Chk CtyBAV0.28

Book-Page
5084

Situs
0 GRAND AV

C140-00-000-007-0-000-00
AJL HOME RENTALS, LLC
412 FIELDCREST DRIVE

04-06-07-02900
SUB-DIV

ALL LOT 7

COLE'S

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
5769

Situs
126 ORCHARD DR

C260-00-000-002-0-000-00
HENDERSON, DAVID
13 MORROW DR

04-06-07-05800
ADDN

ALL LOT 2

ELLIS

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
5903

Situs
13 MORROW DR

C260-00-000-005-0-000-00
RICHARDSON, WALLACE
19 MORROW DR

04-06-07-05950
ADDN

ALL LOT 5

ELLIS

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
5107

Situs
19 MORROW DR

C290-00-001-001-0-001-00
GRANDVIEW LTD.
ATTN: CARL POJEZNY
P.O. BOX 20837

04-06-07-09350 ALL LOT 1-LESS N 100' OF W
140' & TR BG 738.31' E OF NW/C LOT 2 E 581.69' S 843.72'
W 380' S 470' W 300' N 598.33' W 1

OKLAHOMA CITY OK 73156

School Acres
9001 Chick City 6.24

Book-Page

Situs
601 W GRAND AVE

0000-33-07N-07W-4-030-00
STILLWATER NATIONAL BANK &
TRUST COMPANY ATTN: FINANCE DEPARTMENT
P.O. BOX 1988

33-07-07-19950 TR IN SW/4 SE/4 SE/4 BG 40' N
& 208.71' E OF SW/C SW/4 SE/4 TH N 310' E 70' S 45
DEG 00 MIN E 42.43' S 280' W

STILLWATER OK 74076

School Acres
9001 Chick City 0.7

Book-Page
2874

Situs
500 W GRAND AVE

12/1/2023

Grady County Assessor

Page 2 of 9

0000-03-06N-07W-2-009-00 03-06N-07W A TRACT OF LAND BEG AT A
CHICKASHA INN LLC POINT 330' S 00 08' 00" AND 114' N 89 58'28"E OF THE
ATTN: RODGER BANK NW/C OF SAID LOT 4; TH N 89 58'28" E 509.
BEST WESTERN HOTEL & CONVENTION CENTER

			School	Acres	Book-Page	Situs
LAWTON	OK	73501	9001 Chk Cty	BAV4.2	4085	2101 S 4TH ST

0000-04-06N-07W-1-019-00 04-06-07-38400 COMM. SE/C GOV. LOT 1, N 00
AGREE LIMITED PARTNERSHIP 08'31"W 132.5', N 89 55'33" W 821.89' TO NW/C LOT 6
C/O RYAN TAX COMPLIANCE SERVICES, LLC ELLIS ADDITION, TH N 00 08'31" W 238.89
P.O. BOX 450049 DEPT 501

			School	Acres	Book-Page	Situs
HOUSTON	TX	77056	9001 Chick City	4.5	5371	2318 S 4TH ST

C140-00-000-001-0-000-00 04-06-07-02650 ALL LOT 1 & E 52.2' LOT 2
MCCURLEY, THORA JOYCE COLE'S SUB-DIV
LIVING TRUST
102 ORCHARD DRIVE

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73018	9001 Chick City	0	4211	102 ORCHARD DR

C671-33-07N-07W-4-048-00 33-07N-07W LOT 1 BLK 1 TACO MAYO
G.E.D. INVESTMENTS LIMITED ADDITION E/2 SE/4 SE/4 BEG. PT 40' N & 344' W OF SE/C;
PARTNERSHIP N 00 00'41"W 150'; S 89 54'10" W A DIS 19
10405 GREENBRIAR PLACE

			School	Acres	Book-Page	Situs
OKLAHOMA CITY OK		73159	9001 Chick City	0.66	4162	401 W GRAND AV

C686-00-002-001-0-000-00 04-06N-07W LOT 1 BLOCK 2 THE WOODLANDS
CENTRAL PROPERTY DEV. INC.
614 S. ASHLEY ST

			School	Acres	Book-Page	Situs
ANN ARBOR	MI	48103	9001 Chick City	0	5849	2212 S 4TH ST

C260-00-000-006-0-000-00 04-06-07-06000 ALL LOT 6 ELLIS
GURLEY, DAVID & CHERYL L. ADDN
REV TRST
21 MORROW DR

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73018	9001 Chick City	0	4853	21 MORROW DR

12/1/2023

Grady County Assessor

Page 3 of 9

0000-33-07N-07W-4-006-00 LIBERTY NATIONAL BANK 629 SW "C" AVENUE	33-07-07-18750 TR BG 50' W & 280' N OF SE/C SE/4 SE/4 TH W 294' N 250' E 294' S 250' TO BG. & A PERMANENT EASEMENT ACROSS TR OUT OF SE
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LAWTON	OK	73501	School 9001 Chick City	Acres 1.7	Book-Page 4815	Situs 1924 S 4TH ST
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0000-33-07N-07W-4-008-00 RETAIL BUILDINGS INC. % JACOBI & ASSOCIATES PO BOX 702377	33-07-07-18810 BEG AT PT 40' N & 50' W OF SE/C SE/4 TH N 200' W 294' S 200' E 294' TO POB BRAUMS ICE CREAM STORE
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TULSA	OK	74170	School 9001 Chick City	Acres 1.35	Book-Page 2306	Situs 2028 S 4TH ST
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0000-33-07N-07W-4-022-00 DENTON, M. CRAIG & STEPHEN L. MCRAY - UND. 54.69% & ETAL C/O MOSLEY FAMILY P.O. BOX 2100	33-07-07-19500 BEG 40' N & 368.71' E OF SW/C SW/4 SE/4 SE/4 TH E 81.29' N 21 DEG 48 MIN E 323.1' W 201.29' S 300' TO BEG ETAL
--	---

CHICKASHA	OK	73023	School 9001 Chick City	Acres 0.97	Book-Page 3091	Situs 428 GRAND AVE
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0000-33-07N-07W-4-034-00 SOUTHLAND REALTY LLC 3119 QUENTIN ROAD	33-07-07-20200 BG 40' N & 344' W OF SE/C E/2 SE/4 SE/4 TH N 490' E 294' N 560' W 240' N 230' W 370' S 1130' E 125' S 150' E 191' TO B
---	--

BROOKLYN	NY	11234	School 9001 Chick City	Acres 10.73	Book-Page 4986	Situs 1724 S 4TH ST
----------	----	-------	---------------------------	----------------	-------------------	------------------------

0000-04-06N-07W-1-013-00 MARTINEZ, MAGRO REA & DIANA MARIE 9 MORROW DR	04-06-07-36850 BEG AT PT 249.89' W OF SE/C LOT 1 TH W 122', N 132.5', TH E 122', TH S 132.5' TO POB
---	---

CHICKASHA	OK	73018	School 9001 Chick City	Acres 0.37	Book-Page 5877	Situs 9 MORROW DR
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C140-00-000-003-0-000-00 DOWD, TINA L. 108 ORCHARD DR.	04-06-07-02700 COLE'S SUB-DIV W 12.8' LOT 2 & E 57' LOT 3
--	---

CHICKASHA	OK	73018	School 9001 Chick City	Acres 0	Book-Page 5803	Situs 108 ORCHARD DR
-----------	----	-------	---------------------------	------------	-------------------	-------------------------

12/1/2023

Grady County Assessor

Page 4 of 9

C210-00-000-010-0-000-00
GRANTHAM, HELEN
24 MARROW DR

04-06-07-04700
CRESTVIEW HEIGHT'S

W 5' LOT 9 & ALL LOT 10

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73018	9001 Chick City	0	4241	24 MORROW DR

0015-00-000-001-0-000-00
VERIZON SUE LLC
1607 HART ST

04-06-07-37700
WIRELESS RETAIL
180' N 262' LESS .29 AC. FOR HWY - PA

LOT 1 ARC VALUE, LLC/VERIZON
BG NE/C NE/4 TH W 180' S 262' E

			School	Acres	Book-Page	Situs
HONOLULU	HI	96817	9001 Chk CtyBAV0		5686	2104 S 4TH ST

C380-00-016-001-0-000-00
JOHNSON, DONNIE C. & TAMMY R.
2001 S 6TH STREET

33-07-07-05750
16

ALL LOTS 1-2-3-4
HIGHLAND PARK ADDN

BLK

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73018	9001 Chick City	0	3670	2001 S 6TH ST

0000-33-07N-07W-4-025-00
MOSLEY REAL ESTATES, INC.
BOX 2100

33-07-07-19650
THEREOF & LESS TR BG 40' N OF SE/C SW/4 SE/4 SE/4
TH N 300' W 90' SW/LY 323.1' TH E 210'

SW/4 SE/4 SE/4 LESS W 208.71'

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73023	9001 Chick City	0.61		

0000-33-07N-07W-4-036-00
LAFORGE PROPERTIES, LLC
2808 S. 4TH STREET

33-07-07-20250
208.71' N 208.71' W 208.71' S 208.71' NEW CHINA
RESTURANT

BG SW/C SW/4 SE/4 SE/4 TH E

			School	Acres	Book-Page	Situs
CHICKASHA	OK	73018	9001 Chick City	1	5764	510 W GRAND AVE

0000-04-06N-07W-1-029-00
WILLIAMS, KYLE D.
P.O. BOX 1112

04-06-07-39800
AT THE NE/C TH N 89 DEG. 51 MIN 50 SEC E ALONG TH
N LINE 280' TO POB. TH N 89 DEG. 51 MIN 50

TR IN NE/4 NE/4 COMMENCING

			School	Acres	Book-Page	Situs
ENID	OK	73702	9001 Chk CtyBAV0.87		4972	411 W GRAND AV

12/1/2023

Grady County Assessor

Page 5 of 9

0000-04-06N-07W-1-036-00 STATE OF OK DEPT OF TRANS 200 N.E. 21ST STREET	04-06N-07W 1, TH N 89 58' W 80', TH S 00 08'E 128.29', TH S 89 58' E 80', TH N 00 08' W 128.29' TO	BG 526' S 00 08'E OF NE/C LOT 1, TH N 89 58' W 80', TH S 00 08'E 128.29', TH S 89 58' E 80', TH N 00 08' W 128.29' TO			
OKLAHOMA CITY OK 73105	School 9001 Chick City	Acres 0.23	Book-Page 3923	Situs	
C140-00-000-005-0-000-00 SINGLETERRY, JOLENE 116 ORCHARD DR	04-06-07-02800 COLE'S SUB-DIV		W 3' LOT 4 & E 65' LOT 5		
CHICKASHA OK 73018	School 9001 Chick City	Acres 0	Book-Page 5857	Situs 116 ORCHARD DR	
C713-00-001-001-0-000-00 SHINETIME CARWASH, LLC 504 N. FIRST	4-6-7 LOT 1 BLOCK 1 TUNNEL CAR WASH PKA A TRACT OF LAND IN LOT 1-COMM AT THE NE/C OF SEC 4 TH N 89 51'50W ALNG THE N LINE OF SEC 4 1110.40'				
ANADARKO OK 73005	School 9001 Chk CtyTIF	Acres 1.1	Book-Page 5095	Situs 523 W GRAND AV	
C210-00-000-005-0-000-00 CHARLSON, ALVA & EDWIN V. & ANITA J. CHARLSON 1/2 INT & LARRY V. & ALVA A. CHARLSON 1/2 INT	04-06-07-04450 HEIGHT'S		ALL LOT 5	CRESTVIEW	
NINNEKAH OK 73067	School 9001 Chick City	Acres 0	Book-Page 5361	Situs 4 MORROW DR	
0000-04-06N-07W-1-038-00 YYY DG LLC 15 VERBENA AVENUE SUITE 200	COMM. NE/C SECTION 4, TH N 89 51'50" W ALG NORTH LINE 1319.82' TO NE/C LOT 2 OF SEC. 4, S 00 00'31"W 50' TO S R-O-W OF GRAND AVE FOR POB,				
FLORAL PARK NY 11001	School 9001 Chick City	Acres 0.4	Book-Page 5127	Situs	
C140-00-000-006-0-000-00 ORCHARD LANE, LLC 721 W. COUNTRY CLUB ROAD	04-06-07-02850 COLE'S SUB-DIV		W 2.5' LOT 5 & ALL LOT 6		
CHICKASHA OK 73018	School 9001 Chick City	Acres 0	Book-Page 4225	Situs 120 ORCHARD DR	

C210-00-000-007-0-000-00
HENSLEY, KENT & EVELYN
12 MORROW DR

04-06-07-04550
CRESTVIEW HEIGHT'S

ALL LOT 7 & E 10' LOT 8

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
5807

Situs
12 MORROW DR

C260-00-000-004-0-000-00
MORRIS, JILLIAN
17 MORROW DRIVE

04-06-07-05900
ADDN

ALL LOT 4

ELLIS

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
5596

Situs
17 MORROW DR

C738-04-06N-07W-1-007-00
THE TEE COMPANY
30765 PACIFIC COAST HIGHWAY #374

04-06-07 WALGREEN ADDITION BLOCK 1 A TRACT OF
LAND IN LOT 1, BEING THE FRACTIONAL NE/4 COMM AT
THE NE/C NE/4 TH S 00 01'14"E ALONG THE E LINE 262'

MALIBU CA 90265

School Acres
9001 Chk CtyBAV2.06

Book-Page
5517

Situs
2120 S 4TH ST

0000-33-07N-07W-4-043-00
J & M PROPERTIES, LLC
3019 LACEY DR

33-07-07-19850

BG 535' W OF SE/C SE/4 SE/4
SE/4 TH N 190' W 155' S 150' E 30' S 40' E 125'

CHICKASHA OK 73018

School Acres
9001 Chick City 0.65

Book-Page
3908

Situs
418 GRAND AVE

0000-04-06N-07W-1-004-00
USRP FUNDING 2001-A, L.P.
C/O ADVANCED DENTAL IMPLANT &
DENTURE 065684

04-06-07-33900
132.5' E 249.89' S 132.5' LESS .12 AC HWY DENNY'S
RESTUARNT

BG SE/C LOT 1 - W 249.89' N
132.5' E 249.89' S 132.5' LESS .12 AC HWY DENNY'S

OKLAHOMA CITY OK 73120

School Acres
9001 Chick City 0.76

Book-Page
3486

Situs
2328 S 4TH ST

0000-04-06N-07W-1-005-00
CHICKASHA DEVELOPMENT CO., LLC
P.O. BOX 722760

04-06-07 COMM NE/C NE/4 TH N 89DEG 51'50"W 625.01'
TO POB TH S 00DEG 01'14"E 385.00' TH S 89DEG 51'50"E
200.00'; TH N 00DEG 01'14"W 123.00'; TH S 89

NORMAN OK 73070

School Acres
9001 Chk CtyBAV32.2

Book-Page
5490

Situs

12/1/2023

Grady County Assessor

Page 7 of 9

C210-00-000-006-0-000-00 HEGWALD, JAMES E. & SAMANTHA 6 MORROW DR.	04-06-07-04500 HEIGHT'S	ALL LOT 6	CRESTVIEW
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CHICKASHA	OK	73018	School 9001 Chick City	Acres 0	Book-Page 5209	6	Situs MORROW DR
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C210-00-000-009-0-000-00 MARTIN, LINDA A. REV TRUST TRUSTEES PAMELA K. SHROPSHIRE & JOHNNA F. STEPHENS	04-06-07-04650 CRESTVIEW HEIGHT'S	E 160' LOT 9	
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CHICKASHA	OK	73018	School 9001 Chick City	Acres 0	Book-Page 4686	20	Situs MORROW DR
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C260-00-000-001-0-000-00 JOBE, RAYMOND & LORENE REV TRUST & CO-TRUSTEES 709 MOCKINGBIRD RD	04-06-07-05750 ADDN	ALL LOT 1	ELLIS
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NINNEKAH	OK	73067	School 9001 Chick City	Acres 0	Book-Page 4062	11	Situs MORROW DR
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C260-00-000-003-0-000-00 BAILEY, TAMMI & RICKY CO-TRUSTEES OF TAMMI J. BAILEY REV TR 551 COUNTY ROAD 1410	04-06-07-05850 ADDN	ALL LOT 3	ELLIS
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CHICKASHA	OK	73018	School 9001 Chick City	Acres 0	Book-Page 4938	15	Situs MORROW DR
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C290-00-001-001-0-006-00 YYY DG LLC 15 VERBENA AVE STE 200	04-06-07 DOLLAR GENERAL ADD'N A TRACT OF LAND IN LOT 2 COMM AT THE NE/C OF SEC 4; TH N 89 51'50"W 1319.82'; TH S 00 00'31"W 50' TO THE S ROW OF GRAN		
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FLORAL PARK	NY	11001	School 9001 Chick City	Acres 0.93	Book-Page 5127	527	Situs W GRAND AVE
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C380-00-016-005-0-000-00 FIRST NATIONAL BANK & TRUST CO P.O. BOX 1130	33-07-07-05800 HIGHLAND PARK ADDN	ALL LOTS 5-6-7-8	BLK 16
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CHICKASHA	OK	73023	School 9001 Chick City	Acres 0	Book-Page 3009	2027	Situs S 6TH ST
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C494-00-001-001-0-000-00
MIDFIRST BANK
% TAX COMPLIANCE DEPT
501 NW GRAND BLVD

04-06N-07W LOT 1 BLK 1 MIDFIRST PLAZA
COMM AT NE/C OF SAID NE/4; N 89 51'50"W,
ALONG N LINE 425'; S 00 01'14"E,

OKLAHOMA CITY OK 73118

School Acres
9001 Chick City 1.53

Book-Page
4120

Situs

0000-33-07N-07W-4-002-00
BORDWINE URBAN & RURAL
DEVELOPMENT CORP.
P.O. BOX 327

33-07-07-18550 TR BEG 40' N OF SE/C SW/4
SE/4 SE/4 - N 300' W 90' SW/LY 323.1' E 210' TO BG - LESS
TR BG 40' N OF SE/C SW/4 SE/4 SE/

CHICKASHA OK 73023

School Acres
9001 Chick City 0.96

Book-Page
4171

Situs
420 W GRAND AVE

0000-33-07N-07W-4-007-00
LIBERTY NATIONAL BANK
629 SW "C" AVENUE

33-07-07-18800 BEG 50' W & 240' N OF SE/C
SE/4 TH N 40' W 294' S 40' E 294' TO POB

LAWTON OK 73501

School Acres
9001 Chick City 0.27

Book-Page
4815

Situs

0000-04-06N-07W-1-006-00
CHICKASHA, CITY OF

04-06-07-34700 BG 40' S OF NW/C LOT 1 TH S
89 DEG 52 MIN E 1140.49 S 0 DEG 08 MIN. E 10' N 89
DEG. 52 MIN. W 1140.49' N 0 DEG. 08 MI

CHICKASHA OK 73018

School Acres
9001 Chick City 0.26

Book-Page

Situs

C140-00-000-004-0-000-00
SIKES, DOUGLAS W. & PATRICIA J
112 ORCHARD DR

04-06-07-02750
COLE'S SUB-DIV

W 7.58' LOT 3 & E 62' LOT 4

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page

Situs
112 ORCHARD DR

C210-00-000-008-0-000-00
PARISH, TRAVIS RAY
14 MORROW DR.

04-06-07-04600 W 155' LOT 8
CRESTVIEW HEIGHT'S

CHICKASHA OK 73018

School Acres
9001 Chick City 0

Book-Page
4408

Situs
14 MORROW DR

12/1/2023

Grady County Assessor

Page 9 of 9

C380-00-015-001-0-000-00 FIRST NATIONAL BANK & TRUST COMPANY CHICKASHA P.O. BOX 1130	33-07-07-05300 & ALL LOTS 22 THRU 28 HIGHLAND PARK ADDN	LOTS 1 THRU 7 & E 15' OF LOT 8 BLK 15
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CHICKASHA	OK	73023	School 9001 Chick City	Acres 0	Book-Page 3068	Situs 616 GRAND AV
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C686-00-001-001-0-000-00 MOUNTAIN MANOR LIMITED PARTNERSHIP 213 N. STEPHANIE STREET STE. G-325	04-06N-07W LOT 1 BLOCK 1 THE WOODLANDS
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HENDERSON	NV	89074	School 9001 Chick City	Acres 0	Book-Page 5905	Situs
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C290-00-001-001-0-003-00 CHICKASHA DEVELOPMENT CO. LLC P.O. BOX 722760	04-06N-07W N 89DEG 51'50"W 625.01' TO POB TH S 00DEG 01'14"E 385.00' TH S 89DEG 51'50"E 200.00'; TH	PART OF COMM NE/C NE/4 TH
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NORMAN	OK	73070	School 9001 Chk Cty	Acres BAV7.9	Book-Page 5490	Situs
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Parcel List Report

Grady

Sort Order :OwnerName

Parcel	Owner	S-T-R Acres Timber			Taxpayer ID, Name, Address	
Parcel Type	Site Address	Book / Page	Short Legal 1	Short Legal 2		
School District	Site City, State, Zip					
C725-00-001-001-0-000-00	AGREE CENTRAL, LLC	0	0	1 1	25504	AGREE CENTRAL, LLC
UC	2304 S 4TH	6187 / 436		VAQUERO CHICKASHA		32301 WOODWARD AVE
9001 CHICK CITY	CHICKASHA, OK					ROYAL OAK, MI 48073-0000



December 12, 2023

Rachel Bernish
City of Chickasha
Assistant City Manager

Ms. Bernish and city council members,

Fleske Commercial Group and Chickasha Development Company, LLC supports the application for a taller sign for the Chick-fil-A restaurant located in our development and at 2107 South 5th Street. We have reviewed and approved the proposed location of the sign, back corner of the Chick-fil-A site, and the requested overall height of the sign at 80'. We agree the importance of being granted this variance will help bring awareness to this restaurant.

Thank you for your consideration.

Eric C. Fleske

Sincerely

A handwritten signature in blue ink, appearing to be "ECF", written over a light blue grid background.

Eric C. Fleske, SIOR, CCIM
Fleske Holding Company, LLC
Chickasha Development Company, LLC