

The City of Durant encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT PLANNING COMMISSION

5:30 PM

**Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma**

April 4, 2023

AGENDA

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

- a. Consider Approval of Regular Meeting Minutes of March 7, 2023

2. Consider Items Removed from Consent

3. Information Items

4. Administration

- a. Discussion, Consideration and Possible Action on an Amendment to Section 156.137 (Buildings) of the Durant Code of Ordinances
- b. Discussion, Consideration and Possible Action on an Amendment to Sections 158.14 (A) (1) (Exemptions From Sign Permit Requirements) and 158.19 (A) (B) (Tables) of the Durant Code of Ordinances
- c. Discussion, Consideration and Possible Action on Amending Section 156.034 Permitted Uses in Districts to allow stand-alone bars and taverns within the Central Business District.

5. Public Hearings

- a. Discussion, Consideration and Possible Action on PC2023-05, a Final Plat request for property near Sunnyside Road and Sunny Meadows Drive.
- b. Discussion, Consideration and Possible Action on PC2023-05, a Rezoning

request from A-1, General Agriculture to R-1, Single-Family Residential for property near Sunnyside Road and Sunny Meadows Drive.

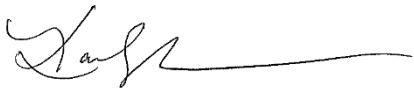
- c. Discussion, Consideration and Possible Action on PC2023-07, a Re-Plat request for property near 21st Avenue and Main Street.
- d. Discussion, Consideration and Possible Action on PC2023-08, a Re-Plat request for property near South 2nd Avenue and West Tennessee Street.
- e. Discussion, Consideration and Possible Action on PC2023-11, a Planned Unit Development (PUD) request for property located at 3324 Enterprise Drive.
- f. Discussion, Consideration and Possible Action on PC2023-12, a Final Plat request for property located near Washington Avenue and Mockingbird Lane.
- g. Discussion, Consideration and Possible Action on PC2023-12, a Conditional Use Permit (CUP) request for property located near Washington Avenue and Mockingbird Lane.

6. New Business

ADJOURNMENT

CERTIFICATE

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 10:30 a.m. on the 31st day of March, 2023.



Kari Speers, City of Durant

This is to certify that in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 2nd day of November, 2022 and that an agenda of said meeting was posted at the place of such meeting at 03:30 p.m. on the 3rd day of March, 2023.



Kari Speers, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
March 7, 2023 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Chairman Jackson called the meeting to order at 5:33 p.m.

INVOCATION/FLAG SALUTE

Commission Member Newsom provided the invocation. Vice Chairman Knight led the flag salute.

ROLL CALL

Present:

Planning Commissioner Clent Horner
Planning Commissioner Whitney Kerr
Planning Commissioner Thomas Newsom
Planning Commission Vice Chairman Shane Knight
Planning Commission Chairman Drew Jackson

Absent:

None

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

a. Consider Approval of Regular Meeting Minutes of January 3, 2023

Motion was made by Commission Member Newsom and seconded by Commission

Member Horner to approve the minutes as presented.

Motion Passed with the following vote:

Ayes: Horner, Kerr, Newsom, Knight, Jackson

Nays: None

Abstain: None

2. Consider Items Removed from Consent

3. Information Items

4. Administration

Chairman Jackson requested a motion to move items 4a and 4b to the end of the agenda.

Motion was made by Commission Member Newsom and seconded by Vice Chairman Knight to move the items as requested.

Motion Passed with the following vote:

Ayes: Horner, Kerr, Newsom, Jackson, Knight

Nays: None

Abstain: None

a. Discussion of Title XV (Land Use) Ordinances Update from Crafton Tull
The City of Durant's Comprehensive Plan was adopted in August 2021. The next step after completing the comprehensive plan is updating the land use ordinances. Since that time, the City of Durant has contracted with Crafton Tull to update the Title XV Land Use Ordinances. Staff has been working with Crafton Tull since February 2022. A Committee was created that consisted of members from City Council, Planning Commission, Board of Adjustment and Staff that has been working alongside of Crafton Tull to help guide the process. The project is divided up into three different phases, and to date phase one has been completed. For this meeting we will be provided an update on where we are as well as answer questions that you may have.

A presentation was given by Robyn Lane with Crafton Tull.

b. Discussion, Consideration and Possible Action on an Amendment to Section 156.034 (District Regulations) of the Durant Code of Ordinances
In fall 2021, Planning Commission and City Council asked staff to research and bring back to them of how other cities handle permitted uses and more particularly how other cities handled allowing more restrictive uses within the less restrictive zoning categories. In October, the Planning Commission requested that staff draft an

ordinance to change where the more restrictive use would be allowed only in the less restrictive zoning category. Meaning that only the residential uses would be allowed in the residential zoning categories and the commercial uses allowed in commercial categories, etc. The Planning Commission and City Council heard this in November but the item failed at that time. The Planning Commission has requested this item be brought back to the Planning Commission and City Council for consideration again.

Motion was made by Vice Chairman Knight and seconded by Commission Member Horner to approve the request as presented.

Motion Passed with the following vote:

Ayes: Horner, Kerr, Newsom, Knight, Jackson

Nays: None

Abstain: None

5. Public Hearings

a. Discussion, Consideration and Possible Action on PC2023-02, a Planned Unit Development request for property near Gerlach Drive and Carl Albert Drive

Danielle O'Neal reviewed with the Planning Commission members a request from Mark Cope for a Planned Unit Development for property located near the intersection of Gerlach drive and Carl Albert Drive. The applicant approached staff regarding a request for a Planned Unit Development (PUD) to place a mixed residential type development that will include townhomes and multi-family homes. The applicant would like to develop the property where the townhomes would be along Gerlach and the multi-family units would be further back to the south of the property. The concept plan shows the townhome development containing about seven buildings and the applicant stated there would be 36 units. The concept plan shows 5 multi-family buildings and the applicant stated there would be 144 units. The timing of development hinges upon should the approval occur, and then they will go out and get the engineering for the project completed. The aforementioned property is approximately 22 acres and currently is a vacant lot. The surrounding area is made up of a mix of Residential, Agriculture and Industrial Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested Planned Unit Development. This development will meet the required setbacks, parking as well as having sidewalks and streetlights as required within ordinance. The applicant is having discussions with the Streets Department with regards of a traffic study that they are to conduct in this area. They also talked with the Water & Sewer Line Maintenance Department, regarding the possibility of moving a public water line that runs through the property as shown on the plat. Staff members reviewed and signed off on this project with the following provisions being requested. Maintenance and Operations Supervisor is asking that the water and sewer easements state the length and as the lines lay. Community Development and Neighborhood Services has a comment that the applicant will be required to obtain a Stormwater Permit from the Oklahoma Department of Environmental Quality (ODEQ)

and provide a copy of their permit and Stormwater Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained should they disturb greater than 1 acre. Staff does recommend approval of the above requests since it is in line with ordinances and requirements. There is a concern from the Street Department regarding traffic impacts of the area. Staff does recommend that the above requests be considered in this request. The current Future Land Use Map has this area as mixed residential land uses; therefore, this PUD request is in line with the Future Land Use Map. Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters regarding this request.

Johnathan Kirby spoke in favor of this item.

Motion was made by Commission Member Knight and seconded by Commission Member Newsom to approve the request as presented.

Motion Passed with the following vote:

Ayes: Kerr, Newsom, Jackson, Knight

Nays: Horner

Abstain: None

- b. Discussion, Consideration and Possible Action on PC2023-04, a Final Plat request for property near Cemetery Road and State Highway 70 (Bypass)

Kari Speers reviewed with the Planning Commission members a request from Randi and Tyler Burkham, for a Final Plat Request of the property located near Cemetery Road and Highway 70 (Bypass). The applicant approached staff regarding the platting of this property with the desire of building a single family home and garage. The subject property is approximately a total of 10 acres as shown on the plat. There is City water nearby but there is not City sewer available. The applicant will work with City Staff for any connections that will be needed. The applicant will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. Staff has signed off supporting the approval of this plat. Staff recommends approval of the final plat since the plat does meet all requirements. The current Future Land Use map shows this area as industrial; therefore, this request is not in line with the Future Land Use Map. However, with the newer residential development that is occurring in this area, the request does fit the current development pattern. Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this rezoning request.

Motion was made by Commission Member Horner and seconded by Commission Member Kerr to approve the request as presented.

Motion Passed with the following vote:

Ayes: Horner, Kerr, Newsom, Knight, Jackson

Nays: None

Abstain: None

- c. Discussion, Consideration and Possible Action on PC2023-06, a Final Plat request for property near Washington Avenue and Mockingbird Lane

Danielle O'Neal reviewed with the Planning Commission members a request from Durant First Church Of The Nazarene, for a Final Plat Request for property located near Washington Avenue and Mockingbird Lane. The applicant approached staff regarding platting the property as well as gaining a Conditional Use Permit with the desire to separate the property into three lots and use the corner approximately 6 acre lot for a new church site. They are expecting to leave the house on the approximate acre lot as is until the church decides what they will do with it. Staff published the platting case and the Conditional Use Permit case separately in hopes of lessening any confusion. The final plat shows three total lots. Two of the lots are over 5 acres, but one of the lots is just over 1-acre. They did not wish to go through a rezoning at this time for the other two lots until the church decided what to do with them later. The subject property is approximately a total of 16.5 acres and has a house on the property. The applicant has three lots on the plat. The plat indicates that two of the lots will be over 5 acres, but one of the lots will be just over 1-acre. Rural Water District 2 serves the area, and the applicants did obtain a letter from the water district stating that they would be able to serve water to this location. They recently were notified that they would find an alternative source for fire suppression and this will be covered by the fire marshal during the plan review. There is no sewer in the area, so they will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. The lots will not need any public infrastructure. Staff has signed off supporting the approval of this plat. The only note made was regarding the alternative source for a fire suppression system as well as that one of the lots being under an acre. The zoning category does require a 5-acre minimum for the current zoning. Staff does recommend approval of the plat since the plat does meet all of the platting requirements. Staff has signed off supporting the approval of the final plat. The lot that is just over an acre does not meet the zoning requirements for the current zoning of the lot. The current Land Use Map has this area as low-density residential uses; therefore, this request is generally in line with the Future Land Use Map. Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this final plat request.

Brent Smith, applicant, spoke in favor of this item.

Jerry Combrink spoke in favor of this item.

Motion was made by Commission Member Knight and seconded by Commission Member Jackson to deny the request as presented.

Motion Passed with the following vote:

Ayes: Horner, Kerr, Newsom, Knight, Jackson

Nays: None

Abstain: None

- d. Discussion, Consideration and Possible Action on PC2023-06, a Conditional Use Permit (CUP) request for property near Washington Avenue and Mockingbird Lane

Danielle O'Neal called for no action to be taken on this item.

6. New Business

There was no new business.

ADJOURNMENT

Chairman Jackson moved to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Horner, Kerr, Newsom, Knight, Jackson

Nays: None

Abstain: None



The City of Durant

Memorandum

Date: 4/4/2023
To: Mayor and City Council
From:
Re: Information Items

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



The City of Durant

Memorandum

Date: 4/4/2023
To: Mayor and City Council
From:
Re: Administration

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:



THE CITY OF DURANT

Office of Community Development

Date: 04/04/2023
To: Planning Commission
From: Danielle O'Neal, Community Development Director
Re: Discussion of Zoning Ordinance – Buildings

Information: Staff has been working and researching ordinances that need to be updated and working alongside of Crafton Tull who is working on updating all of our Land Use Ordinances. It was requested that staff examine the ordinance pertaining to the number of buildings allowed on a lot.

What staff has done in recent years should someone come in with a project that has multiple buildings on one lot was to have them apply for a Planned Unit Development should the project fit that criteria. The proposed fixes should help until the complete update of the land use ordinances is completed. The proposed language changes are attached to this staff report.

Staff Recommendation: Staff does not have any issues with this change, and recommends the approval because it will help staff as well as developers. This ordinance will allow for more flexibility.

Required Action: Hear the item and recommend approval or denial of the change to Ordinance §156.137. Any specific conditions imposed by the Commission should be read into any approval motion.

ORDINANCE NO. 0-2023-XX

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA, AMENDING
THE CODE OF ORDINANCES OF THE CITY OF DURANT, OKLAHOMA,
SECTIONS 156.137 AND DECLARING AN EMERGENCY

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
DURANT, OKLAHOMA:

SECTION I. ENACTMENT.

That the Code of Ordinances, Sections 156.137 amended to read as follows:

§156.137 Buildings

For all zoning districts, aAny building hereafter erected or structurally altered shall be located completely within the boundary of the parcel being developed. on one lot and except as provided herein For residential development of all single-family detached housing and single-family attached housing containing four (4) units or fewer (duplexes, triplexes, quadplexes, and/or townhomes). ; there shall be no more than one principal building per lot. Customary accessory buildings are permitted on the lot, and the customary accessory buildings on one lot; provided further that accessory buildings may not be erected or placed in the front and side yard areas as required in the separate districts. Commercial, industrial and multifamily developments of more than four (4) units may utilize multiple principal buildings, provided that all zoning district requirements are met. The exterior wall and opening protection of the new and existing building(s) must be erected and/or remain in compliance with the provisions of the International Building Code as adopted by the City of Durant.

SECTION 2. EMERGENCY.

It being immediately necessary for the preservation of the public health, peace and safety of the City of Durant and inhabitants thereof, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED AND APPROVED this 11th day of April 2023, with the Emergency
Clause passed separately.

CITY OF DURANT

Danny Sherrer, Acting Mayor

ATTEST:

Cynthia J. Price, City Clerk



THE CITY OF DURANT

Office of Community Development

Date: 4/4/2023
To: Planning Commission
From: Danielle O'Neal, Community Development Director
Re: Discussion of Sign Ordinance – Official Flags

Information: Staff has been working and researching ordinances that need to be updated and working alongside of Crafton Tull who is working on updating all of our Land Use Ordinances. It was requested that staff examine the ordinance pertaining to the exemption of official flags such as the flags of the United States, the State of Oklahoma, etc.

Staff did research of how other cities handled the official flags. The research showed several cities that do exempt official flags from any requirements, while a couple cities do have various requirements. The request is to exempt official flags from any requirements as long as they do not pose a safety or health hazard and are not within the public right-of-way. The proposed ordinance change exempts the flags of the United States, the State of Oklahoma, the City of Durant, the Choctaw Nation, foreign nations having diplomatic relations with the United States and any other flag sanctioned by the Durant City Council. The proposed language changes are attached to this staff report.

Staff Recommendation: Staff does not have any issues with this change, and recommends approval of this change because it does appear most cities are moving in this direction.

Required Action: Hear the item and recommend approval or denial of the changes to Ordinance §158.14 (A) (1) and §158.19 (A) (B). Any specific conditions imposed by the Commission should be read into any approval motion.

ORDINANCE NO. 0-2023-XX

AN ORDINANCE OF THE CITY OF DURANT, OKLAHOMA, AMENDING
THE CODE OF ORDINANCES OF THE CITY OF DURANT, OKLAHOMA,
SECTIONS 158.14 (A) (1), 158.19 (A) (B) AND DECLARING AN EMERGENCY

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
DURANT, OKLAHOMA:

SECTION I. ENACTMENT.

That the Code of Ordinances, Sections 158.14 (A) (1), 158.19 (A) (B) amended to read as
follows:

§158.14 Exemptions From Sign Permit Requirements

(A) Sign permits shall not be required for the signs listed in this division (A). These exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site.

(1) *Official flags.*

(a) Flags of incorporated nonprofit organizations or service clubs, provided that the pole height shall not exceed 25 feet above finished grade within five feet of the pole if located on the ground or ten feet if located on a roof. The length of the flag shall not exceed one-quarter of the height of the pole. No more than three flags per use shall be allowed. ~~Larger flags may be allowed subject to approval by the Director or his or her designee.~~

(b) Flags of the United States, the State of Oklahoma, the City of Durant, the Choctaw Nation, foreign nations having diplomatic relations with the United States, and any other flag sanctioned by the City Council, provided that such a flag does not pose a safety or health hazard and are not within the public right-of-way. ~~shall now exceed 80 square feet in area and shall not be flown from a pole the top of which is more than 40 feet in height.~~ Flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. ~~Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulations as such.~~

§158.19 Tables

(A) Table 1: Permitted signs by type and zoning district.

Sign Type	A-I	R-1 &2	R-3 &4	CBD	C-0 &1	C-2 &3	H-1 &2	1-1 & 2	Hwy Overlay	INST
Freestanding Pole sign	N	N	N	P	P	P	P	P	P	P
Billboards	N	N	N	N	N	N	N	N	P	P
Roof	N	N	N	P	P	P	P	P	P	P
Building marker	Pc	Pc	Pc	P	Pc	Pc	Pc	Pc	Pc	P
Banner / Flag / Pennant	N	N	N	N	P	P	P	N	P	P
Identification	Pc	Pc	Pc	P	Pc	Pc	Pc	Pc	Pc	P
Awnings sign	N	N	N	P	P	P	P	P	P	P
Wall	N	N	N	P	P	P	P	P	P	P
Suspended	N	N	N	P	P	P	P	P	P	P
Projecting	N	N	N	P	P	P	P	P	P	P
Temporary	N	N	N	P	P	P	P	P	P	P
Animated or moving signs	N	N	N	P	P	P	P	P	P	P
Canopy sign	N	N	N	P	P	P	P	P	P	P
Official Flag	A	A	A	A	A	A	A	A	A	A P
Blade bracket sign	N	N	N	P	P	P	P	P	P	P
Portable temp sign	P	P	P	P	P	P	P	P	P	P
Monument sign	N	N	N	Pa	P	P	P	P	P	P
Changeable Copy	N	N	P*	N	P	P	P	P	P	P

A = Allowed

N = Not Allowed

P = Allowable only with a sign permit

INST = This column does not represent a zoning district. It applies to institutional uses permitted under the zoning code in residential zoning districts. Such uses may include, but are not limited to, churches, schools, and uses granted by or operating under a valid conditional use permit. These signs shall have the maximum square footage of 55 sq. ft.

* - Changeable Copy only allowed in R3 not in R4.

a) May only include building name, date of construction, or historical data on historical site; must be cut or etched into masonry, bronze, or similar material.

c = Only address and name of occupant allowed on sign.

b) No commercial message of any kind allowed on sign.

(B) Table 2: Setback Requirements

Sign Type	Max Number Allowed	Vertical Clearance from Private Drive, Street, Sidewalk or Parking Lot	Vertical Clearance from Public Street or Sidewalk	Lighting Allowed	Location Requirement	Time Limit	Max Sign Area	Max Sign Height	Min Setback from Property Line
Freestanding Pole Sign	1 per 60' of frontage	14'	14'	Yes	N/A	N/A	50 sq. ft.	40' tall	10'
Freestanding Pole Sign	1 per 60' of frontage	14'	14'	Yes	Within the Highway Overlay District	N/A	300 sq. ft.	90' tall	10'
Billboards	1 per 1,000' HW frontage	14'	14'	Yes	Within the Highway Overlay District	N/A	750 sq. ft.	60' tall	10'
Roof	1 per building	N/A	N/A	Yes	Connected to the building's roof	N/A	32 sq. ft.	N/A	N/A
Building marker	1 per building	N/A	N/A	Yes	N/A	N/A	4 sq. ft.	N/A	N/A
Banner / Pennants / Flags	1 per building	8'	8'	No	N/A	N/A	12 sq. ft.	14' tall	10'
Identification	1 per building	N/A	N/A	Yes	N/A	N/A	4 sq. ft.	Not to be placed above the roof edge	10'
Awnings sign	1 per building	8'	8'	No	Connected to the building	N/A	15% of wall area	Not to be placed above the roof edge	N/A
Wall	1 per side of building or tenant space	N/A	N/A	Yes	Connected to the building	N/A	15% of wall area	Not to be placed above roof edge	N/A

Sign Type	Max Number Allowed	Vertical Clearance from Private Drive, Street, Sidewalk or Parking Lot	Vertical Clearance from Public Street or Sidewalk	Lighting Allowed	Location Requirement	Time Limit	Max Sign Area	Max Sign Height	Min Setback from Property Line
Suspended	1 per building	8'	8'	Yes	Connected to the building or freestanding sign pole	N/A	12 sq. ft.	Not to be placed above roof edge	N/A
Projecting	1 per building	N/A	N/A	Yes	Connected to building	N/A	15% of wall area	Not to be placed above the roof edge	N/A
Temporary	1 per building or tenant space	N/A	N/A	No	No closer than 5' to the curb or street	30 days	32 sq. ft.	N/A	N/A
Animated or movings; Electronic Reader Board or Electronic Graphics Advertising signs	1 per building	14'	14'	Yes	Attached to a freestanding pole sign or monument sign	N/A	32 sq. ft.	N/A	10'
Canopy Sign	1 per building	8'	8'	No	On building	N/A	32 sq. ft.	Not to be placed above the roof edge	N/A
Official Flag	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A 25'	N/A 10'
Blade bracket sign	1 per building	8'	8'	Yes	On building	N/A	4 sq. ft.	Not to be placed above the roof edge	N/A
Portable temp sign	1 per building	N/A	N/A	Yes	No closer than 5' to the curb or street	45 days	4 sq. ft.	N/A	N/A

Sign Type	Max Number Allowed	Vertical Clearance from Private Drive, Street, Sidewalk or Parking Lot	Vertical Clearance from Public Street or Sidewalk	Lighting Allowed	Location Requirement	Time Limit	Max Sign Area	Max Sign Height	Min Setback from Property Line
Monument Sign	1 per building	N/A	N/A	Yes	Not to be placed in the public ROW	N/A	100 sq. ft. total all sides	6'	N/A

SECTION 2. EMERGENCY.

It being immediately necessary for the preservation of the public health, peace and safety of the City of Durant and inhabitants thereof, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED AND APPROVED this 11th day of April 2023, with the Emergency Clause passed separately.

CITY OF DURANT

Danny Sherrer, Acting Mayor

ATTEST:

Cynthia J. Price, City Clerk



THE CITY OF DURANT

Office of Community Development

Date: 04/04/2023
To: Planning Commission
From: Danielle O'Neal, Community Development Director
Re: Discussion of Zoning Ordinance – Uses Permitted in Districts

Information: Staff has been working and researching ordinances that need to be updated and working alongside of Crafton Tull who is working on updating all of our Land Use Ordinances. It was requested that staff examine the ordinance pertaining to allowing stand-alone bars and taverns within the Central Business District. Currently, the ordinance states that within the Central Business District the bar or tavern must serve food. As it is understood, the bar / tavern would be an accessory use to restaurants within the Central Business District, and they are not allowed as a stand-alone.

The attached language has the option to allow by right or to have it has a restricted use, which would trigger the Conditional Use Permit Process. The language is attached to this report.

Staff Recommendation: Staff does not have any issues with this change, and recommends the approval as a restricted use to keep it consistent with current language regarding stand-alone bars and taverns within other zoning districts.

Required Action: Hear the item and recommend approval or denial of the change to Ordinance §156.034. Any specific conditions imposed by the Commission should be read into any approval motion.

§ 156.034 USES PERMITTED IN DISTRICTS.

(A) (1) The uses permitted in the various districts are shown in division (C) below. The uses permitted in a more restricted district may be permitted in a less restricted district; provided, however, that the yard space and other requirements of the more restricted district shall apply. For purposes of applying this rule each district shown in the subsequent list shall be considered to be more restrictive than the one listed to the right.

(2) Adult-oriented establishments as defined by § 110.100 of this code of ordinances shall not be located within any use district except as indicated on the table in this section.

(B) It is intended that these regulations be interpreted as permitting a dwelling unit to be located on the same lot with or within a structure used or intended to be used primarily for nonresidential purposes only upon individual review and approval by the Planning and Zoning Commission and the City Council.

(C) The city is hereby divided into 13 use districts. The most restrictive use district being R-1 and the least restrictive being I-2. The permitted uses of each use district in order of restriction are designated on the following graph as follows.

Permitted Uses	Special Provisions		Residential Districts					Commercial Districts					Industrial Districts		Other
	Special Conditions See §	Parking Spaces Required	A1	R1	R2	R3	R4	C0	C1	C2	C3	CBD	I1	I2	H1
Permitted Uses	Special Provisions		Residential Districts					Commercial Districts					Industrial Districts		Other
	Special Conditions See §	Parking Spaces Required	A1	R1	R2	R3	R4	C0	C1	C2	C3	CBD	I1	I2	H1
Accessory uses, incidental to those listed	None	1/200 sq. ft. of occupancy area	X	X	X	X		X	X	X	X	X	X	X	R
Adult-oriented establishment	110.100									X					
Advertising signs or structures	Chapter 158	None	X	X	X	X		X	X	R	X	X			X
Agriculture: farming, dairying, horticulture, animal and poultry, husbandry, excluding the feeding of offal or garbage	None	1/400 sq. ft. GFA	X												
Agriculture: gardening, not commercial	None	1/400 sq. ft. GFA	X	X	X	X									
Ambulance service, office or garage	None	1/500 sq. ft. GFA or 1/employee +1/vehicle operated in use								X	X	X			R
Amusement enterprises	None	1/200 sq. ft. GFA+ 1/3 occupants at max. occupancy								X	X	X			
Artificial limbs, orthopedic appliances	None	1/150 sq. ft. GFA													R
Artist supplies and hobby shops	156.057	1/100 sq. ft.							X	X	X	X			
Assisted living facility	None	1/bed + 1/each employee on max. shift				R			X	X	X	R			X

Athletic fields	156.060	20/field or 1/4 seats, whichever is greater	X	R	R	R	R	R	R	R	R	R		R	R	R
Automotive rental and sales, new and used	None	1/150 sq. ft. GSA+ 1/vehicle offered for sale or rent + 1/each employee on max. shift									X	X				
Automotive service	156.057	1/300 sq. ft. + 1/each employee on max. shift + 1/each vehicle in operation + 1/each vehicle being serviced								X	X	X				
Automotive wrecking and junk yards	156.060	1/300 sq. ft. +1/ employee on max. shift + 1/each vehicle used in operation of use + 1/each vehicle being serviced or processed													X	
Bakery shop	None	1/200 sq. ft. GSA + 1/ employee								X	X	X	X			
Banks, saving institutions	None	1/200 sq. ft. + 6 stacking spaces for 1st drive-in window and 4 stacking spaces for each add'l drive-in window							R	X	X	X	X			
Banquet, exhibition, meeting and reception halls	156.060	1/4 persons based on design capacity of building, or 5/1,000 sq. ft. GFA, whichever is greater			R	R				X	X	X	X			
Barber, beauty shops	156.051	1/200 sq. ft. GSA + 1/ employee								X	X	X	X			R
Bars and taverns (Accessory use for restaurants only)	156.052										X	X	X			
Bars and taverns (drinking places)	156.052										R	R	X or R			
Beer and ale wholesalers		1/ employee on max. shift + 1/150 GSA												X	X	

Beer, wine, and liquor stores		5.5 spaces per 1,000 sq. ft. GFA								R	R	R	R			
Blacksmiths	None	1/1,000 sq. ft. + 1 dock/ 25,000 sq. ft.													X	
Boarding houses	None	1/resident owned or operated vehicle					X				X					
Boat sales, rental or service	None	1/150 sq. ft. GLA + 1/vehicle for sale or rent + 1/ employee +1/vehicle serviced									X	X				
Body painting studio	156.067	6/chair +1/ employee									R	R		R	R	
Body piercing studio	156.067	6/chair +1/ employee									R	R		R	R	
Bookstore	None	1/150 sq. ft. GSA								X	X	X	X			
Bottled water manufacturing		1/ employee on max. shift + 1/150 GSA												X	X	
Bowling alley	None	5/lane + 1/ employee + otherwise required as per accessory use GFA									X	X	X			
Breweries		1/ employee on max. shift + 1/150 GSA												X	X	
Building materials	156.063	1/1,000 sq. ft. + 1 berth/ 25,000 sq. ft.									X			X	X	
Bulk fuel sales	156.058 156.060	1/1,000 sq. ft. + 1 dock/ 25,000 sq. ft.													X	
Bus terminal	None	1/150 sq. ft.									X	X	X	X		
Cafeterias	156.052										X	X				
Cafeterias (Accessory use)	156.052							X	X	X	X	X	X	X	X	
Canning, preserving factory	156.058	1/3 employee + 1 dock/ 25,000 sq. ft.													X	

Car wash	None	1/ employee, 4/ washing bay, 2/ drying stall								X						
Caterers		1/ employee, + 1/every vehicle customarily used in operation of the use or stored on the premises								X	X	X	X			
Cemetery	156.060	1/ employee	X													
Child care center	156.070	1/10 attendees +1/ employee				R		X	X	X	X	X	R	R	R	
Child care center (accessory use)	156.065	1/10 attendees + 1/ employee	X	X	X	X	R	X	X	X	X	X	R	R	X	
Clothing, wearing apparel store	None	1/200 sq. ft.							X	X	X	X				
Cold storage plants	156.058	1/500 sq. ft.											R	X		
Commercial radio/ television antenna towers & equipment	153.01 153.10	1/1,000 sq. ft. + 1 loading berth/ 25,000 sq. ft.	R										X	X		
Compounding, processing and blending chemical products, not including explosives	156.058	1/every 3 employees + 1/loading berth/ 25,000 sq. ft.											X			
Contractor's yard	None	1/ employee + 1/facility vehicle (vehicle operated in use) + 1/1,000 SF GLA + 1 loading berth											X	X		
Convalescent, rest or nursing home	None	1/6 beds + 1/each employee + 1 reserved for doctor + 1 loading space														R
Convenience store	156.057	1/100 sq. ft. GSA							X	X	X	X				
Dairy products store	156.057	1/150 sq. ft.							X	X	X	X				
Dance hall (see also tavern)	None	1/150 sq. ft.								X	X					

Delicatessen	156.057	1/200 sq. ft. GFA 1/ employee								X	X	X	X			
Dental lab, supply house	None	1/300 sq. ft. GFA														R
Department store	None	1/150 sq. ft. GSA 1/ employee									X	X	X			
Distilleries		1/ employee on max. shift + 1/150 GSA												X	X	
Drug store	156.057	1/150 sq. ft. GSA								X	X	X	X			
Dwelling, duplex (two family) ²	156.072	2/dwelling unit			X	X							R			
Dwelling, multi- family (development of less than three acres in size)	156.072	2.5/ dwelling unit				R							R			
Dwelling, multi- family (development of more than three acres in size)	156.072	2.5/ dwelling unit				X							R			
Dwelling, multi- family, townhome						X										
Dwelling, rooming, boarding houses, and dormitories	None	.5/guest + .75/ occupant				X										
Dwelling, single- family	None	2/dwelling unit	X	X	X	X							X			
Family child care home	156.070	None	X	X	X	X	R									
Feed store	None	1/150 sq. ft. GFA									X	X	X			
Florist shop	156.057	1/150 sq. ft. GFA								X	X	X	X			
Food service contractors		1/ employee, + every vehicle customarily used in operation of the use or stored on the premises									X	X				
Food store	156.057	1/150 sq. ft. GSA								X	X	X	X			
Furniture store	None	1/500 sq. ft. GSA								X	X	X	X			
Furniture repair and upholstery	None	1/200 sq. ft. GSA									X	X	X			

Funeral parlor/chapel	None	1/150 sq. ft. GSA 1/4 seats chapel								X	X				
Garden stores, nursery, or greenhouse	None	1/250 sq. ft. GFA								X	X				
Gift shop	156.057	1/200 sq. ft.							X	X	X	X			
Golf course or country club for recreation, commercial activity accessory, excludes driving range, pitch & putt, and miniature	None	1/150 sq. ft. GFA	X	R	R	R									
Golf course, miniature or practice range	None	1/150 sq. ft. GFA								X	X				
Hardware store	156.057	1/250 sq. ft. GSA 1/ employee								X	X	X			
Health club or gymnasium	None	1/ employee + 1/patron (based on occupancy load)							R	X	R	X			
Heating and plumbing sales and service	None	1/150 sq. ft. GSA								X	X	X			
Home occupations	156.051	1/resident owned or operated vehicle		R	R	R									
Hospital	None	1/4 beds + 1/Dr. on staff + 1/3 employees + 1 emergency vehicle space													X
Hospital, small animals	156.060	1/150 sq. ft. + 4/Dr. + 1/employee GSA								X	X				
Hotel/motel	156.071	1/room + 1/ employee on max shift + as required for accessory uses								X	X	X			
Ice cream production and distribution	156.048	.5/ employee + 1 dock/ 25,000 sq. ft.												X	
Ice plant, frozen food locker	None	1/150 sq. ft. GSA + 1 loading dock								X	X				
Interior decorating store	None	1/150 sq. ft. GSA								X	X	X			

Kennel	156.060	1/ employee 1/1,000 SF GFA	R								X	X				
Key shop	None	1/150 sq. ft.									X	X	X			
Laundry and dry cleaning pick-up stations	156.057	1/200 sq. ft. GSA + 1/ employee								X	X	X	X			
Laundry, self service	156.057	1/200 sq. ft. GSA								X	X	X				
Library	None	1/150 sq. ft. usable floor area + 1/ employee		R	R	R										
Lodges, service institutions ³	None	1/200 sq. ft. GFA				R										
Long-term care facility	None	1/4 beds + 1/each employee on max. shift				R				X	X	X	R		X	
Machinery rental, sales and service, new and used	156.058	1/1,000 sq. ft. GFA+ 1 dock/ 25,000 sq. ft.									X	X		X	X	
Machine shops, tool and dye shops, metal products manufacturing, excluding use of automatic screw machines, drop forges, or riveting machines	156.058	.5/ employee + 1 dock/ 25,000 sq. ft.												X	X	
Mail order house	156.058	1/ employee + 1 dock/ 25,000 sq. ft.												X	X	
Manufacturing and assembling textile and other products, excluding raw material processing	156.058	1/ employee + 1 dock/ 25,000 sq. ft.												X	X	
Manufacturing and assembling electrical and electronic products and equipment	156.058	1/ employee + 1 dock/ 25,000 sq. ft.												X	X	
Manufacturing, fabricating, assembling, repairing, storing, cleaning, servicing or testing, excluding use of automatic screw machines, drop forges or rivet machines	156.058	1/ employee + 1 dock/ 25,000 sq. ft. GFA												R	X	

Manufactured homes/subdivisions and courts	152.01	See ordinance for parking and setbacks					X								
Manufactured homes on existing lots		See § 156.035 District Regulations	X				X								
Medical facility, clinic or office	None	6/doctor + 1/employee						X		X	X	X			X
Mental health services, outpatient	None	6/doctor or counselor + 1/employee						X	R	X	X	X			X
Milk bottling and distributing	156.058	1/400 sq. ft.												X	
Monument stone cutting	156.058	1/1,000 sq. ft. + 1 dock/25,000 sq. ft.											R	X	
Motor freight terminal	156.058	1/1,000 sq. ft. + 1 dock/25,000 sq. ft.												X	
Music, radio, television shop and repair	None	1/150 sq. ft. GSA								X	X				
Night clubs	156.052									X	X				
Novelty shop	None	1/150 sq. ft.								X	X	X			
Nursing home (see convalescent)															R
Offices, general and administrative	Chapter 158 156.057	1/300 sq. ft. GFA						X	X	X	X	X	X		
Oil and gas wells or associated facilities	156.062		R	R	R	R	R	R	R	R	R		R	R	R
Outdoor restaurant seating	156.052								X	X	X	X			
Parking lot	156.052	Off-street parking 1/vehicle or as required for uses			R	R	R	R	R	R	R	R	R	R	R
Parks, privately owned	None	1% total land area	R	R	R	R	R	R	R	R	R	R	R	R	R
Parks, publicly owned	None	1% total land area	X	X	X	X	X	X	X	X	X	X	X	X	X
Pattern shop	156.058	1/1,000 sq. ft. + 1 dock/25,000 sq. ft.												X	
Pawn shop	None	1/150 sq. ft. GSA								X	X	X			
Pet store	None	1/150 sq. ft. GSA								X	X				

Pharmacy	156.057	1/250 sq. ft. GSA								X	X	X	X			
Plant nursery, retail excluded	None	1/employee		R	R	R										
Police and fire stations	None	None	X						X	X	X	X	X			
Printing shop	None	1/150 sq. ft. GSA /employee									X	X	X			
Printing and binding plant	156.058	1/1,000 sq. ft. GFA + 1 berth/ 24,000 sq. ft.												X	X	
Processing, meat and vegetable products	156.058	1/1,000 sq. ft. GFA + 1 dock/ 25,000 sq. ft.													X	
Public garage	156.058	1/vehicle and 1/employee									X	X	X			
Public health center	None	6/doctor + 1/employee														X
Public buildings or those used in the public interest, including art galleries, post office, libraries, museums, stadiums, auditoriums, arenas, armories, fire stations, police stations, community centers	156.060	1/200 sq. ft. GFA	X	X	X	X			X	X	X	X	X	X	X	X
Public utility and service uses ⁴	156.060	1/400 sq. ft.	X	R	R	R										
Railroad yards and switching areas, including lodging facilities	156.058	1/3 employee													X	
Recreation center, community	156.060	1/150 sq. ft. GFA	X			X					X	X	X	X	X	
Recreation center, private	None	1/50 sq. ft. GSA									X	X	X			
Recreational vehicle (RV) parks	156.073	1/10 attendees + 1/employee									X	X		X	X	
Rehabilitation care facility	None	1/bed + 1/each employee on max. shift				R				R	R	R	R			R

Research laboratories	156.057 156.058	1/ employee + 1 dock/ 25,000 sq. ft.									X	X	X	X	X	
Restaurant, entertainment	156.052										X	X				
Restaurant, fast food	156.052										X	X	X			
Restaurant, fast food with drive through window	156.052										X	X				
Restaurant, full service	156.052								X		X	X	X			
Restaurant, micro-brewery/ winery	156.052										R	R				
Restaurant, take out	156.052								X		X	X	X			
Roller skating rink	None	1/100 sq. ft. GSA									X	X				
Sanatorium	None	1/6 beds + 1/staff + 1/doctor +1/ employees + 1/loading space														R
Schools, public and private	None	1/ employee + 1/ classroom 1/50 sq. ft, assembly area														
Elementary	None	1/ employee + 1/ classroom 1/50 sq. ft, assembly area	X	X	X	X										
Midhigh, junior high	None	1/ employee + 1/ classroom 1/50 sq. ft, assembly area		5	5	5										
Senior high	None	1/ employee + 1/ classroom 1/50 sq. ft, assembly area	X	5	5	5										

Colleges or universities	None	1/ employee + 1/ classroom 1/50 sq. ft. assembly area	X			X									
Self-service storage facility	None	1/vehicle stored + 1/ employee + 1/10 units								R	R		X	X	
Shoe repair	156.057	1/150 sq. ft. GSA							X	X	X	X			
Sign painting	156.058	1/150 sq. ft. GSA								X	X		R	R	
Snack and nonalcoholic beverages bars	156.052								X	X	X	X			
Snack and nonalcoholic beverages bars (accessory use)	156.052							X	X	X	X	X	X	X	X
Soft drink manufacturing		1/employee on max. shift + 1/150 GSA											X	X	
Soldering and welding	156.058	1/ employee + 1 dock/ 25,000 sq. ft. GFA												X	
Sororities/ fraternities	None	.75/ occupant				X									
Spray painting and mixing	156.058	1/1,000 sq. ft. GFA+ 1 dock/ 25,000 sq. ft.												X	
Sporting goods store	None	1/150 sq. ft. GSA 1/ employee								X	X	X			
Stock broker	None	1/150 sq. ft. GFA						X		X	X	X			
Substance abuse centers, outpatient	None	6/doctor or counselor +1/ employee						R	R	R	R	R			X
Tailor shop	156.057	1/200 sq. ft. GFA								X	X	X			
Tattoo studios	156.067	6/chair + 1/ employee								R	R		R	R	
Temporary building, construction phase only	None	None	X	R	R	R									
Temporary bulletin board, sign	Chapter 158	None		R	R	R									
Theater	156.060	1/4 seats								X	X	X			

Toy store	None	1/150 sq. ft. GSA 1/ employee								X	X	X	X			
Travel trailer park and sales	156.054	1/150 sq. ft. GSA + 1/trailer (sized to trailer) + 1/ employee									X					
Utility service installation	156.060	1/400 sq. ft. GFA									X	X	X	X	X	
Variety store	156.057	1/150 sq. ft. GSA 1/employee								X	X	X	X			
Warehouse and storage	156.058	1/4,000 sq. ft. + 1berth/ 25,000 sq. ft.												X	X	
Water filtration plant	156.058	1/3 employee + 1 berth/ 25,000 sq. ft.												X	X	
Wholesale distributing center	None	1/150 sq. ft. GSA + 1/ employee/ loading berth									X	X		R	R	
Wine and distilled alcoholic beverage wholesalers		1/ employee on max. shift + 1/150 GSA												X	X	
Wineries		1/ employee on max. shift + 1/150 GSA	R											X	X	
Worship facilities	156.069	1/4 seats	R	R	R	R	R	R	R	R	R	R	R	R	R	R

X = Uses permitted

R = Uses permitted only upon review and approval of the Durant Planning and Zoning Commission

GSA = Gross Sales Area

GFA = Gross Floor Area

GLA = Gross Lot Area

None of the listed uses shall be permitted in the FD zone as shown on the Zoning Map except as provided in § 156.059.

Notes: 1 Minimum lot size 10,000 sq. ft.

(Prior Code, § 157.031) (Ord. 1266, passed 7-14-1998; Ord. 1315, passed 7-11-2000; Ord. 1316, passed 7-11-2000; Ord. 1364, passed 3-12-2002; Ord. 1379, passed 7-9-2002; Ord. 1382, passed 8-13-2002; Ord. 1387, passed 11-12-2002; Ord. 1397, passed 3-11-2003; Ord. 1411, passed 9-8-2003; Ord. 1414, passed 10-14-2003; Ord. 1436, passed 5-11-2004; Ord. 1508, passed 7-11-2006; Ord. 1509, passed 7-11-2006; Ord. 1522, passed 10-10-2006; Ord. 1543, passed 3-13-2007; Ord. 1545, passed 3-13-2007; Ord. 1562, passed 8-14-2007; Ord. 1574, passed 11-13-2007; Ord. 1583, passed 1-8-2008; Ord. 1585, passed 1-8-2008; Ord. 1606, passed 9-9-2008; Ord. 1618, passed 5-18-2009; Ord. 1639, passed 5-11-2010; Ord. 1755, passed 5-12-2015; Ord. O-2021-04, passed 2-9-2021)



THE CITY OF DURANT

Office of Community Development

Date: 04/04/2023
To: Planning Commission
Case: PC 2023-05
From: Danielle O'Neal, Community Development Director
Re: Final Plat Request for Kyle Kollmansberger for property located near Sunnyside Road and Sunny Meadows Drive.

Request: Consider a request from Kyle Kollmansberger for a Final Plat Request for property located near Sunnyside Road and Sunny Meadows Drive.

Current Zoning: A-1, General Agriculture *this case also has a rezoning with it*

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Vacant
West	A-1	Vacant
South	A-1	Residential Use
East	A-1	Residential Use

Lot Characteristics (Current Lot):

Width	~239 ft.
Depth	~263 ft.
Total Area	~1.41 acres (~62,857 sq. ft.)

Applicant: Kyle Kollmansberger

Background: The applicant approached staff regarding the platting of this property with the desire of separating this lot into two lots and building a single-family home on each lot.

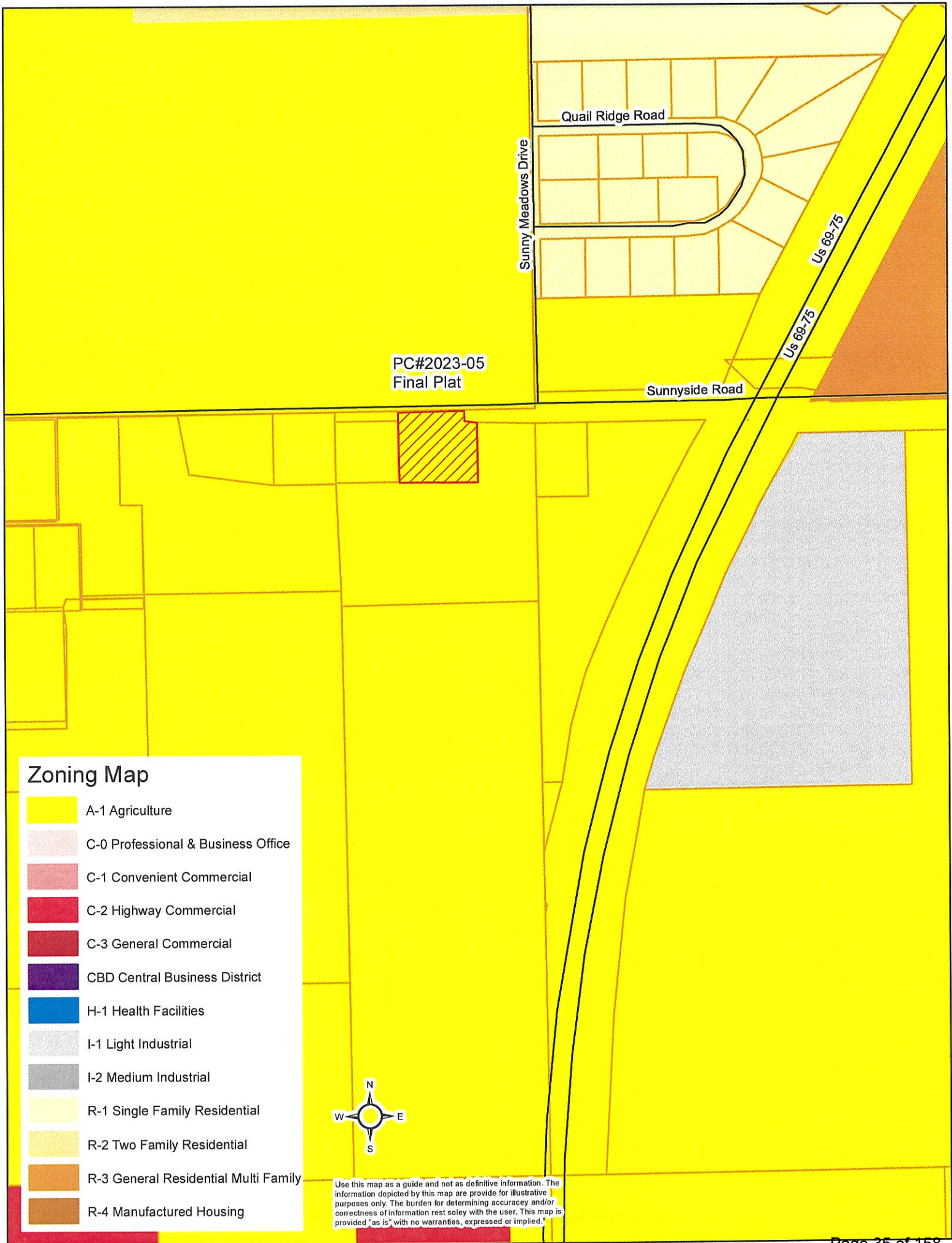
Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this final plat request.

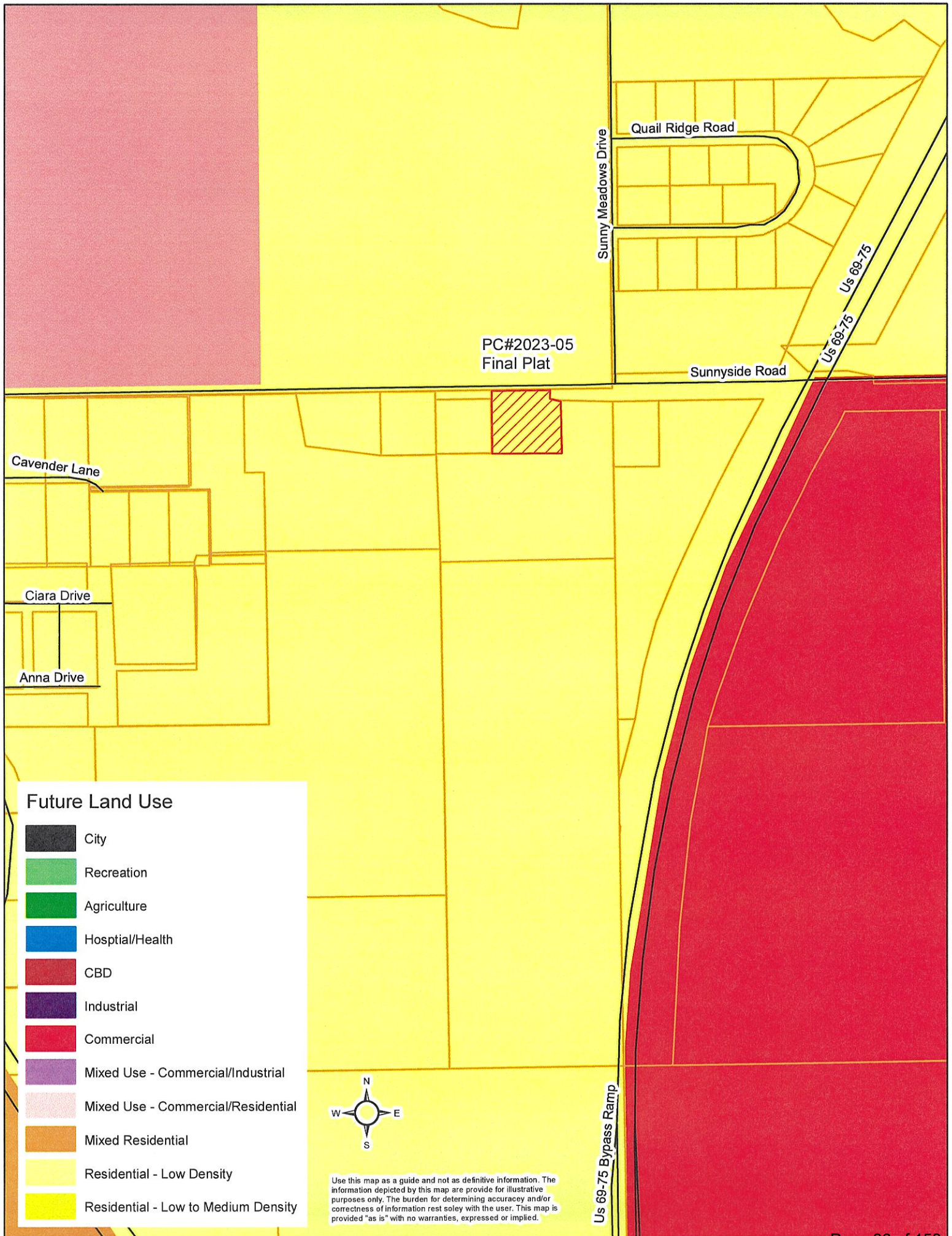
Analysis: The subject property is currently approximately a total of 1.4 acres as shown on the plat. The plat shows parcel 1 with 0.55 acres and parcel 2 with 0.86 acres. The current size of the property does not meet the zoning requirements and the applicant is asking for a rezoning that would remedy this. The property is within Rural Water 5's district and staff has received a letter stating that they will be able to serve both properties. There is not city sewer nearby; therefore, the applicant will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. Staff has signed off supporting the approval of this plat.

The current Future Land Use map shows this area as low-density residential; therefore, this request is in line with the Future Land Use Map.

Staff Recommendation: Staff recommends approval of the final plat since the plat does meet all requirements.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Kyle Kollmansberger, property located near Sunnyside Road and Sunny Meadows Drive. Any specific conditions imposed by the Commission should be read into any approval motion.





Future Land Use

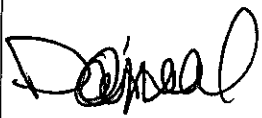
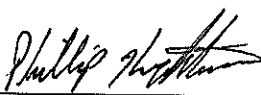
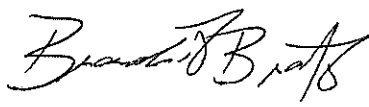
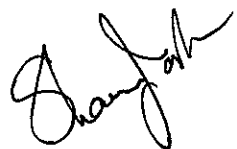
- City
- Recreation
- Agriculture
- Hospital/Health
- CBD
- Industrial
- Commercial
- Mixed Use - Commercial/Industrial
- Mixed Use - Commercial/Residential
- Mixed Residential
- Residential - Low Density
- Residential - Low to Medium Density



Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest soley with the user. This map is provided "as is" with no warranties, expressed or implied.

COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

PL 2023-05 Kyle Kollmansberger Sunnyside Road & Sunny Meadows Dr.

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		3/27/23	If disturb greater than 1-acre - will need SW3P & stormwater permit from ODEQ.
M&O Randy Cantrell		02-09-2023	
Streets Carl Meade		02-09-2023	
Public Works Director Phillip Hightower		2-9-23	
Fire Marshal Brandon Brooks		2/9/23	
Building Official Shawn Jackson		2-9-23	
Engineer Brandon Wall	see attached		



Danielle O'Neal <doneal@durant.org>

April PC Items

brandon@wallengineering.com <brandon@wallengineering.com>
To: Danielle O'Neal <doneal@durant.org>
Cc: Kari Speers <kspeers@durant.org>

Mon, Mar 27, 2023 at 10:17 AM

Danielle,

These all seem very straight-forward and we have no engineering related comments.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

[Quoted text hidden]

Subdivision/Plat Application

Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☒
 Re-Plat: ☐

Petition # PC 2023-05

Fee \$ _____

Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>Christopher Kyle Kollmansberger</u>	Email: <u>Kollmansbergerk@gmail.com</u>	Phone #1: _____
Mailing Address: <u>4125 Sunnyside Rd.</u>	Phone #2: <u>903-818-7875</u>	
City: <u>Durant</u>	State: <u>OK</u>	Zip: <u>74701</u>
Applicant's Interest in Property: _____		

SURVEYOR INFORMATION

Name: <u>Bennett - Morris And Associates</u>	Email: <u>Bennett1471@att.net</u>	Phone #1: <u>580-564-5591</u>
Mailing Address: <u>P.O. Box 131</u>	Phone #2: _____	
City: <u>Madill</u>	State: <u>OK</u>	Zip: <u>73446</u>
Surveyor Oklahoma License Number: <u>1471</u>	Fax #: <u>888-662-7778</u>	

ENGINEER INFORMATION

Name: _____	Email: _____	Phone #1: _____
Mailing Address: _____	Phone #2: _____	
City: _____	State: _____	Zip: _____
Engineer Oklahoma License Number: _____	Fax #: _____	

LAND INFORMATION

Legal Description: <u>Sec 1-7-8 1977 MH #C3372 Beg 462.44' W NE 1/4 L3, S 239.44', E 263.44', N 199.52' To S Row, N 8025 W 41.58' Along Row, N 33' To N Line of L3, W 222.44' POB</u>	Parcel Number: <u>A399-01-07S-08E-1-00800</u>
Proposed Subdivision Name: <u>Double Tree</u>	Current Zone: <u>Ag</u>
Proposed Use: <u>New Construction</u>	Proposed Zone: <u>R-1</u>
Current Property Owner's Name: <u>Christopher Kyle Kollmansberger</u>	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: [Signature] Date: Jan. 13, 2023

Office Use Only

Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date Initial	
Proof of Publication Received	Property Posting Verified	Comprehensive Plan Recommendations	
Date Initial	Date Initial		

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
---	--	--	-------------

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

~~Proposed~~ Divide Lot and Build two Houses.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Drive way and designated parking.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

City trash, two transformers, Rural water, Septic

3. Traffic Impacts:

None

4. Protection of Neighborhoods:

Should be good.

What licenses and permits (if any) are required for this proposed use?

All construction permits

Please list or describe any other reasons to support this application.

Property is Zoned incorrectly

S.A.&I. NO. 303 (2002)

Return to:
Bryan County Treasurer
323 W. Beech
Durant, OK 74701

COUNTY TREASURER'S RESALE DEED

(INDIVIDUAL)

1-2019-714467 Book 1499 Pg: 717
06/19/2019 8:22 am Pg 0717-0718
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, PRUDY SULLIVAN-HOLT, County Treasurer, of Bryan County, State of Oklahoma, on the 10th day of June, 2019, sold separately and singly, in the manner provided by law, at Tax Resale and CHRISTOPER K KOLLMANSBERGER, DUSTY KOLLMANSBERGER & JAKE MULFORD, of 1026 W Texas, Denison, TX 75020, bid in for themselves the Real Estate hereinafter described, and

WHEREAS, all proceedings, notices and duties provided, required and imposed by law prerequisite to the vesting of authority in said County Treasurer to execute this Resale Deed have been followed, given, complied with and performed, and

WHEREAS, the said PRUDY SULLIVAN-HOLT, County Treasurer is now by law vested with power and authority to execute this Resale Deed.

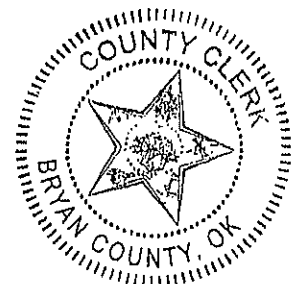
NOW, THEREFORE, this indenture, made this 18th day of June, 2019 between the State of Oklahoma, by PRUDY SULLIVAN-HOLT, the Treasurer of Bryan County, of the First Part, and CHRISTOPER K KOLLMANSBERGER, DUSTY KOLLMANSBERGER & JAKE MULFORD, of the Second Part, witnesseth, that the said party of the first part for and in consideration of the premises and the total sum paid FOUR THOUSAND & NO/10THS DOLLARS (\$4,000.00), hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said party of the second part, their heirs, executors, administrators and assigns, forever, the following separately described tracts, parcels, or lots of land so sold separately and singly for the amount bid in the total sum set opposite each, all of said tracts, parcels, or lots of land being located in Bryan County, Oklahoma, to-wit:

Legal Description:

Amount Bid

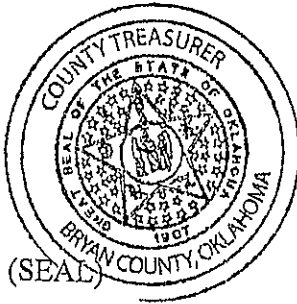
Parcel #A399-01-07S-08E-1-008-00
SEC 1-7-8 BEG 462.44' W NE/C LT3,
S239.44'; E263.44'; N199.52' TO S ROW,
N8025W 41.58' ALONG ROW; N33' TO N
LINE OF LT3; W222.44' POB
1977 MH#C3372

\$4000.00



To have and to hold said tracts and parcels of land with the appurtenances thereto belonging to said party of the second part, their heirs, successors, executors, administrators and assigns, forever, in as full and ample manner as the said Treasurer of said County is empowered by law to sell the same.

In testimony whereof, the Treasurer of said County of Bryan, State of Oklahoma, has set her hand and seal the day and year aforesaid.



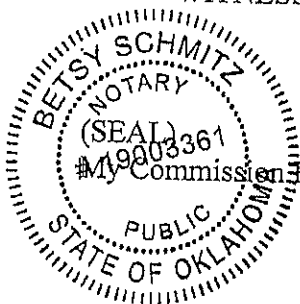
State of Oklahoma
By: *Prudy Sullivan-Holt*
PRUDY SULLIVAN-HOLT, County Treasurer

ACKNOWLEDGMENT

STATE OF OKLAHOMA) ss.
COUNTY OF BRYAN)

Before me, the undersigned, a notary public, in and for this state, on this 18th day of June, 2019, personally appeared, PRUDY SULLIVAN-HOLT, to me known to be the County Treasurer of Bryan County, Oklahoma, and the identical person who executed the within and foregoing instrument and conveyance of land, and acknowledged to me that she executed the same in her capacity as County Treasurer of Bryan County, Oklahoma, as her free and voluntary act and deed as such, and as the free and voluntary act and deed of Bryan County, and the State of Oklahoma, for the uses and purposes therein set forth.

WITNESS my hand and seal the date and year last above mentioned



My Commission Expires

April 2, 2023

Betsy Schmitz
Notary Public (or County Clerk)
Commission # 19803361

1-2019-714467 Book 1499 Pg: 718
06/19/2019 8:22 am Pg 0717-0718
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

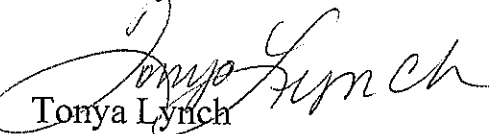
Bryan County Rural Water Dist. #5
22404 State Road 78S
Durant, OK 74701
580-924-8235

January 17, 2023

To whom it may concern,

The water service for 4125 Sunnyside is an active water account for Christopher Kollmansberger. The service for this address has been active for Mr. Kollmansberger since October 2020. It is possible for Mr. Kollmansberger to add 1(one) additional water meter to this property. If there is a need for additional information, please contact our office.

Sincerely,



Tonya Lynch

Office Manager

Bryan County Rural Water District #5

22404 State Road 78S

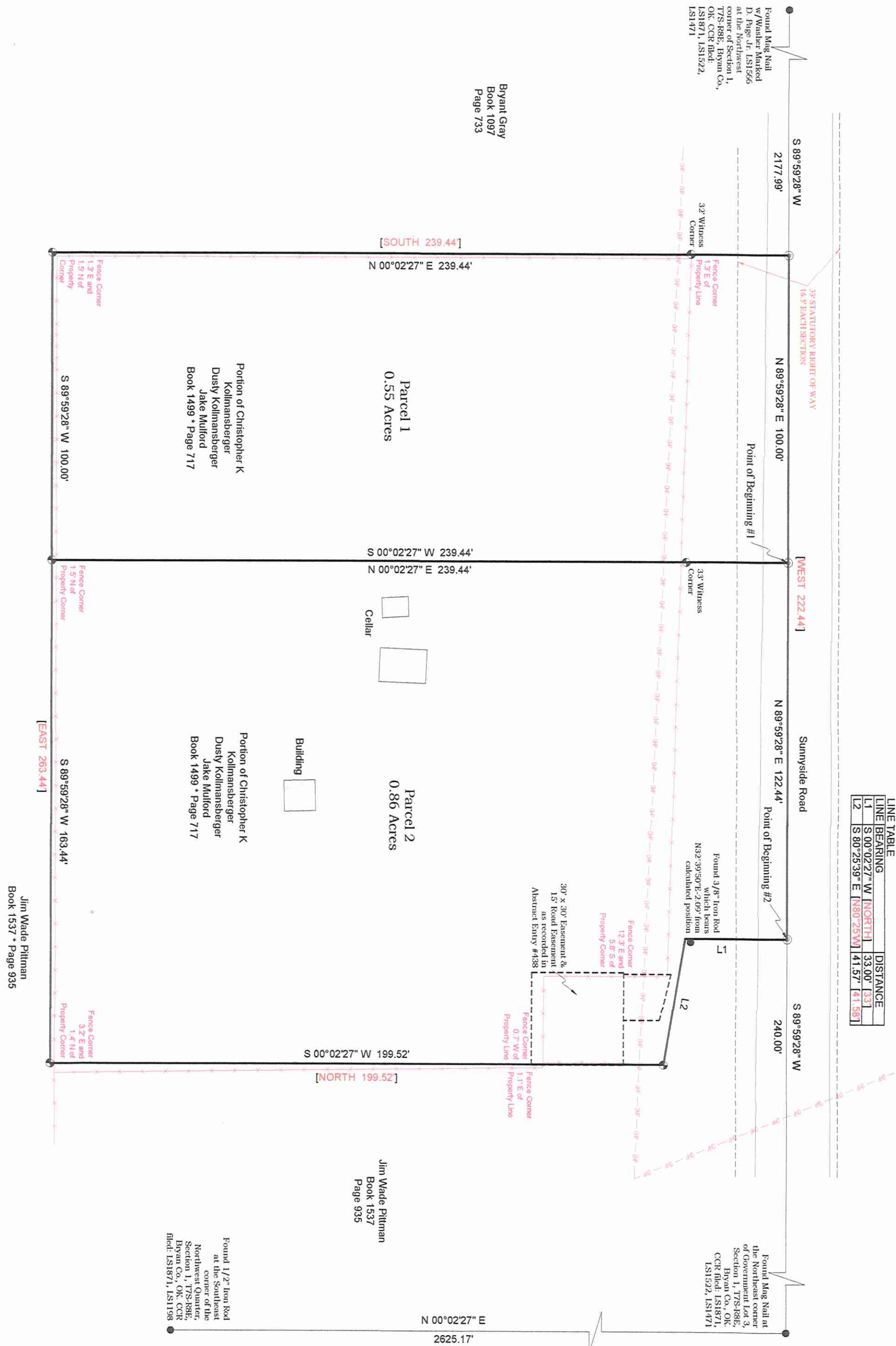
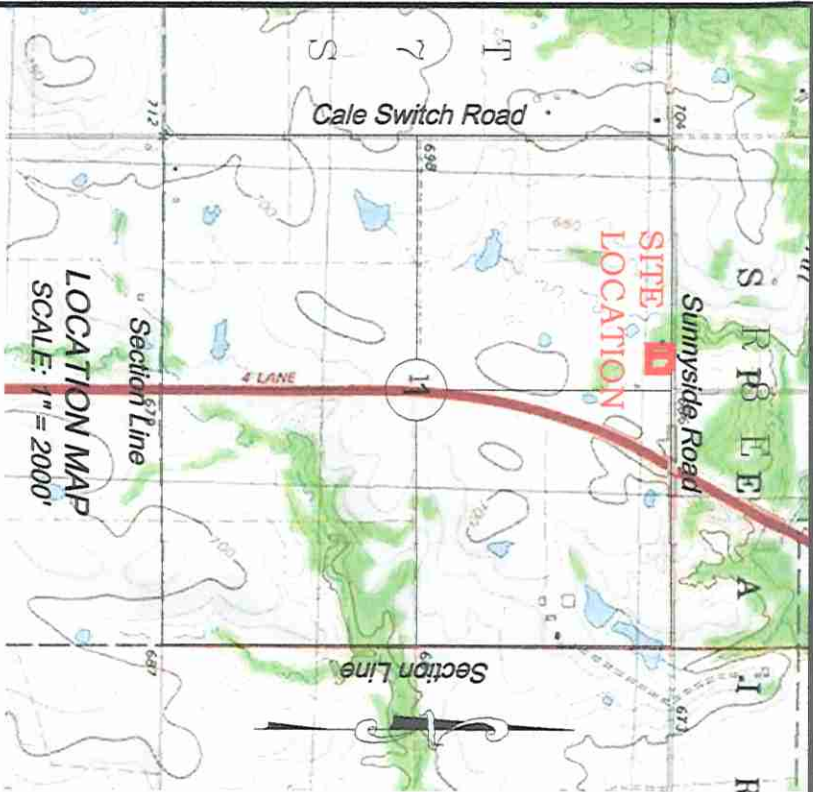
Durant, OK 74701



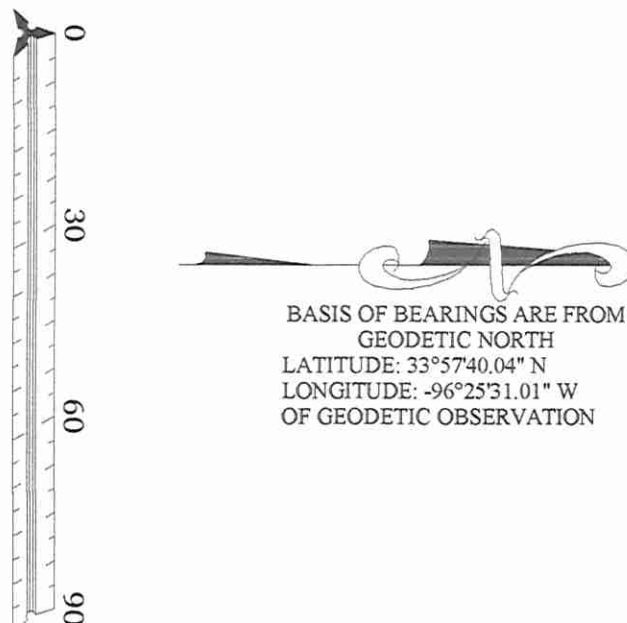
Bryan County RWD #5 is an Equal Opportunity Provider and Employer/ TDD 711. In accordance with Federal law and the U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age religion, disability and familial status. (Not all prohibited basis apply to all programs.) To file a complaint of discrimination, write USDA, Director, Office of Adjudication, 1400 Independence Avenue, S.W. Washington, D.C. 20250-9410, by fax (202)690-7442 or email at program.intake@usda.gov

Double Tree Addition

A Subdivision located in Government Lot 3 of Section 1,
T7S-R8E, Indian Meridian, Bryan County, Oklahoma.



- LEGEND
- SET 1/2" IRON ROD W/ CAP
 - MARKED "BMA C49975"
 - SET MAG NAIL POINT
 - FOUND NOTED MONUMENT
 - LINE NOT TO SCALE
 - PENCE
 - OVER HEAD POWER LINE
 - CONCRETE
 - IMPROVEMENTS
 - PER RECORD DEED



OWNERS CERTIFICATE & DEDICATION:

LEGAL DESCRIPTION (Book 1537 on Page 535)
In Section One (1), Township Seven (7) South, Range Eight (8) East, Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast corner of said Government Lot 3; Thence S89°32'28" W, along the North line of Government Lot 3, a distance of 239.44 feet; Thence East 263.44 feet; Thence North 189.52 feet to the South Highway Right-of-Way; Thence N89°23'24" W, 41.58 feet along said Highway Right-of-Way; Thence North 33 feet to the North line of Lot 3; Thence West 422.44 feet to the Point of Beginning.

LEGAL DESCRIPTION (Parcel 1)
Thence (1) of Section One (1), Township Seven (7) South, Range Eight (8) East, Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast corner of said Government Lot 3; Thence S89°32'28" W, along the North line of Government Lot 3, a distance of 239.44 feet to the Point of Beginning; Thence S00°02'27" W, parallel with the East line of Government Lot 3, a distance of 100.00 feet; Thence East 263.44 feet; Thence North 189.52 feet to the South Highway Right-of-Way; Thence N89°23'24" W, 41.58 feet along said Highway Right-of-Way; Thence North 33 feet to the North line of Lot 3; Thence West 422.44 feet to the Point of Beginning.

LEGAL DESCRIPTION (Parcel 2)
Thence (2) of Section One (1), Township Seven (7) South, Range Eight (8) East, Indian Meridian, Bryan County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast corner of said Government Lot 3; Thence S89°32'28" W, along the North line of Government Lot 3, a distance of 239.44 feet to the Point of Beginning; Thence S00°02'27" W, parallel with the East line of Government Lot 3, a distance of 100.00 feet; Thence East 263.44 feet; Thence North 189.52 feet to the South Highway Right-of-Way; Thence N89°23'24" W, 41.58 feet along said Highway Right-of-Way; Thence North 33 feet to the North line of Lot 3; Thence West 422.44 feet to the Point of Beginning.

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a notary public in and for said County and State on this _____ day of _____, 20____, personally appeared _____, known to me to be the individual person, firm or corporation who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

MY COMMISSION EXPIRES: _____

Notary Public

LICENSED LAND SURVEYOR'S CERTIFICATE

I, OBERT D. BENNETT, a Professional Land Surveyor in the State of Oklahoma, certify that this plat represents a survey made under my supervision of the foregoing described property designated the Double Tree Addition, located in Government Lot 3 of Section 1, Township Seven (7) South, Range Eight (8) East, Indian Meridian, Bryan County, Oklahoma, and that the survey and the plat hereon have been prepared in accordance with the laws and regulations of the State of Oklahoma and the rules and regulations of the Oklahoma State Board of Land Surveyors.

Witness my hand and seal this _____ day of _____, 20____.

OBERT D. BENNETT, RPLS 1471
P.O. Box 131, Miami, OK 73446
Phone (580) 564-4458
Fax (580) 564-4458

COUNTY OF BRYAN
STATE OF OKLAHOMA

Before me, the undersigned, a notary public in and for said County and State on this _____ day of _____, 20____, personally appeared OBERT D. BENNETT, R.P.L.S. No. 1471 to me known to be the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

MY COMMISSION EXPIRES: _____

Notary Public

COUNTY TREASURER'S CERTIFICATE

I, the duly elected and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year _____ on the above described property known as Double Tree Addition, being in Government Lot 3 of Section 1, Township Seven (7) South, Range Eight (8) East, Indian Meridian, Bryan County, Oklahoma, and the required security has been deposited in the Office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this _____ day of _____, 20____.

County Treasurer

COUNTY OF BRYAN
STATE OF OKLAHOMA

Before me, the undersigned, a notary public in and for said County and State on this _____ day of _____, 20____, personally appeared _____, known to me to be the individual person, firm or corporation who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

MY COMMISSION EXPIRES: _____

Notary Public

DEPARTMENT OF ENVIRONMENTAL
QUALITY APPROVAL

Environmental Quality certifies that the plat is approved for the construction of an individual private sewage disposal system and is a valid water system plat.

day of _____, 20____.

Environmental Specialist

COUNTY CLERK CERTIFICATE

This instrument was filed on the _____ day of _____, 20____, A.D. at _____ and duly recorded in Book _____, Page _____.

County Clerk

PLANNING COMMISSION APPROVAL

I, the Chairman of the Planning Commission for the City of Durant, Bryan County, Oklahoma, hereby certify that the Commission has approved this plat of the Double Tree Addition to the City of Durant, Oklahoma on the _____ day of _____, 20____.

Chairman

Secretary

ACCEPTANCE OF DEED OF
DEDICATION BY CITY COUNCIL

STATE OF OKLAHOMA
COUNTY OF BRYAN

I, let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the deed dedicating lands for public use shown on the Double Tree Addition to the City of Durant, Oklahoma is hereby accepted.

Adopted by the City Council of the City of Durant, Oklahoma, this _____ day of _____, 20____.

Signed: _____ City Clerk

Mayor

CITY CLERK CERTIFICATE

STATE OF OKLAHOMA
COUNTY OF BRYAN

I, the City Clerk of the City of Durant, Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year _____ on the above described property known as Double Tree Addition, being in Government Lot 3 of Section 1, Township Seven (7) South, Range Eight (8) East, Indian Meridian, Bryan County, Oklahoma, and the required security has been deposited in the Office of the County Treasurer guaranteeing payment of the current years taxes.

Signed: _____ City Clerk

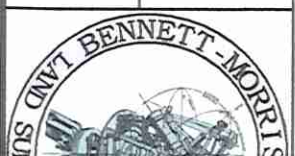
County Treasurer



© COPYRIGHT 2022 Bennett, Harris and Associates Land Surveying, P.C. - C.A. No. 9975 (U.S.) DATE: 10/05/2022 DRAWN BY: OBER D. BENNETT CHECKED BY: JAMES HARRIS SCALE: 1" = 400.00'	REVISIONS: (Number, Date and Explanation)

SURVEY FOR:
Double Tree Addition

STEWART AND ALPHEGGE
Bennett, Harris and Associates
Land Surveying, P.C.
MIAMI, OKLAHOMA





THE CITY OF DURANT

Office of Community Development

Date: 04/04/2023
To: Planning Commission
Case: PC 2023-05
From: Danielle O'Neal, Community Development Director
Re: Rezoning Request from A-1, General Agriculture District to R-1, Single-Family Residential District for property located near Sunnyside Road and Sunny Meadows Drive.

Request: Consider a request Kyle Kollmansberger for a rezoning of the property located near Sunnyside Road and Sunny Meadows Drive from A-1, General Agriculture District to R-1, Single-Family Residential District.

Current Zoning: A-1, General Agriculture *this case also has a final plat with it*

Requested Zoning: R-1, Single-Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Vacant
West	A-1	Vacant
South	A-1	Residential Uses
East	A-1	Residential Uses

Lot Characteristics:

Width	~ 239 ft.
Depth	~ 263 ft.
Total Area	~1.41 acres (~62,857 sq. ft.)

Applicant: Kyle Kollmansberger

Background: The applicant approached staff regarding the rezoning of this property with the intention of separating the property into two different lots and building a home on each of the lots. The lot does not currently meet the requirements for the current zoning district.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls, emails or letters regarding this rezoning request.

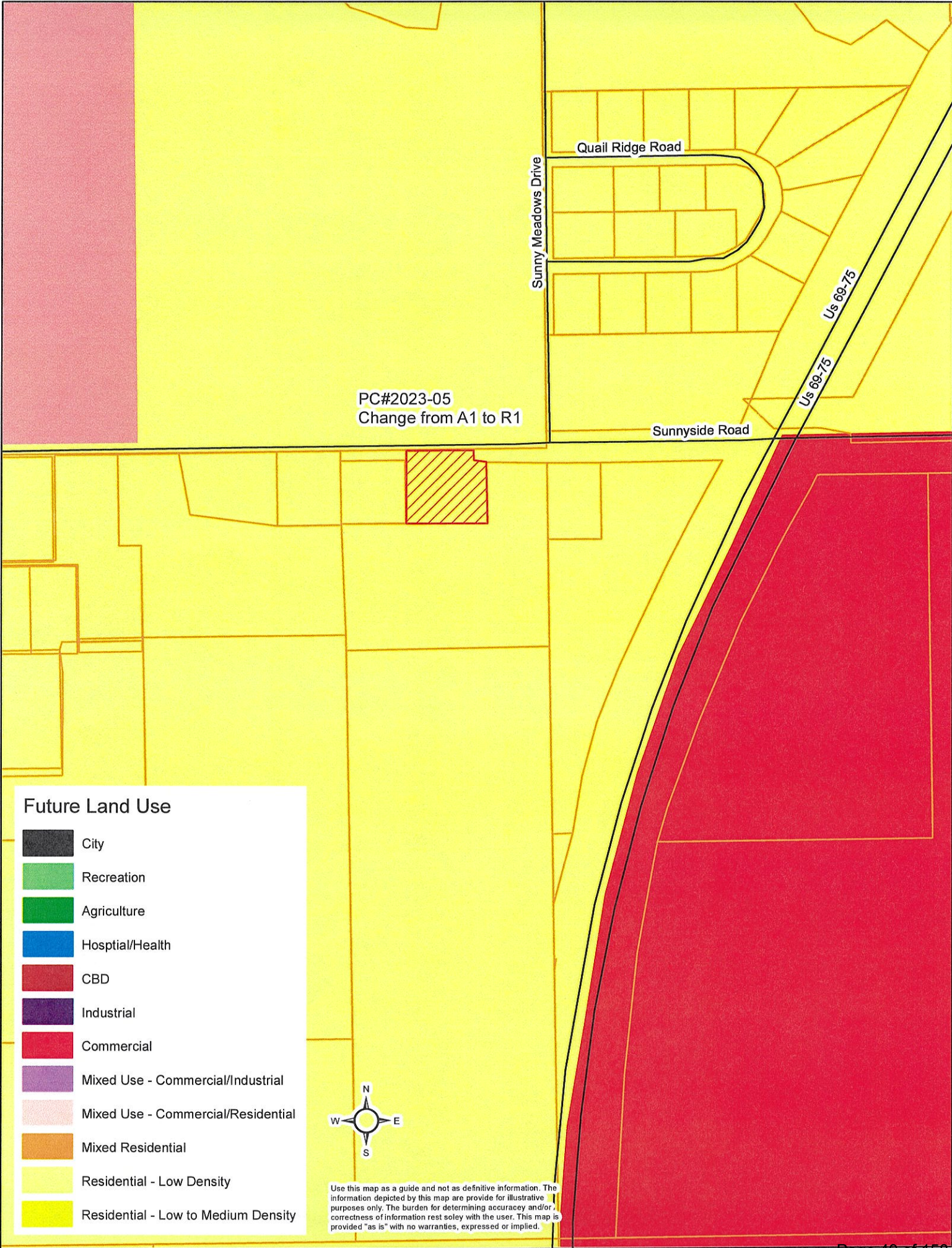
Analysis: The aforementioned property is approximately 1.4 acres and currently is a vacant piece of property. The area is made up of a mostly agricultural zoned property; however, there are some residential zoned property within approximately 500 feet of this property. The subject property does meet the requirements for the requested zoning type.

The current Future Land Use Map has this area as low-density residential; therefore, this rezoning request is in line with the Future Land Use Map.

Staff Recommendation: Staff recommends approval of the rezoning request since the property does meet the requirements for the requested zoning category and is generally in line with the Future Land Use Map. However, it should be noted this could potentially be seen as a spot zoning.

Required Action: Hold a public hearing to recommend approval or denial of the rezoning request for the property located near Sunnyside Road and Sunny Meadows Drive. Any specific conditions imposed by the Commission should be read into any approval motion.





REZONING APPLICATION

Petition # PC-2023-05
Fee \$ _____

APPLICANT INFORMATION

DUSTY KOLLMANSBERGER, & JAKE MURFORD

Name: <u>Christopher Kyle Kollmansberger</u>	Email: <u>kollmansbergerk@gmail.com</u>	Phone #1: _____
Mailing Address: <u>4125 Sunny side Rd</u>	Phone #2: <u>903-818-7875</u>	
City: <u>Durant</u>	State: <u>OK</u>	Zip: <u>74701</u>
Applicant's Interest in Property: <u>Owner</u>		

☐ Please use attached addendum if there is more than one applicant.

Physical Address of Rezoning Request: <u>4125 Sunnyside Rd. Durant OK 74701</u>			
☒ Platted ☐ Un-Platted	Subdivision: <u>Double Tree</u>	Lot: _____	Block: _____
Legal Description: <u>1-7-8 1477 mlt # C3372 Beg 462.44' W NE 1/4 Lot 3 S 23 99' E 263.44' N 199.52' TO S (If Un-platted) Row 1 80256 41.55' Along Row N 33 To N line of Lot 3 1 222.44' pole</u>			
☒ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.			

Request Rezoning From: <u>A9</u>	Request Rezoning To: <u>R1</u>		
Present Use: <u>Storage</u>	Proposed Use: <u>2 New Builds</u>		
Parcel Width: _____	Parcel Length: _____	Acres: _____	Street/Road Frontage: _____
☐ City Water (If City Water will be extended or improvements will be made, please explain:)			
☐ City Sewer (If City Sewer will be extended or improvements will be made, please explain:)			
☒ Private Water		☒ Private Sewer	
Is Property in the Floodplain? <u>No</u>	Is property in the Airport Zone. <u>NO</u>		

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

[Signature] Signature of Applicant 1/28/23 Date

Office Use Only

Date Filed: _____	Date Payment Received: _____	Notification Mailed: _____ Date: _____	Comments: _____
Initial: _____	Initial: _____	Initial: _____	
Proof of Publication Received: _____ Date: _____ Initial: _____		Property Posting Verified: _____ Date: _____ Initial: _____	Comprehensive Plan Recommendations: _____
Staff Recommendation: _____ Approve _____ Deny _____	PC Recommendation: _____ Approve _____ Deny _____	City Council Action: _____ Approve _____ Deny _____	Ordinance #: _____

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which makes this zone change necessary.

Ag to R1 to increase housing in the community

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

Zone Ag

3. List any other reasons to support this zone change.

To correct and comply with City

S.A.&I. NO. 303 (2002)

Return to:
Bryan County Treasurer
323 W. Beech
Durant, OK 74701

COUNTY TREASURER'S RESALE DEED

(INDIVIDUAL)

1-2019-714467 Book 1499 Pg: 717
06/19/2019 8:22 am Pg 0717-0718
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, PRUDY SULLIVAN-HOLT, County Treasurer, of Bryan County, State of Oklahoma, on the 10th day of June, 2019, sold separately and singly, in the manner provided by law, at Tax Resale and CHRISTOPER K KOLLMANSBERGER, DUSTY KOLLMANSBERGER & JAKE MULFORD, of 1026 W Texas, Denison, TX 75020, bid in for themselves the Real Estate hereinafter described, and

WHEREAS, all proceedings, notices and duties provided, required and imposed by law prerequisite to the vesting of authority in said County Treasurer to execute this Resale Deed have been followed, given, complied with and performed, and

WHEREAS, the said PRUDY SULLIVAN-HOLT, County Treasurer is now by law vested with power and authority to execute this Resale Deed.

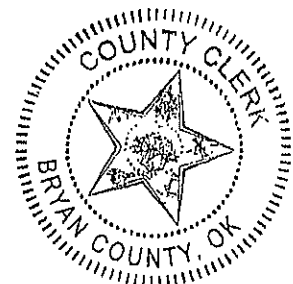
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Legal Description:

Amount Bid

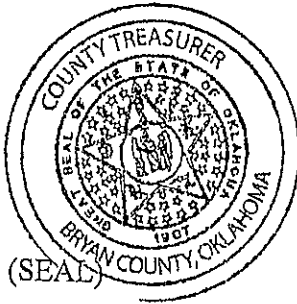
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LINE OF LT3; W222.44' POB
1977 MH#C3372

\$4000.00



To have and to hold said tracts and parcels of land with the appurtenances thereto belonging to said party of the second part, their heirs, successors, executors, administrators and assigns, forever, in as full and ample manner as the said Treasurer of said County is empowered by law to sell the same.

In testimony whereof, the Treasurer of said County of Bryan, State of Oklahoma, has set her hand and seal the day and year aforesaid.



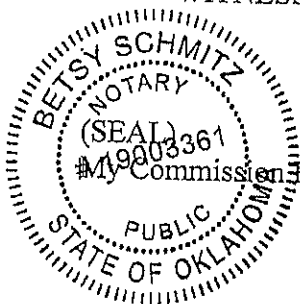
State of Oklahoma
By: *Prudy Sullivan-Holt*
PRUDY SULLIVAN-HOLT, County Treasurer

ACKNOWLEDGMENT

STATE OF OKLAHOMA) ss.
COUNTY OF BRYAN)

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WITNESS my hand and seal the date and year last above mentioned



My Commission Expires

April 2, 2023

Betsy Schmitz
Notary Public (or County Clerk)
Commission # 19803361

1-2019-714467 Book 1499 Pg: 718
06/19/2019 8:22 am Pg 0717-0718
Fee: \$ 15.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

§ 156.021 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

The R-1 Single-Family District is established as a district in which the use of the land is for single-family dwellings, except as noted. It is the purpose and intent of this district to promote the development of and the continued use of the land for single-family dwellings and to prohibit commercial and industrial use or any other use which would substantially interfere with the development or continuation of single-family dwellings in this district. The intent is to further discourage any use in this district which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area. This district further encourages only those uses which because of character or size would not create additional requirements and costs for public services which are in excess of such requirements and costs if the district was not developed solely for single-family dwellings.

(Prior Code, § 157.021) (Ord. 1040, passed 4-12-1983)



THE CITY OF DURANT

Office of Community Development

Date: 04/04/2023
To: Planning Commission
Case: PC 2023-07
From: Danielle O'Neal, Community Development Director
Re: Re-plat Request for Melissa Huffman for property located near 21st Avenue and Main Street.

Request: Consider a request from Melissa Huffman for a Re-plat Request for property located near 21st Avenue and Main Street.

Current Zoning: C-2, Highway Commercial and Commercial Recreation

Surrounding Properties:

Direction	Zoning	Use
North	C-2 / R-1	Commercial Uses
West	C-2	Commercial Uses
South	C-2	Commercial Uses
East	C-2	Commercial Uses

Lot Characteristics (Current Lot):

Width	~214 ft.
Depth	~195 ft.
Total Area	~0.96 acres (~41,730 sq. ft.)

Applicant: Melissa Huffman

Background: The applicant approached staff regarding the platting of this property with the desire of building a coffee shop with a drive thru and other potential retail users.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this rezoning request.

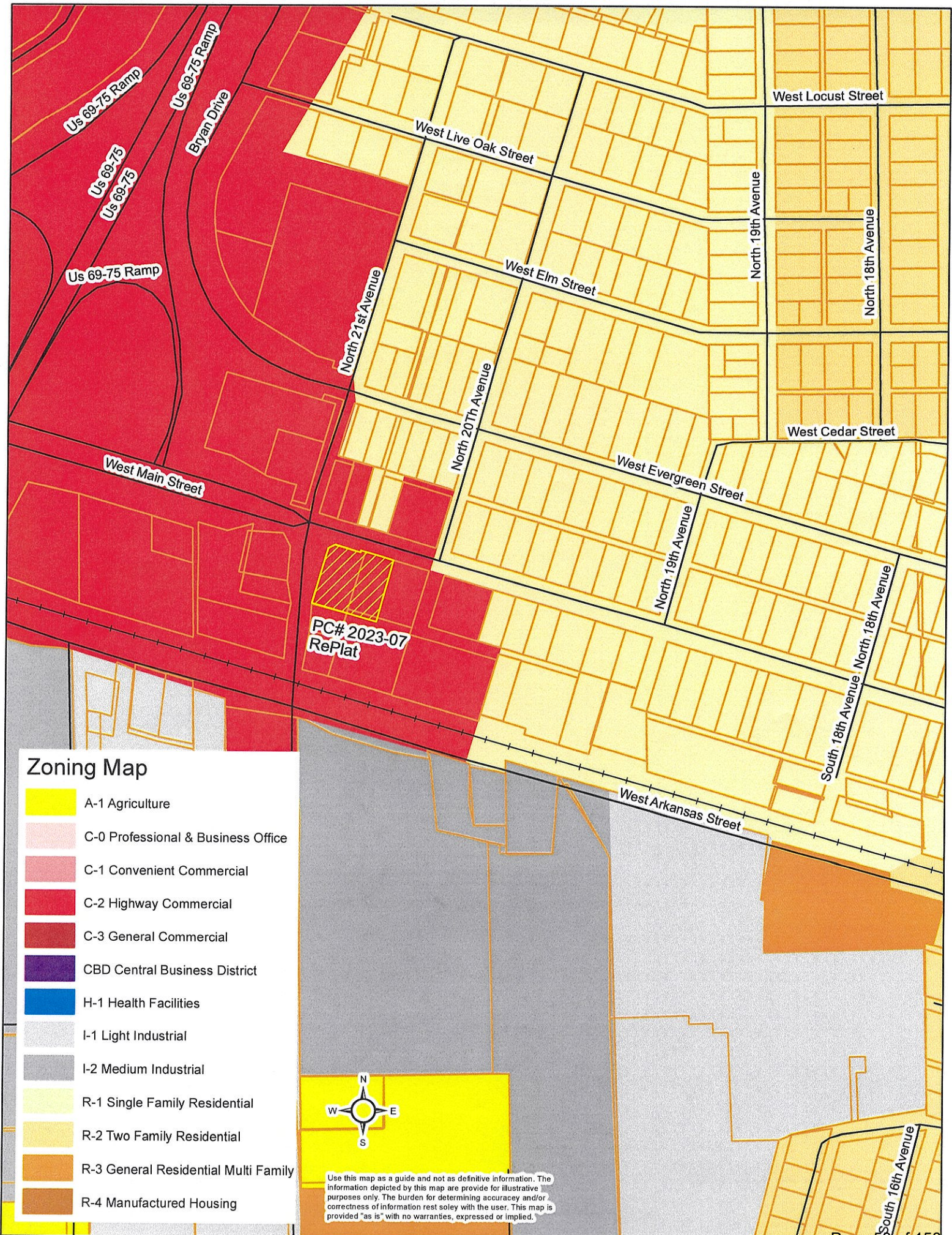
Analysis: The subject property is approximately a total of 0.96 acres as shown on the plat. There is City water and City sewer available. The applicant will work with City Staff for any connections that will be needed. Staff has signed off supporting the approval of this plat. Community Development noted a couple of minor adjustments to the plat that are needed. The plat needs the City Clerk Certificate signature block removed and the name of record owners on unplatted or names of adjacent subdivisions to adjoining parcels of land.

The current Future Land Use map shows this area as commercial uses; therefore, this request is in line with the Future Land Use Map.

Staff Recommendation: Staff recommends approval of the re-plat because it does meet all requirements. Staff has signed off supporting the approval of the re-plat. Staff does recommend that the Planning Commission consider the above adjustments.

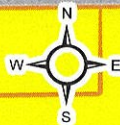
Required Action: Hold a public hearing and recommend approval or denial of the re-plat request for Melissa Huffman, property located near 21st Avenue and Main Street. Any specific conditions imposed by the Commission should be read into any approval motion.



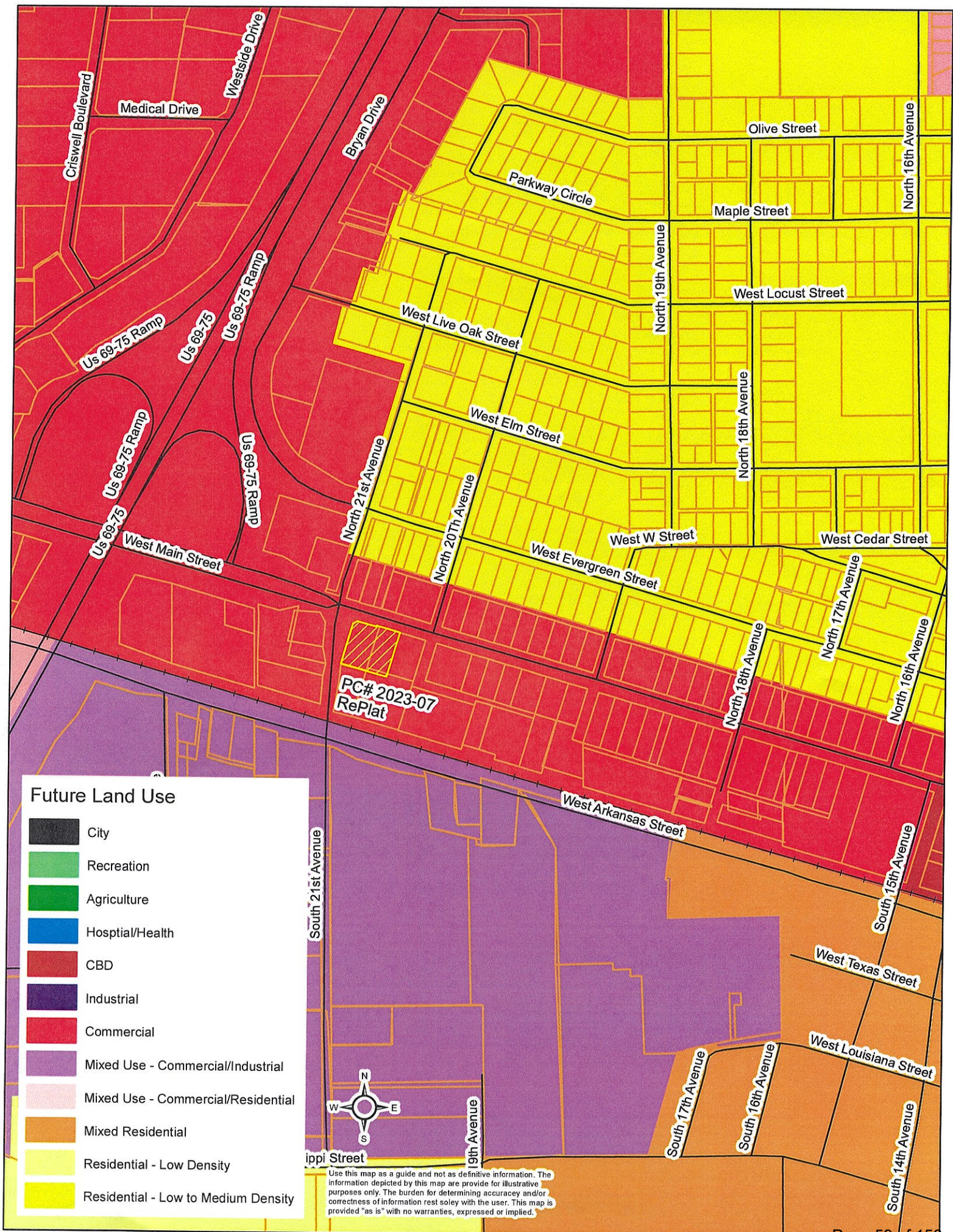


Zoning Map

- A-1 Agriculture
- C-0 Professional & Business Office
- C-1 Convenient Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- H-1 Health Facilities
- I-1 Light Industrial
- I-2 Medium Industrial
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 General Residential Multi Family
- R-4 Manufactured Housing

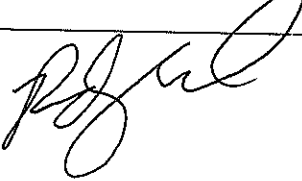
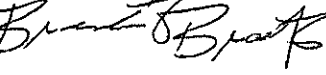


Use this map as a guide and not as definitive information. The information depicted by this map are provide for illustrative purposes only. The burden for determining accuracy and/or correctness of information rest solely with the user. This map is provided "as is" with no warranties, expressed or implied.



COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Melissa Huffman 21st & Main PC 2023 - 07

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		3/27/23	-remove City clerk sig. block - need name of record owner on unplatted or names of adjacent subdivision that adjoin property
M&O Randy Cantrell		02-09-2023	
Streets Carl Meade		2-9-23	
Public Works Director Phillip Hightower		2-8-23	
Fire Marshal Brandon Brooks		2/9/23	
Building Official Shawn Jackson		2-9-23	
Engineer Brandon Wall	see attached		



Danielle O'Neal <doneal@durant.org>

April PC Items

brandon@wallengineering.com <brandon@wallengineering.com>
To: Danielle O'Neal <doneal@durant.org>
Cc: Kari Speers <kspeers@durant.org>

Mon, Mar 27, 2023 at 10:17 AM

Danielle,

These all seem very straight-forward and we have no engineering related comments.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

[Quoted text hidden]

Subdivision/Plat Application

Petition # PC 2023-07

Sketch Plat: ☐

Preliminary Plat: ☐

Final Plat: ☐

Re-Plat: ☒

Expedited Fee \$ _____

Fee \$ 300.00

APPLICANT INFORMATION

Name: Melissa Huffman		Email: melissa@huffman-re.com	Phone #1 817-296-6455
Mailing Address: 1618 Rogers Road			Phone #2
City: Fort Worth	State: Texas	Zip: 76107	Fax #
Applicant's Interest in Property: Owner			

SURVEYOR INFORMATION

Name: Todd D'Amico		Email: tddamico@firstam.com	Phone #1 405-253-2448
Mailing Address: 3550 W. Robinson Street			Phone #2 405-476-9043
City: Norman	State: OK	Zip: 73072	Fax # 405-703-1851
Surveyor Oklahoma License Number:			

ENGINEER INFORMATION

Name: Kevin Patel		Email: kpatel@triangle-engr.com	Phone #1469-331-8566
Mailing Address: 1782 W. McDermott Drive			Phone #2 214-609-9271
City: Allen	State: Texas	Zip: 75013	Fax # 469-213-7145
Engineer Oklahoma License Number:			

LAND INFORMATION

Legal Description: See attached.	Parcel Number:
Proposed Subdivision Name: Sunset Heights	Current Zone:
Proposed Use: Commercial/Retail	Proposed Zone:
Current Property Owner's Name: HuffRE-Durant 22, LP	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: Melissa Huffman Date: 11/23/2022

Office Use Only

Date Filed		Date Payment Received		Notification Mailed		Comments	
Initial		Initial		Date Initial			
Proof of Publication Received				Property Posting Verified		Comprehensive Plan Recommendations	
Date Initial		Date Initial		Date Initial		Date Initial	
Staff Recommendation ___ Approve ___ Deny		PC Recommendation ___ Approve ___ Deny		City Council Action ___ Approve ___ Deny		Ordinance #	

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use: Redevelopment of 2005 W. Main Street Durant, Oklahoma 74701 for the use of a coffee shop with drive thru and other potential retail users.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Please see attached proposed site plan.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.). Plans have been submitted to the city of permit. Upon review, we can address these items.

3. Traffic Impacts:

n/a

4. Protection of Neighborhoods:

What licenses and permits (if any) are required for this proposed use?

Building permit, certificate of occupancy

Please list or describe any other reasons to support this application.

New retail development for the city of Durant creating jobs and increase sales tax.

Legal Description

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SIX (6) SOUTH, RANGE NINE (9) EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DESCRIBED AS: FROM THE SOUTHWEST CORNER OF LOT THREE (3) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF; THENCE SOUTH 73°01' EAST, 15 FEET; THENCE SOUTH 16°59' WEST, 20 FEET FOR THE TRUE

POINT OF BEGINNING; THENCE SOUTH 16°59' WEST, 221.8 FEET; THENCE SOUTH 73°01' EAST, 210 FEET; THENCE NORTH 16°59' EAST,

221.8 FEET; THENCE NORTH 73°01' WEST, 210 FEET TO THE POINT OF BEGINNING.

AND

ALL OF LOT ONE (1) AND LOT TWO (2) AND THE EAST 60 FEET OF LOT THREE (3) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF.

AND

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SIX (6) SOUTH, RANGE NINE (9) EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 15.0 FEET EAST OF THE NORTHWEST CORNER OF LOT THREE (3) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF; THENCE NORTH 73° 01' WEST, 15.0 FEET; THENCE SOUTH 16° 59' WEST, 6.0 FEET; THENCE NORTH 73°01' WEST, 4.20 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 3789.70 FEET, A DISTANCE OF 80.55 FEET; THENCE SOUTH 61°59'13" WEST, 21.56 FEET; THENCE SOUTH

16°59' WEST, 182.22 FEET; THENCE SOUTH 05°52'16" WEST, 3.50 FEET; THENCE SOUTH 76°14'12" EAST, 114.20 FEET; THENCE NORTH 16°59' EAST, 202.50 FEET TO THE POINT OF BEGINNING.

AND

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SIX (6) SOUTH, RANGE NINE (9) EAST OF THE INDIAN BASE AND MERIDIAN, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT ONE (1) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF; THENCE SOUTH 16°09'00" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF; THENCE NORTH 73°51'00" WEST ALONG THE SOUTHERLY LINE OF SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF, A DISTANCE OF 210.23 FEET; THENCE NORTH 16°13'08" EAST, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT THREE (3) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF; THENCE SOUTH 73°51'00" EAST ALONG THE SOUTH LINE OF LOTS ONE-THREE (1-3) IN BLOCK TEN (10) IN SUNSET HEIGHTS ADDITION TO THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA, ACCORDING TO THE CORRECTED AMENDED PLAT THEREOF, A DISTANCE OF 210.20 FEET BACK TO THE POINT OF BEGINNING.

THIS LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY GUARANTY TITLE COMPANY, COMMITMENT NUMBER: G-112074, COMMITMENT DATE 8/12/2022.



1319 Classen Drive
Oklahoma City, OK 73103
Phone: (405)400-2271 Fax: (405)421-0734

November 16, 2022

HuffRE-Durant 22, LP, a Texas limited partnership
1618 Rogers Road
Fort Worth, TX 76107

RE: File No.: G-112074
HuffRE-Durant 22, LP, a Texas limited partnership
2005 W. Main Street, Durant, OK 74701

Attached please find the following in connection with the above captioned transaction:

Original Recorded Deed

We truly appreciate your business.

If you have any questions please feel free to contact our office.

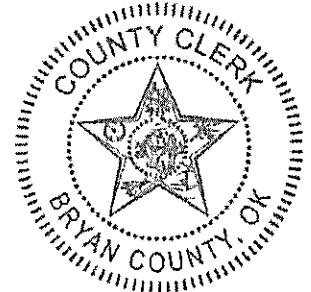
Guaranty Title Company, LLC

A handwritten signature in black ink, appearing to read "Tami McElroy-Gandara". The signature is fluid and cursive, written over the printed name.

Tami McElroy-Gandara
Title Analyst

Attachments

Documentary Stamps: \$2,775.00
Property Address: 2005 W. Main Street, Durant, OK 74701
Mailing Address: 1618 Rogers Road
Fort Worth, TX 76107



GENERAL WARRANTY DEED
(Limited Liability Company Form – Oklahoma Statutory Form)

THIS INDENTURE, made this 2nd day of November, 2022, between **LMCA, LLC, an Oklahoma limited liability company and Camille-Brooke, LLC, an Oklahoma limited liability company**, organized under the laws of the State of Oklahoma, parties of the first part, party grantor and **HuffRE-Durant 22, LP, a Texas limited partnership**, party of the second part, party grantee.

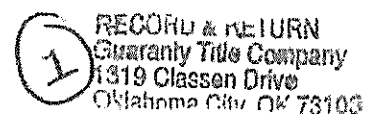
WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, its heirs and assigns, all of the following described real estate, situated in the County of Bryan, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining forever.

And said party grantor, its successors or assigns, does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due and all the oil, gas and other minerals in and under the described premises which have been previously reserved or conveyed by or to others; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, its heirs, executors or administrators, against said party grantor, its successors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 2,775.00



IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its Manager the day and year first above written.

LMCA, LLC,
an Oklahoma limited liability company

BY: Jennifer Cavender
Jennifer Cavender
Manager

BY: Tod Cavender
Tod Cavender
Manager

Camille-Brooke, LLC,
an Oklahoma limited liability company

BY: Steve A Reeves
Steve A Reeves
Manager

STATE OF OKLAHOMA

COUNTY OF Bryan

This instrument was acknowledged before me this 28 day of October, 2022, by Jennifer Cavender and Tod Cavender, as Managers of LMCA, LLC, an Oklahoma limited liability company, and by Steve A Reeves, as Manager of Camille-Brooke, LLC, an Oklahoma limited liability company.

Kathryn Anderson
Notary Public

My Commission Expires: 10/28/2025
(SEAL)



File No. G-112074
Guaranty Title Company, LLC
Fidelity National Title Insurance Company

1-2022-750078 Book 1616 Pg: 25
11/14/2022 10:53 am Pg 0024-0028
Fee: \$ 26.00 Doc: \$ 2,775.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

EXHIBIT A

A part of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Thirty-one (31), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, described as: From the Southwest corner of Lot Three (3) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence South 73°01' East, 15 feet; thence South 16°59' West, 20 feet for the True Point of Beginning; thence South 16°59' West, 221.8 feet; thence South 73°01' East, 210 feet; thence North 16°59' East, 221.8 feet; thence North 73°01' West, 210 feet to the Point of Beginning.

AND

All of Lot One (1) and Lot Two (2) and the East 60 feet of Lot Three (3) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof.

AND

A part of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Thirty-one (31), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, more particularly described as follows: Beginning at a point 15.0 feet East of the Northwest corner of Lot Three (3) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence North 73°01' West, 15.0 feet; thence South 16°59' West, 6.0 feet; thence North 73°01' West, 4.20 feet; thence Northwesterly on a curve to the left having a radius of 3789.70 feet, a distance of 80.55 feet; thence South 61°59'13" West, 21.56 feet; thence South 16°59' West, 182.22 feet; thence South 05°52'16" West, 3.50 feet; thence South 75°14'12" East, 114.20 feet; thence North 16°59' East, 202.50 feet to the Point of Beginning.

AND

A part of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Thirty-one (31), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, more particularly described as follows: Beginning at the Southeast corner of Lot One (1) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence South 16°09'00" West, a distance of 20.00 feet to a point on the Southerly line of SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence North 73°51'00" West along the Southerly line of SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof, a distance of 210.23 feet; thence North 16°13'08" East, a distance of 20.00 feet to the Southwest corner of Lot Three (3) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence South 73°51'00" East along the South line of Lots One-Three (1-3) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof, a distance of 210.20 feet back to the Point of Beginning.

Permitted Exceptions

1. Terms, conditions and provisions of Easement in favor of Lone Star Gas Company, dated June 25, 1942, filed November 19, 1942 and recorded in [Book 259, Page 369] in the Office of the Bryan County Clerk; and Assignment and Assumption of Easements in favor of New ONG Transmission Company, dated August 30, 1995, filed September 15, 1995 and recorded in [Book 871, Page 97] in the Office of the Bryan County Clerk, as noted on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
2. Terms, conditions and provisions of Abandonment of Right-of-Way, dated January 3, 1972 filed and recorded in [Book 529, Page 395] in the Office of the Bryan County Clerk, as shown on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
3. Terms, conditions and provisions of Easement in favor of Oklahoma Gas and Electric Company, dated March 10, 1972, filed March 20, 1972, and recorded in [Book 531, Page 450] in the Office of the Bryan County Clerk, as shown on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
4. Terms, conditions and provisions of Easement in favor of Oklahoma Gas and Electric Company, dated March 10, 1972, filed March 20, 1972, and recorded in [Book 531, Page 452] in the Office of the Bryan County Clerk, as shown on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
5. Terms, conditions and provisions of City of Durant Ordinance No. 851 regulating, restricting, and prohibiting in the City of Durant, Oklahoma, the building or setting up of drilling rigs for the purpose of exploring, developing, and producing oil or gas, dated March 27, 1970, filed March 31, 1970, and recorded in [Book 509, Page 278] in the Office of the Bryan County Clerk, as noted on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
6. Terms, conditions and provisions of Joint Bryan County-City of Durant Airspace Zoning Ordinance No. 1, regulating air space and height of structures in approach zone of Eaker Field Airport, filed November 25, 1974, and recorded in [Book 568, Page 442] in the Office of the Bryan County Clerk, as noted on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
7. Terms, conditions and provisions of Height Restriction Zoning Ordinance relating to Zoning, Establishing that the Airport hazards are contrary to public interest; Defining certain terms used; creating airport zoning; establishing airport zone height limitations; regulating and restricting the height of structures and objects of natural growth and creating the appropriate zones and establishing the boundaries thereof; providing for changes in the restrictions and boundaries of such zones; providing for permits and fees; providing for enforcement; creating a board of adjustment; providing for appeals from board for severability; and declaring an emergency, dated September 14, 2004, filed September 21, 2004, and recorded in [Book 1067, Page 1017] in the Office of the Bryan County Clerk; and Re-recorded in [Book 1071, Page 284], as noted on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
8. Terms, conditions and provisions of Easement in favor of William L. Rowlett and Nona F. Rowlett, husband and wife, dated November 16, 1972, filed November 21, 1972, and recorded in [Book 542, Page 396] in the Office of the Bryan County Clerk, as shown on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.
9. Terms, conditions and provisions of [Amended Journal Entry] in Bryan County District Court Case No. CV-2018-5, Styled In the Matter of the Application of Hoyte Investments, LLC to vacate certain alleyways located in the City of Durant, Bryan County, Oklahoma, dated January 25, 2018, filed August 30, 2018 in the Office of the Bryan County Clerk, as shown on the survey of the land prepared by Chad W. Walsh, O.L.P.L.S. No. 2039, dated June 22, 2022, revised on September 26, 2022.

10. Statutory roadway easement along all section lines.

11. Special assessments, if any, due to the City of Durant.

12. Pending disbursement of the full proceeds of the loan secured by the mortgage set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without knowledge of any defects in or objections to the title, up to the face amount of the title policy. At the time of each disbursement, the title must be searched to a current date for liens shown on the public record after the date of this policy.

13. Liability of the Company of loss of priority of the lien of the Insured mortgage over any statutory lien for labor or material shall extend only to that portion of the proceeds of the loan disbursed pursuant to a legal obligation to disburse and in accordance with the provision of the construction loan disbursement agreement between mortgagor and lender.

14. The ALTA/NSPS Land Title Survey prepared by CDS -Commercial Due Dillgence Services, Chad W. Walsh, PLS No. 2039) dated September 15, 2022, revised September 29, 2022, revised again October 28, 2022 discloses the following matters:

Asphalt lot over SE property line
Asphalt lot over NE property line
Asphalt lot over NE property line
Asphalt lot NW property line
Asphalt lot over SW property line
Building B into OK GAS AND ELEC. CO. Easement per Book 531 Page 452
Underground Electric line without the benefit of an easement to Building A
Overhead Utility line without the benefit of an easement to Building B

I-2022-750078 Book 1616 Pg: 28
11/14/2022 10:53 am Pg 0024-0028
Fee: \$ 26.00 Doc: \$ 2,775.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

OWNER’S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT HUFFRE--DURANT 22 LP, A TEXAS LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF AND THE ONLY PERSONS, CORPORATION OR CORPORATIONS, HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE FINAL PLAT OF DURANT RETAIL PHASE I, BEING A RE--PLAT OF SUNSET HEIGHTS ADDITION, PART OF THE NE/4, NW/4, SECTION 31, T6S, R3E, I.M., BRYAN COUNTY, OKLAHOMA, AND HAVE CAUSED THE SAID PREMISES TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON SAID ANNEXED PLAT; WHICH SAID ANNEXED PLAT REPRESENTS A CORRECT SURVEY OF ALL PROPERTY INCLUDED THEREIN AND IS HEREBY ADOPTED AS THE PLAT OF SAID LAND UNDER THE NAME OF SUNSET HEIGHTS ADDITION. HUFFRE--DURANT 22, DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON SAID ANNEXED PLAT TO THE PUBLIC AND FOR PUBLIC HIGHWAYS, STREETS, AND EASEMENTS FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL RIGHTS, EASEMENTS AND ENCUMBRANCES EXCEPT AS SHOWN IN THE BONDED ABSTRACTOR'S CERTIFICATE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2023.

BY: HUFFMAN VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: _____
MELISSA HUFFMAN, MANAGER

STATE OF TEXAS }
COUNTY OF TARRANT } §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF _____, 2023, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THE NAMES OF THE MAKER THEREOF AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, ON BEHALF OF SAID LIMITED PARTNERSHIP AND LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: }
MY COMMISSION NUMBER: }

NOTARY PUBLIC

SURVEYOR’S CERTIFICATE

TODD D. D’AMICO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF DURANT RETAIL PHASE I, BEING A RE--PLAT OF SUNSET HEIGHTS ADDITION BEING A SUBDIVISION OF PART OF THE NE/4, NW/4, SECTION 31, T6S, R3E, I.M., BRYAN COUNTY, OKLAHOMA, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10TH DAY OF DECEMBER 2022. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41--108 OF THE OKLAHOMA STATE STATUTES.

JANUARY xxST, 2023

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } §

TODD D. D’AMICO, L.P.L.S. 1741

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED TODD D. D’AMICO TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF AND THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

NOTARY PUBLIC

CERTIFICATE OF CITY PLANNING COMMISSION

I, _____, CHAIRMAN OF THE DURANT PLANNING COMMISSION FOR THE CITY OF DURANT, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SAID COMMISSION DULY APPROVED THE FINAL PLAT DURANT RETAIL PHASE I, BEING A RE--PLAT OF SUNSET HEIGHTS ADDITION BEING A SUBDIVISION OF PART OF THE NE/4, NW/4, SECTION 31, T6S, R3E, I.M., BRYAN COUNTY, OKLAHOMA ON THIS _____ DAY OF _____, 2023

CHAIRMAN

SECRETARY

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma Department of Environmental Quality certifies that this plat is approve for the construction of a public sewage system and a public water system this _____ day of _____, 2023.

Environmental Specialist
Department of Environmental Quality

CITY CLERK CERTIFICATE

I, THE UNDERSIGNED, CITY CLERK OF THE CITY OF DURANT, OKLAHOMA DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS ON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF DURANT RETAIL PHASE I, BEING A RE--PLAT OF SUNSET HEIGHTS ADDITION BEING A SUBDIVISION OF PART OF THE NE/4, NW/4, SECTION 31, T6S, R3E, I.M., BRYAN COUNTY, OKLAHOMA ON THE _____ DAY OF _____, 2023.

CITY CLERK

CERTIFICATE OF CITY COUNCIL

PURSUANT TO DURANT SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE DURANT CITY COUNCIL AT A MEETING HELD ON THE _____ DAY OF _____, 2023. ALL OF THE CONDITIONS FOR APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE EXECUTED UNDER AUTHORITY OF SUCH REGULATIONS.

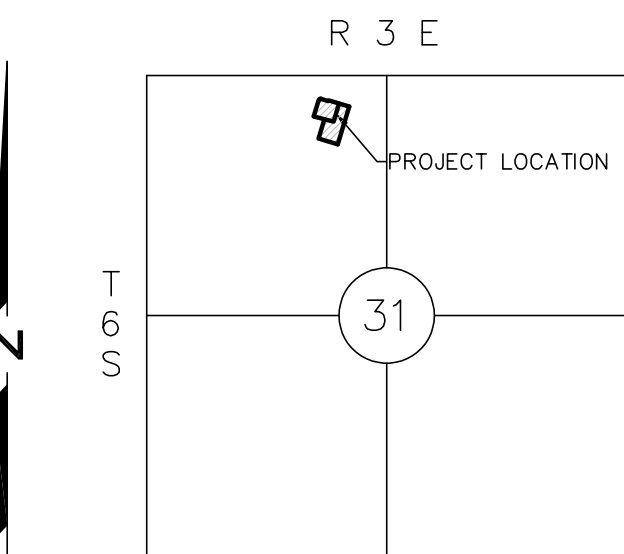
_____, 2023
DATE OF EXECUTION

ATTEST, CITY CLERK

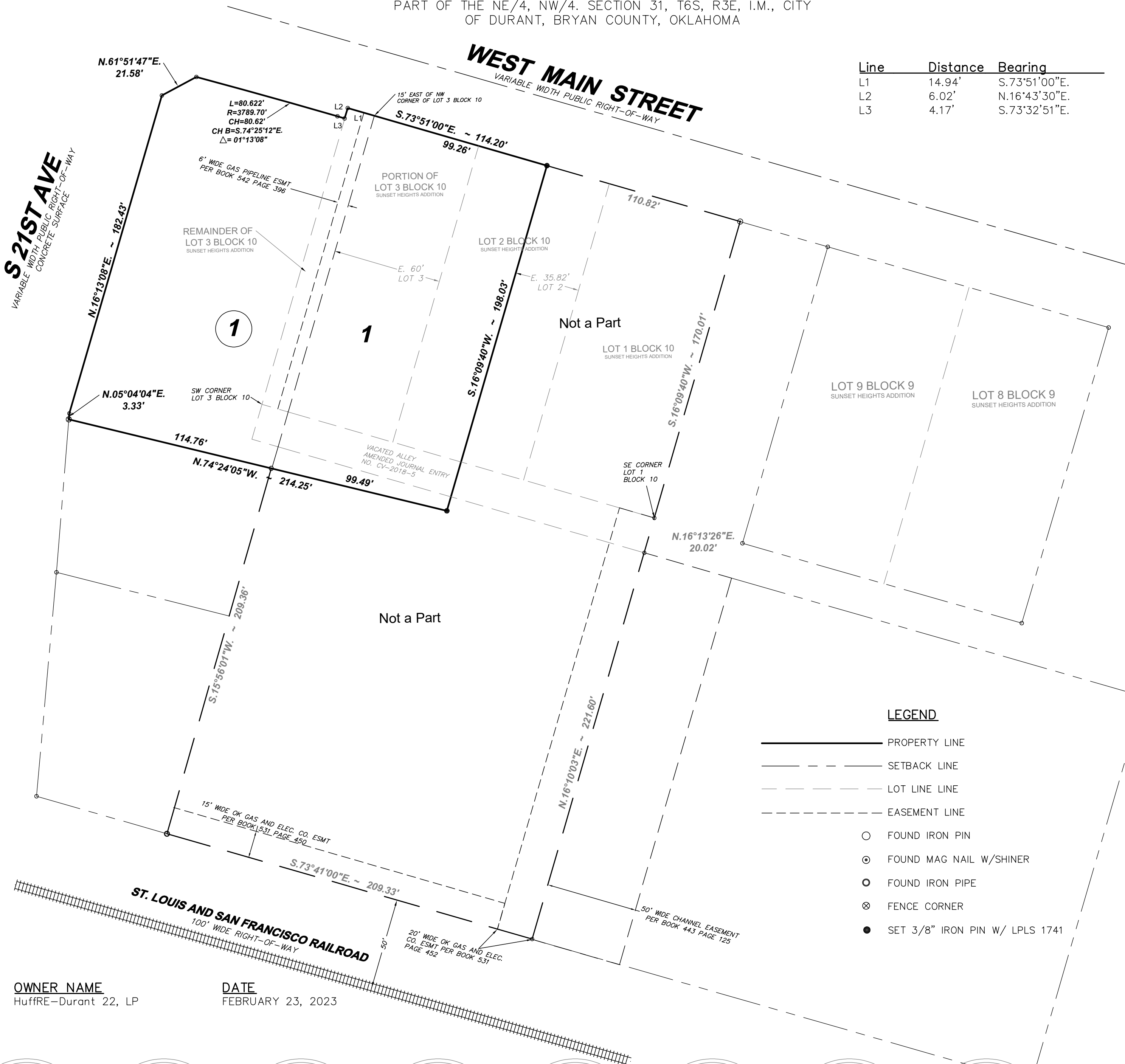
MAYOR

**FINAL PLAT OF
DURANT RETAIL PHASE I
being,
PART OF THE NE/4, NW/4, SECTION 31,
T6N, R3E, I.M.
AND
RE-PLAT OF
LOT 3, A PORTION OF LOT 2, AND PORTION
OF THE ALLEY OF THE CORRECTED
AMENDED SUNSET HEIGHTS ADDITION**

PART OF THE NE/4, NW/4, SECTION 31, T6S, R3E, I.M., CITY
OF DURANT, BRYAN COUNTY, OKLAHOMA



VICINITY MAP
NOT TO SCALE



Line	Distance	Bearing
L1	14.94'	S.73°51'00\"E.
L2	6.02'	N.16°43'30\"E.
L3	4.17'	S.73°32'51\"E.

BONDED ABSTRACTOR’S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED ABSTRACTOR IN AND FOR THE COUNTY OF BRYAN AND STATE OF OKLAHOMA, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND INCLUDED IN THE FINAL PLAT OF DURANT RETAIL PHASE I, BEING A RE--PLAT OF SUNSET HEIGHTS ADDITION BEING A PART OF NE/4, NW/4, SECTION 31, T6S, R9E, I.M., DURANT, BRYAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN HUFFRE--DURANT 22, LP, AND THAT ON THE _____ DAY OF _____, 2023, ALL LANDS DESCRIBED AND REFERRED TO ARE UNENCUMBERED BY PENDING ACTIONS, JUDGMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES, EXCEPT MORTGAGES OF RECORD, THAT THE TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEEDS ARE ISSUED TO ANY PERSON. EXECUTED AT _____, IN _____ COUNTY, OKLAHOMA, ON THIS _____ DAY OF _____, 2023.

FIDELITY NATIONAL TITLE COMPANY

BY:

STATE OF OKLAHOMA }
COUNTY OF BRYAN } §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THE NAMES OF THE MAKER THEREOF AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, ON BEHALF OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

NOTARY PUBLIC

COUNTY TREASURER’S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER OF OKLAHOMA COUNTY, STATE OF OKLAHOMA, AND THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS, ON THE LAND SHOWN ON THE FINAL PLAT OF DURANT RETAIL PHASE I, BEING A RE--PLAT OF SUNSET HEIGHTS ADDITION, A SUBDIVISION OF A PART OF THE NE/4, NW/4, SECTION 31, T6S, R9E, I.M., BRYAN COUNTY, OKLAHOMA AND THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING PAYMENT OF THE CURRENT YEAR’S TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED IN OKLAHOMA CITY, OKLAHOMA, ON THIS _____ DAY OF _____, 2023.

COUNTY TREASURER

LEGAL DESCRIPTION

A part of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section Thirty-one (31), Township Six (6) South, Range Nine (9) East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, more particularly described as: Commencing at the Northeast corner of Lot One (1) in Block Ten (10) in SUNSET HEIGHTS ADDITION to the City of Durant, Bryan County, Oklahoma, according to the corrected amended plat thereof; thence North 73°51'00\" West along the North line of said plat and also being the South right of way line of West Main Street, a distance of 110.82 feet to the Point of Beginning. Thence South 16°09'40\" West a distance of 198.03 feet; Thence North 74°24'05\" West to a point on the East right of way line of S 21st Avenue, a distance of 214.25 feet; Thence North 05°04'04\" East along the East right of way line of S 21st Avenue, a distance of 3.33 feet; Thence North 16°13'08\" East continuing along the East right of way line of S 21st Avenue, a distance of 182.43 feet; Thence North 61°51'47\" East a distance of 21.58 feet to a point on a curve to the right, said curve having an arc length of 80.622 feet, a radius of 3789.70 feet and a chord bearing of South 74°25'11\" East, said chord length is 80.62 feet; Thence South 73°32'51\" East to a point on the West line of said Lot Three (3) a distance of 4.17 feet; Thence North 16°43'30\" East along the West line of said Lot Three (3) a distance of 6.02 feet to a point on the North line of said Lot Three (3), said point also being on the South right of way line of West Main Street; Thence South 73°51'00\" East along the North line of said Lot Three (3) and also being on the South right of way line of West Main Street, a distance of 114.20 feet to the Point of Place of Beginning.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

PREPARED BY:
FA Commercial Due Diligence Services Co.
Certificate of Authorization Number 7392 – Expires:6--30--2024
3550 W. ROBINSON STREET, THIRD FLOOR
NORMAN, OK 73072
(405)–253–2444



THE CITY OF DURANT

Office of Community Development

Date: 04/04/2023
To: Planning Commission
Case: PC 2023-08
From: Danielle O'Neal, Community Development Director
Re: Re-plat Request for BREI, LLC for property located near South 2nd Avenue and West Tennessee Street

Request: Consider a request from BREI, LLC for a Re-plat Request for property located near South 2nd Avenue and West Tennessee Street.

Current Zoning: R-2, Two-Family Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-3	Residential Uses
West	R-2	Residential Uses
South	R-2	Vacant
East	R-2	Residential Uses

Lot Characteristics (Current Lot):

Width	~140 ft.
Depth	~100 ft.
Total Area	~0.32 acre (~14,000 sq. ft.)

Applicant: BREI, LLC

Background: The applicant approached staff regarding the platting of this property with the desire of separating this lot into two lots and building a single-family home on one lot and a duplex on the other.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this rezoning request.

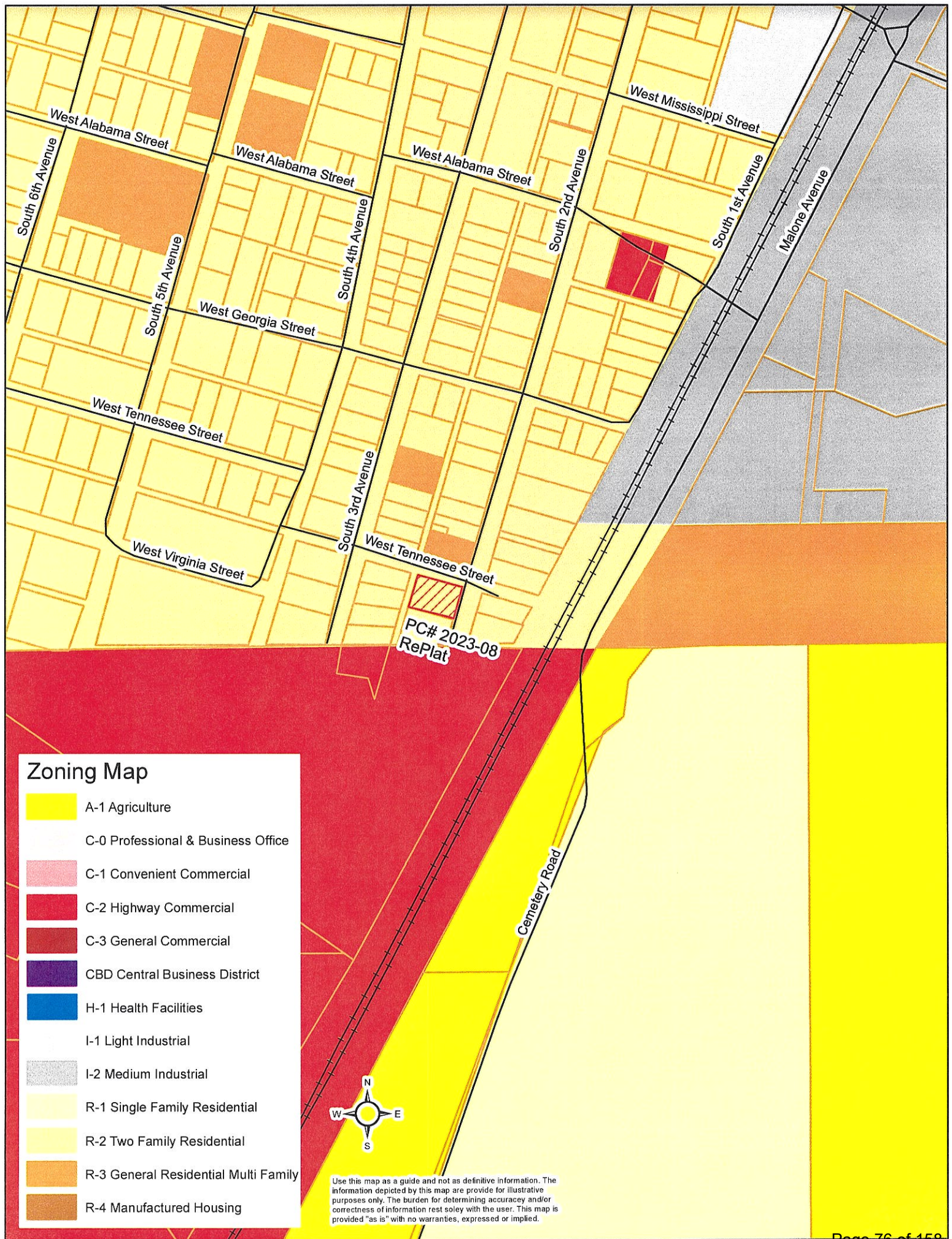
Analysis: The subject property is approximately 0.32 acres, in total, as shown on the plat. The plat shows that lot 1A will be 8,000 sq. ft. and lot 1B will be 6,000 sq. ft. Therefore, both of these lots will meet the requirements for the current zoning. There is City water and City sewer available. The applicant will work with City Staff for any connections that will be needed. Staff has signed off supporting the approval of this plat.

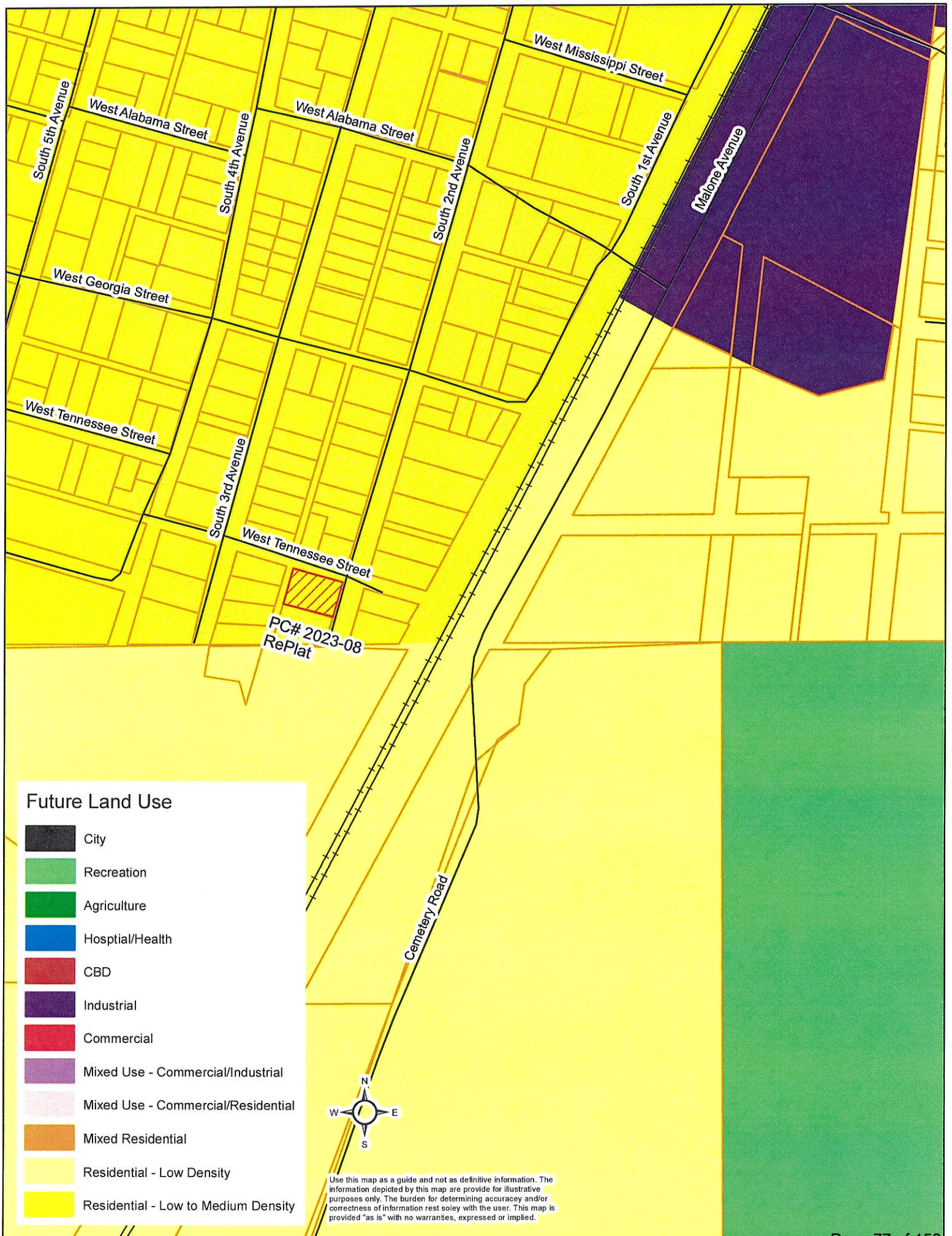
The current Future Land Use map shows this area as low to medium residential; therefore, this request is in line with the Future Land Use Map.

Staff Recommendation: Staff recommends the approval of this re-plat because it does meet all requirements. Staff has signed off supporting the approval of the re-plat.

Required Action: Hold a public hearing and recommend approval or denial of the Re-plat request for BREI, LLC, property located near South 2nd Avenue and West Tennessee Street. Any specific conditions imposed by the Commission should be read into any approval motion.

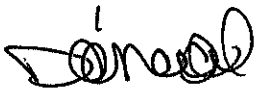
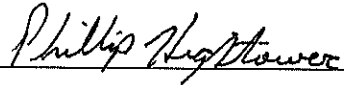
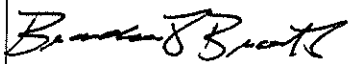
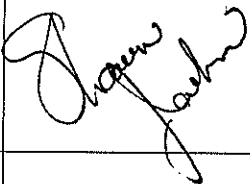






COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

South 2nd and West Tennessee PC2023-08

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		3/27/23	
M&O Randy Cantrell		03-21-2023	No Comments
Streets Carl Meade		3-21-23	
Public Works Director Phillip Hightower		3-21-23	
Fire Marshal Brandon Brooks		3-21-23	
Building Official Shawn Jackson		3-21-2023	
Engineer Brandon Wall	see attached		



Danielle O'Neal <doneal@durant.org>

April PC Items

brandon@wallengineering.com <brandon@wallengineering.com>

Mon, Mar 27, 2023 at 10:17 AM

To: Danielle O'Neal <doneal@durant.org>

Cc: Kari Speers <kspeers@durant.org>

Danielle,

These all seem very straight-forward and we have no engineering related comments.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

[Quoted text hidden]

Subdivision/Plat Application

Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☐
 Re-Plat: ☒

Petition # PL2023-08
 Fee \$ 300.00
 Expedited Fee \$ _____

APPLICANT INFORMATION

Name: <u>BREI, LLC.</u>	Email: <u>billyblackburnplumbingllc.com</u>	Phone #1: <u>(580) 916-6799</u>
Mailing Address: <u>P.O. Box 816</u>		Phone #2: _____
City: <u>DURANT, OK</u>	State: _____	Zip: <u>74702</u>
Applicant's Interest in Property: <u>RENTAL PROPERTY</u>		

SURVEYOR INFORMATION

Name: <u>PAGE SURVEYING</u>	Email: _____	Phone #1: <u>(580) 920-9101</u>
Mailing Address: <u>124 S. 8TH AVE</u>		Phone #2: _____
City: <u>DURANT, OK</u>	State: _____	Zip: <u>74701</u>
Surveyor Oklahoma License Number: <u>1566</u>		

ENGINEER INFORMATION

Name: _____	Email: _____	Phone #1: _____
Mailing Address: _____		Phone #2: _____
City: _____	State: _____	Zip: _____
Engineer Oklahoma License Number: _____		

LAND INFORMATION

Legal Description: <u>LOT 1, BLOCK 354, ORIGINAL TOWN, DURANT, OKLAHOMA</u>	Parcel Number: _____
Proposed Subdivision Name: <u>ORIGINAL TOWN</u>	Current Zone: <u>R2</u>
Proposed Use: <u>RENTAL PROPERTY</u>	Proposed Zone: <u>R2</u>
Current Property Owner's Name: <u>BREI, LLC.</u>	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: [Signature] Date: _____

Office Use Only

Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date Initial	
Proof of Publication Received	Property Posting Verified	Comprehensive Plan Recommendations	
Date Initial	Date Initial		

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
---	--	--	-------------

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

THESE PROPERTIES WILL BE INVESTMENT PROPERTIES.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

CONCRETE DRIVEWAYS WITH ADEQUATE SPACING, SIDEWALK

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

ALL UTILITIES WILL BE IN BACKYARD FROM PUBLIC VIEW.

3. Traffic Impacts:

THREE TO FOUR CARS PARKING / TRAVELING ON S. 2ND / TENNESSEE ST.

4. Protection of Neighborhoods:

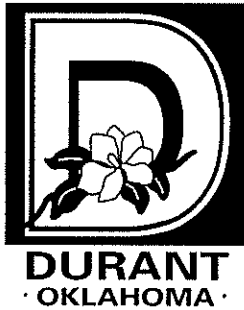
THESE NEW BUIDS WILL BE A BOOST TO THE NEIGHBORHOOD. MOST OF THE HOUSING THERE IS OLDER / DETERIORATED.

What licenses and permits (if any) are required for this proposed use?

ALL APPLICABLE CITY UNIT PERMITS.

Please list or describe any other reasons to support this application.

THIS AREA OF DUNN NEEDS TO BE REVIVED. MOST OF THE AREA IS OLDER, AND DUNN NEEDS MORE HOUSING OPTIONS.



THE CITY OF DURANT

Office of Community Development

Explanation of Procedures for Subdivision (Platting)

If you desire to make application for a Subdivision Plat, the procedure is as follows:

1. Check with the Community Development Department to see what your present zoning is in order to determine whether your proposed subdivision plat is allowed in that zoning district. The Community Development Department will be happy to help you with this.
2. Contact Community Development to set up a pre-development meeting prior to submitting an application.
3. The City of Durant's Zoning Ordinance requires Subdivision Plat applicants to submit with their applications a certified list of the names and addresses of all property owners of record within three hundred (300) feet of their radiuses. This list can be obtained through a Bonded Abstract Company. A map detailing the three hundred (300) foot notice area can be furnished by the Community Development Department to be used to complete the ownership list if required and if requested by the applicant.
4. The applicant is responsible for providing an accurate legal description of the property for which the Subdivision Development is requested. A bonded abstractor or a registered land surveyor can provide this to you.
5. A complete site plan, drawn to scale, showing the location and dimensions of boundary lines with distances and bearings, easements, required yards and setbacks, must be submitted with the Subdivision Development application. The site plan must also meet the requirements within the current Subdivision Ordinance.
6. In order to properly evaluate the proposed Subdivision Plat, the Community Development Director may require the following additional information.
 - Location and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within fifty (50) feet.
 - Preliminary building elevations for all new or renovated structures, indicating height, bulk, and general appearance.
 - Preliminary improvement plans for any alteration of existing watercourses or drainage features, proposed streets and alleys, and the location of the 100-year floodplain.
 - The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs and lighting.
 - The number of existing off-street parking and loading spaces.
 - The relationship of the site and the proposed use to surroundings uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.
7. Complete the Subdivision Development application, and bring it and the above required material to the Community Development Department at 300 W. Evergreen, located in City Hall. The Community Development Staff will make sure your application is complete, and will calculate the filing fee according to the following schedule.
 - Platting Applications: \$300.00 plus cost of publication.

Your complete application, along with the filing fee, must be filed at the Community Development Department before noon (12:00 p.m.), at least thirty-six (36) days prior to the next Planning Commission Meeting.

8. After your application and required materials are filed, legal notice of the request will be published in the Durant Daily Democrat, as required by State Law. You are responsible for the cost of publication. Also at this time, every property owner within three hundred (300) feet of the exterior boundaries of your platting/subdivision request will be notified by letter, as required by State Law. These owners, and any other citizens, may protest if they so desire. Should the owners of twenty percent (20%) of the land within the notice area protest your request, it will take an affirmative vote of four (4) of the five (5) members of City Council to approve the subdivision/platting of your property.
9. The applicant for the subdivision request must be the property owner. Please contact the Community Development Director for any questions.
10. The Community Development Staff will research and analyze your request and prepare a staff report with recommendations, which will be delivered to each Planning Commission Member.
11. The Zoning Code requires at a minimum, the following seven conditions be considered as a part of the Subdivision Development:
 - The use is specifically identified and conforms to conditions listed in the zoning regulations;
 - The proposed use is not injurious to the present use of land nor prevents enjoyment of uses already permitted;
 - The change should not impede normal or orderly development or improvements of surrounding property;
 - Adequate utilities, access roads, drainage and other necessary facilities are provided;
 - Sufficient off-street parking and loading spaces are available;
 - The conditional use does not create a nuisance (odors, fumes, dust, noise and the like) in the area; and
 - If the use requires the applicant to obtain a license or permit from any other regulatory or governmental entity, such permit or license has been obtained.
12. At the next scheduled Planning Commission Meeting (the first Tuesday of each month) your request will be considered at a public hearing. You and/or your representative should be present. Staff will introduce your request, and you and any interested citizens will have the opportunity to speak to the Commission concerning your request.
13. At the conclusion of this public hearing the Planning Commission, by majority vote, will recommend that your requested Subdivision Plat Development either be approved or denied. The Planning Commission may recommend that the City Council establish conditions of approval. Conditions may include requirements for special yards, open spaces, buffers, fences, walls and screenings, requirements for installation and maintenance of landscaping and erosion control measures, requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation, and such other conditions that may be necessary to insure compatibility with surrounding uses, and preservation of the public health, safety and welfare. This recommendation along with your application and Plat will be transmitted to the City Council.
14. At the following City Council meeting (the second Tuesday of each month), the City Council will vote either to adopt or reject the proposed Subdivision Plat. You or your representative should be present. At that time the City Council will have reviewed the Planning Commission minutes and recommendation. If the Resolution is approved by the City Council, it will become effective immediately.

The Planning Commission and City Council Meetings are held in the Roscoe J. Hatfield, Council Chambers, Durant City Hall, 300 West Evergreen St., Durant, Oklahoma. If you have any further questions, please call the Community Development Department at 580-931-6610.

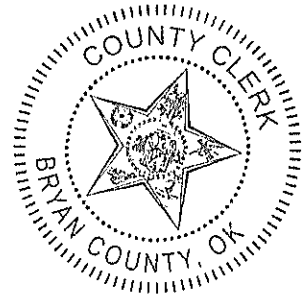
The subdivision process is independent from all other site development processes. All other applicable building and use permits must be obtained prior to construction. Please check with the Community Development Department concerning additional development requirements.

Bryan County Abstract Company
Serving Bryan County Since 1903

I-2023-751447 Book 1620 Pg: 407
01/06/2023 1:08 pm Pg 0407-0407
Fee: \$ 18.00 Doc: \$ 33.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

After recording return to:
Blackburn Real Estate Investments, LLC
P.O. Box 816
Durant, OK 74702

**WARRANTY DEED
STATUTORY INDIVIDUAL**



Doc Stamps: \$33.00

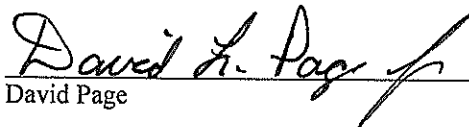
That **David Page and Nicole Page, husband and wife, (the "Grantor")**, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do (es) hereby, grant, bargain, sell and convey unto **Blackburn Real Estate Investments, LLC (the "Grantee")**, the following described real property and premises situate in **Bryan County, State of Oklahoma**, to wit:

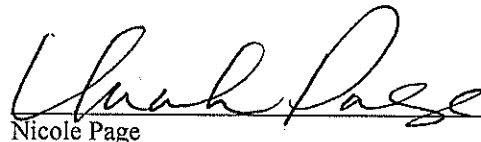
Lot 1 in Block 354 in the City of Durant, Bryan County, Oklahoma, according to the Official Plat thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

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

Signed and delivered this date this **5th** day of **January, 2023**.


David Page

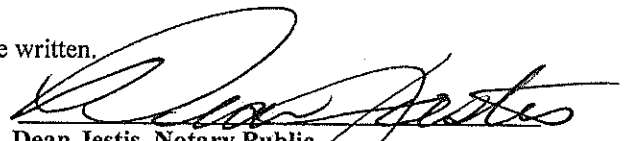

Nicole Page

ACKNOWLEDGMENT - OKLAHOMA FORM

State of: Oklahoma)
County Of: Bryan)SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this **5th** day of **January, 2023** personally appeared **David Page and Nicole Page, husband and wife** to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that **they** executed the same as **their** free and voluntary act and deed for the uses and purposes therein set forth

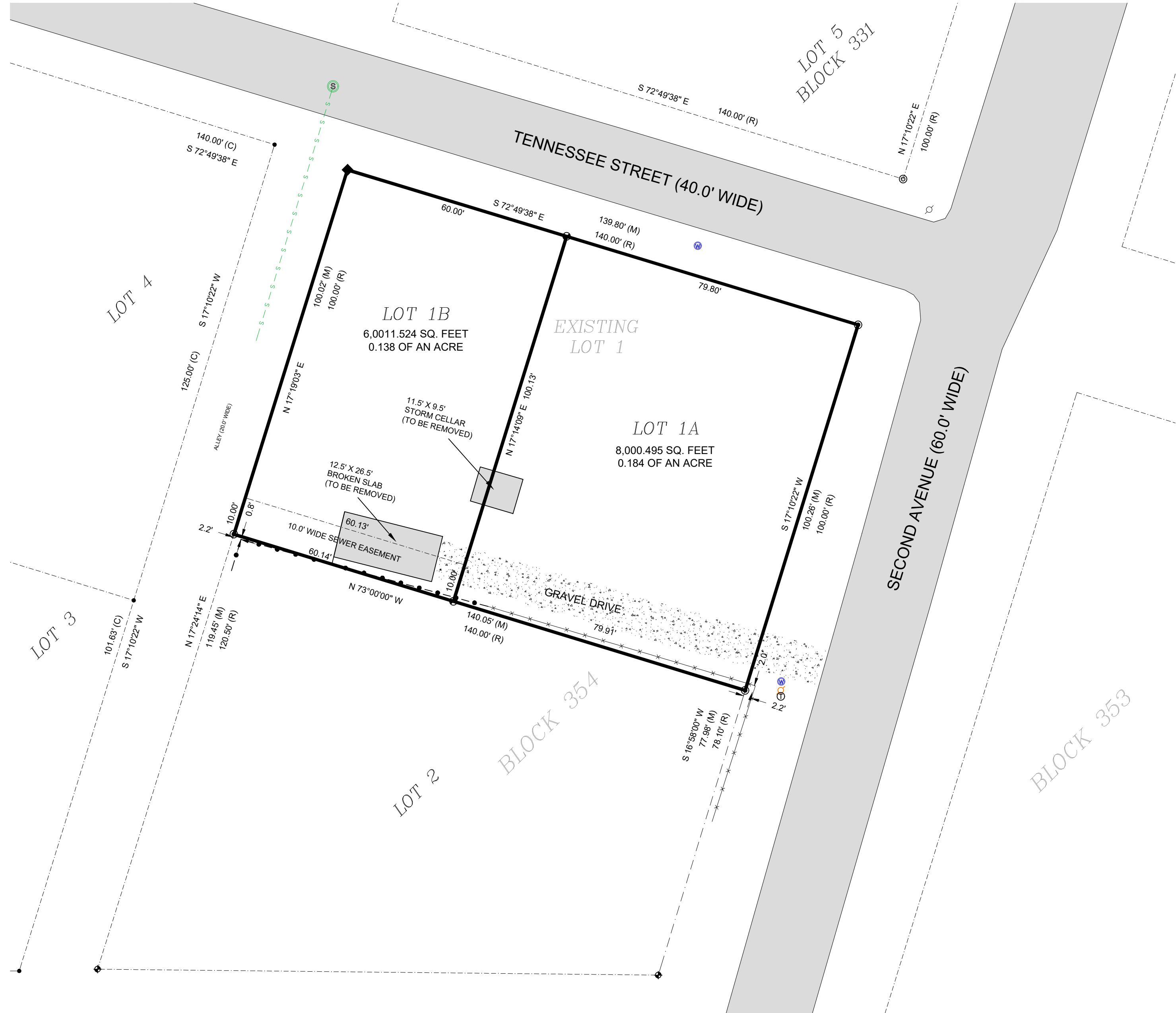
Given under my hand and seal the day and year last above written.


Dean Jestis, Notary Public

My Commission Expires: 10/01/2023

REPLAT OF LOT 1 IN BLOCK 354- PRELIMINARY

LOT 1, BLOCK 354
BRYAN COUNTY, STATE OF OKLAHOMA.



LEGEND

These standard symbols may be found in the drawing.

- EXISTING 1/2" I.P. (PLS 1566)
- SET 1/2" STEEL PIN WITH CAP (PLS 1566)
- EXISTING PIPE
- FOUND TEE BAR
- FOUND EXISTING AXLE
- CALCULATED CORNER (NOT SET)
- WATER METER
- SANITARY MANHOLE
- POWER POLE
- TELEPHONE PEDESTAL
- MEASURED FIELD DATA
- RECORD DEED DATA
- POWER POLE
- QUIV ANCHOR
- TELEPHONE PEDESTAL
- COMMUNICATIONS VAULT
- BOUNDARY LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- EXISTING CHAIN LINK FENCE
- EXISTING SHEET METAL FENCE
- EXISTING WIRE FENCE
- EXISTING PRIVACY FENCE
- EXISTING SANITARY SEWER

LINE NOT TO SCALE

16.5' STATUTORY R/W

ASPHALT SURFACE

GRAVEL

G.P.S. BASE POINT INFORMATION:
NAD 83 COORDINATE
NORTHING: 235287.455
EASTING: 2460738.364
ELEV: 684.892
WGS 84 DATA
LAT: 33°58'08.3478" N
LONG: 96°22'35.3662" W
HT: 597.875

SURVEYOR'S NOTES:

- SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT, COMMITMENT OR TITLE OPINION. NO EASEMENTS OR RIGHTS-OF-WAY WERE PROVIDED TO THE SURVEYOR.
- ALL MEASUREMENTS AS SHOWN ARE IN GRID (SPC NAD 83) BEARINGS, AND GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ALL LATITUDE AND LONGITUDE COORDINATES ARE SHOWN AS WGS 84, DERIVED BY DIFFERENTIAL G.P.S. BASED ON DURANT CONTROL NETWORK BY PAGE SURVEYING AND ASSOCIATES, AND GRID (SPC NAD 83) BEARINGS.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. A LIMITED ATTEMPT WAS MADE TO RESEARCH COUNTY RECORDS OR OTHER RECORD OFFICES, THEREFORE EASEMENTS AFFECTING THE SUBJECT TRACT MAY NOT REFLECTED BY THIS PLAT.
- SUBJECT PROPERTY IS SUBJECT TO STATUTORY SECTION LINE ROAD EASEMENTS WHERE APPLICABLE AND AS SHOWN ON SURVEY PLAT.
- SURVEY PERFORMED USING RTK GPS. COORDINATE SYSTEM IS WGS 84. ALL BEARING ARE REFERENCED TO GRID (SPC NAD 83) BEARINGS.
- NOTICE:** SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND MAY BE SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS

DOCUMENTS USED IN PREPARATION FOR THIS SURVEY:

- WARRANTY DEED FROM DAVID & NICOLE PAGE TO BLACKBURN REAL ESTATE INVESTMENTS, LLC, FILED ON JANUARY 6, 2023 IN BOOK 1620, PAGE 407 IN THE RECORDS OF BRYAN COUNTY, OKLAHOMA.
- OTHER VARIOUS ADJOINING RECORD DEEDS AS SHOWN ON PLAT.

FLOOD STATEMENT

SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS DEFINED BY F.E.M.A. MAP# 40013C0310E. DATED: JUNE 2, 2011.

OWNERS CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That BLACKBURN REAL ESTATE INVESTMENTS, LLC, DURANT, OKLAHOMA being the sole owner of the parent tract in fee simple of the following described property respectively, to wit:

ORIGINAL PARENT TRACT:
DEED FILED IN BOOK 1620, PAGE 407 OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK, BRYAN COUNTY, OKLAHOMA.

I DAVID L. PAGE JR. HEREBY CERTIFY THAT THIS REPLAT, PREPARED UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE FOLLOWING TRACT OF LAND TO WIT:

EXISTING LEGAL DESCRIPTION:

LOT 1 IN BLOCK 354 IN THE CITY OF DURANT, BRYAN COUNTY, OKLAHOMA.

BASIS OF BEARINGS: ASSUMED BEARING OF S 17°10'22" W ALONG THE EAST LINE OF LOT 1 IN BLOCK 354 OF THE ORIGINAL TOWN OF DURANT, OKLAHOMA, AS DETERMINED BY DIFFERENTIAL G.P.S. OBSERVATION, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83). THE AFORESAID PARCEL OF LAND DESCRIBED BY DAVID L. PAGE JR., PLS NO. 1566, ON JANUARY 27, 2023.

We hereby offer for dedication to the public, the use of public facilities and easements, except for private streets and other amenities specified and shown on the replat of Lot 1, Block 354 of the Original Town of Durant to Durant, Oklahoma. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Durant City Planning Commissions Approval and Acceptance, but subject to the restrictive covenants referenced below. For the purpose of providing an orderly development of Lot 1, Block 354 of the Original Town of Durant to Durant, Oklahoma, do hereby provide restrictive covenants filed in Book _____, Page _____, of the records in the office of the County Clerk, Bryan County, Oklahoma.

DATE SIGNED _____ OWNER, MEMBER/MANAGER DATE SIGNED _____ OWNER, MEMBER/MANAGER

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned Notary Public, in and for said county and state on this _____ day of _____, 202____, personally appeared _____ to me known to be the identical person who subscribed his name as the maker thereof to the foregoing instrument as the OWNER and acknowledges to me that he executed the same as his free given under my hand and seal the day and year listed above written, therein set forth.

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

My commission expires: _____ Notary Public

LICENSED LAND SURVEYORS CERTIFICATE

I, David Lee Page, Jr., a Licensed Land Surveyor in the State of Oklahoma, do hereby state that this replat of Lot 1, Block 354 of the Original Town of Durant, an addition to the City of Durant, is based on actual field survey, by myself, or under my direction, in conformance with the Oklahoma Minimum Standards for the Practice of Land Surveying. All lot and block corners of aforementioned plat will be 1/4" steel pins set with PLS 1566 ID cap unless otherwise shown on plat. This replat is subject to easements and/or rights-of-way, covenants, and other restrictions, either recorded, or implied, thereof.

David L. Page, Jr., P.L.S., 2026 3-9-23
Date

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this 9th day of March, 2023, personally appeared David L. Page, Jr. to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as him free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written.

Just Allende
Notary Public
AUGUST 26, 2026
Commission Expiration

COUNTY TREASURERS CERTIFICATE

I, _____, The duly elected and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year 2022 on the described real property known as Lot 1, Block 354 of the Original Town of Durant, being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this _____ day of _____, 2023.

County Treasurer

STATE OF OKLAHOMA
COUNTY OF BRYAN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written.

Notary Public
Commission Expiration

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a _____ sewage disposal system and a _____ water system this _____ day of _____, 2023.

Environmental Specialist

COUNTY CLERK CERTIFICATE STATE OF OKLAHOMA COUNTY OF BRYAN

This instrument, _____, was filed on the _____ day of _____, 2023, at _____, and duly recorded in book _____, page _____.

County Clerk

DURANT CITY PLANNING COMMISSION - APPROVAL AND ACCEPTANCE

I, _____, Chairman of the Durant Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the replat of Lot 1, Block 354 of the Original Town of Durant, on this _____ day of _____, 2023.

Chairman
Secretary

DURANT CITY COUNCIL - APPROVAL AND ACCEPTANCE

Let it be resolved by the City Council of the City of Durant, Bryan County, Oklahoma, that the streets, avenues, and easements for public use on this replat of Lot 1, Block 354 of the Original Town of Durant, to the City of Durant, Bryan County, Oklahoma are and hereby accepted. Adopted by the City Council of the City of Durant, Bryan County, Oklahoma, this _____ day of _____, 2023.

Signed _____ Mayor Signed _____ City Clerk

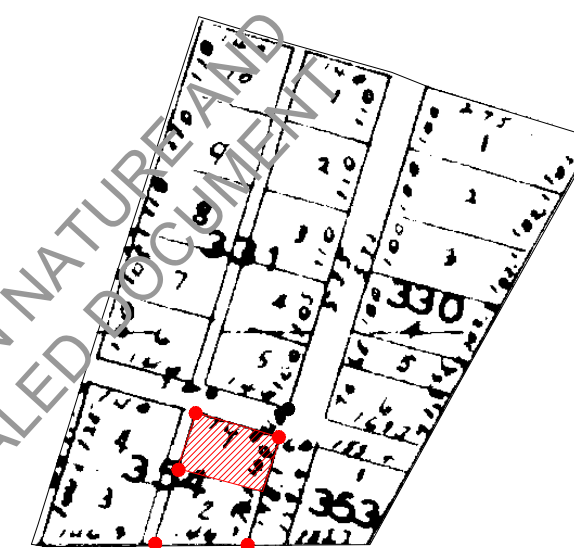


1327 SOUTH 34TH AVENUE
DURANT, OKLAHOMA 74701
(580) 229-0000 OR (580) 229-0176
FAX (580) 920-9121

DAVID L. PAGE JR. © 2023
PROFESSIONAL LAND SURVEYOR #1566
C.O. # 1991, EXPIRES 6-30-2023

ORIGINAL TOWN OF DURANT REPLAT

LOT 1, BLOCK 354,
ORIGINAL TOWN OF DURANT
BRYAN COUNTY,
STATE OF OKLAHOMA



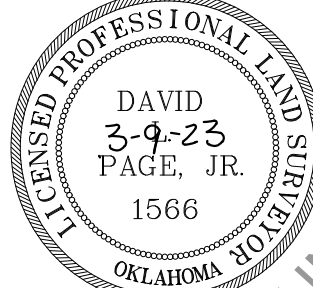
LOCATION MAP

FIELD DATA AND MEASUREMENTS FOR LOT 1, BLOCK 354, ORIGINAL TOWN OF DURANT, BRYAN COUNTY, OKLAHOMA

LOCATION

LOT 1, BLOCK 354,
ORIGINAL TOWN OF DURANT
BRYAN COUNTY, OKLAHOMA

20' 40'



BASIS OF BEARINGS--
DETERMINED FROM DIFFERENTIAL G.P.S. OBSERVATION (SPC NAD83)
ASSUMED BEARING OF S 17°10'22" W ALONG EAST LINE OF LOT 1 IN BLOCK 354 OF THE ORIGINAL TOWN OF DURANT, OKLAHOMA

GENERAL NOTES

- SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY, EITHER RECORDED, OR IMPLIED, THEREOF.
- NO UTILITIES OF ANY KIND HAVE BEEN LOCATED EXCEPT THOSE SHOWN ON THE ABOVE PLAT
- CONTROLLING CORNERS FOR THIS SURVEY ARE AS SHOWN ON THE LOCATION MAP
- PORTIONS OF THIS PLAT ARE IN COLOR, PHOTO AND ELECTRONIC COPIES OF THIS PLAT MAKE IT INVALID AND MAY ALTER ITS MEANING
- THIS PLAT AND 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.

BEFORE YOU DIG ...
1-800-522-6543
CALL OKIE

REVISION/ISSUE	DATE
1. REVISE LOT SIZE AND ADD SEWER EASEMENT	3-9-23

SURVEY INFORMATION
FIELD WORK PERFORMED: 12-5-22
DATE OF LAST SITE VISIT: 12-5-22
PLAT COMPLETED: 1-27-23
PLAT REVISED: 3-9-23

Project Name and Address
ORIGINAL TOWN OF DURANT
BLACKBURN REAL ESTATE
INVESTMENTS, LLC
DURANT, OKLAHOMA

DATE
3-9-23

SCALE
1" = 20'

SHEET NO.
1 OF 1



THE CITY OF DURANT

Office of Community Development

Date: 04/04/2023
To: Planning Commission
Case: PC 2023-11
From: Danielle O'Neal, Community Development Director
Re: Planned Unit Development Request for property located at 3324 Enterprise Drive

Request: Consider a request from Shannon Walker of People First Industries, for a Planned Unit Development for property located at 3324 Enterprise Drive.

Current Zoning: I-2, Medium Industrial

Surrounding Properties:

Direction	Zoning	Use
North	I-2	Office / Commercial
West	C-2	Vacant
South	I-2	Choctaw Nation
East	I-2	Warehouse

Applicant: Shannon Walker, People First Industries

Background: The applicant approached staff regarding a request for a Planned Unit Development (PUD) to place a second building on the lot that will be a new administration / office building that will be adjacent to the current building. The site plan shows a modular building of approximately 82 ft. x 58 ft. placed on the lot. The timing of development hinges upon approval, should that occur, they would then work on gaining approval of a building permit.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters regarding this request.

Analysis: The aforementioned property is approximately 2.89 acres and currently has a building on the lot. The surrounding area is made up of a mix of Industrial, Commercial and Agriculture Zoned properties. The subject property does meet the requirements for the lot area that is required within the requested Planned Unit Development.

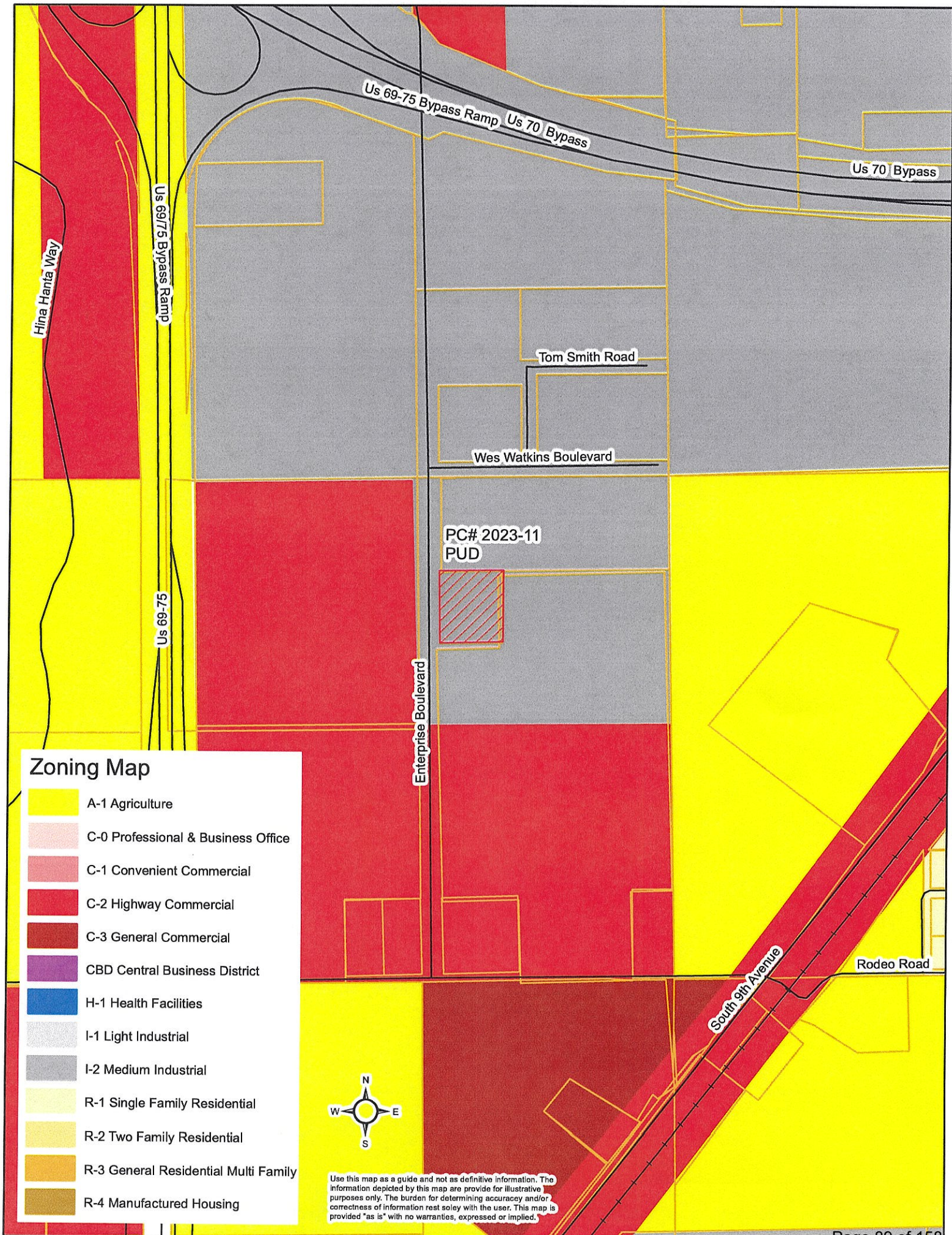
Staff members reviewed and most have signed off on this project. Community Development had comments that needed to be addressed on the plat before they could sign off (see attached email). Hopefully, these comments can be addressed before the Planning Commission meeting. An additional item is that the application fee remains unpaid. The development will need to meet the required setbacks and parking as required within ordinance. The Maintenance and Operations Supervisor made a note that the applicant will be using an existing 2-inch water meter and tap into the existing manhole by the parking lot for sewer. The fire marshal made a note that the construction will need to meet the 2018 IFC (International Fire Code). Community Development has a comment that the applicant will be required to obtain a Stormwater Permit from the Oklahoma Department of Environmental Quality (ODEQ) and provide a copy of their permit and Stormwater Pollution Prevention Program (SW3P) plans to city staff before a building permit can be obtained should they disturb greater than 1 acre.

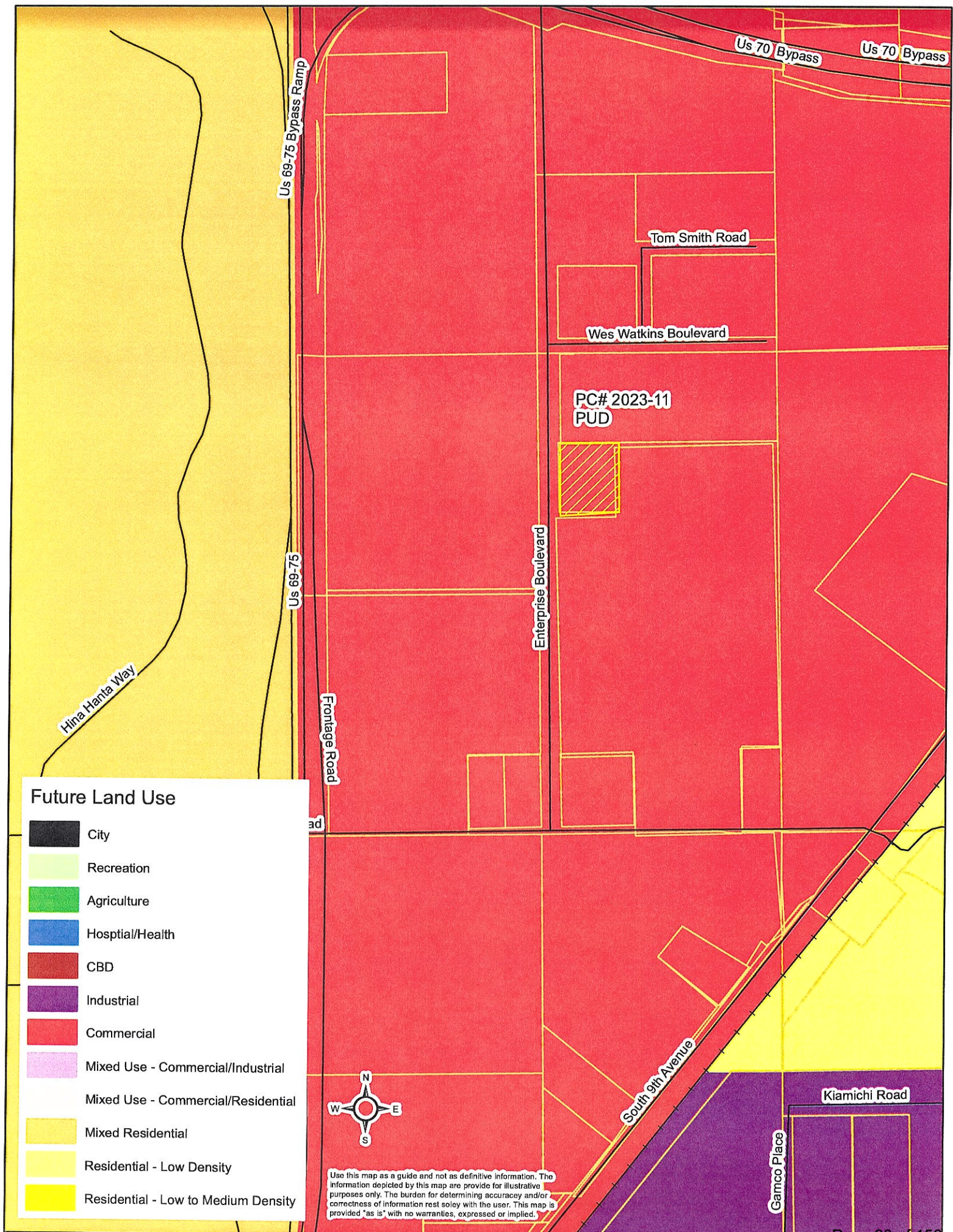
The current Future Land Use Map has this area as commercial land uses; therefore, this PUD request is generally in line with the Future Land Use Map.

Staff Recommendation: Staff cannot recommend approval of the above request because we do not have all of the required information nor application fee at the time of this report. Staff does recommend that the above requests be considered in this request.

Required Action: Hold a public hearing to recommend approval or denial of the Planned Unit Development request for the property located at 3324 Enterprise Drive. Any specific conditions imposed by the Commission should be read into any approval motion.







PLANNED UNIT DEV. APPLICATION (PUD)

Petition # PC 2023-11
 Fee \$ 300.00

APPLICANT INFORMATION

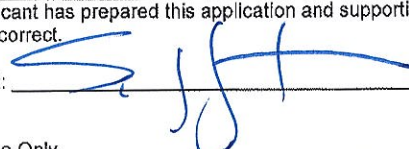
Name: Shannon Walker, Executive Director for People First Industries	Email: shannonwalker@peoplefirstinc.org	Phone #1 580-924-8509
Mailing Address: 3324 Enterprise Drive	Phone #2 580-579-1130	
City: Durant	State: OK	Zip: 74701
Applicant's Interest in Property:		Fax # 580-924-1925
Construct a new administration/office building adjacent to the existing building.		

☐ Please use attached addendum if there is more than one applicant.

Physical Address of proposed PUD: 3324 Enterprise Drive Durant, OK 74701		Name of Project: PFI Modular Building Expansion	
☐ Platted ☐ Un-Platted	Subdivision No	Lot	Block
Legal Description: A part of teh NE/4 SE/4 of Section 12, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 495 feet South and 112 feet East of the Northwest corner of the NE/4 SE/4 of said Section 12; Thence South 382.5 feet; Thence East 330 feet; Thence North 382.5 feet; Thence West 330 feet to the point of beginning, all lying East of teh East Right-of-Way for Roadway, according to the Government Survey thereof;			

Existing Zoning: I-2	Proposed Use: I-2		
Present Use: Packaging	Parking Spaces Required: 58 per ordinance	Parking Spaces Provided: 45 +/-	
Parcel Width: 330'	Parcel Length: 382.5	Acres: 2.90	Street/Road Frontage: 382.5
☐ Yes City Water (If City Water will be extended or improvements will be made, please explain:) No additional water capacity required.			
☐ Yes City Sewer (If City Sewer will be extended or improvements will be made, please explain:) No additional sewer capacity required.			
☐ Private Water ☐ Private Sewer			
Explain in your own words why your property should be a Planned Unit Development. This facility requires additional space for administration positions to effectively carry out their duties. Due to increase in employees and clients at this facility, we desire to add an additional building (82'-6" x 58' = 4,785 SF) to house our administration services for our clients.			

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant:  Date: 2.27.23

Office Use Only

Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date Initial	
Proof of Publication Received		Property Posting Verified	Comprehensive Plan Recommendations
Date Initial	Date Initial		
Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING
INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

People First Industries provides jobs/careers for mentally and physically challenged people in SE Oklahoma. Those folks who may not be employable in the traditional work force can find a home and purpose through People First Industries and potentially be trained and employable in the traditional work force. We provide on the job training and life skills to all of our clients/employees.

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

A majority of personnel at this facility are not able to drive and are dropped off for work or are provided transportation by People First Industries. Our current parking is sufficient for the facility; however, we do plan to add additional parking spaces in front of the new building.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

As Required by City of Durant ordinances.

3. Traffic Impacts:

No additional impact is expected. All employees that will work in the new administration building are already working at this site.

4. Protection of Neighborhoods:

As required by City of Durant ordinances.

What licenses and permits (if any) are required for this proposed use?

P.U.D. approval and building permits as required by the City of Durant.

Please list or describe any other reasons to support this Planned Unit Dev. Permit Application.

People First Industries continues to grow our outreach and support services for developmental and mentally challenged people in our community. We support folks from Bryan, Marshall, and Johnston Counties in our facility daily. It is our mission to continue this support right here in Durant for years to come.

INDEXED

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 45.00

Warranty Deed

State of Oklahoma 502453
County of Bryan
Filed 8-5-98
Book 920 Page 801 Tm. 3156
Glenda Sue Williams
County Clerk JH Deputy.

KNOW ALL MEN BY THESE PRESENTS:

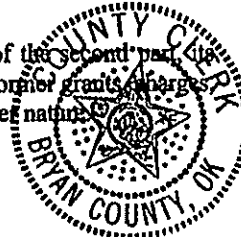
That; AMERICAN WAREHOUSING, INC., an Oklahoma Corporation, party of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto **SHELTERED WORK OPPORTUNITIES OF BRYAN COUNTY, INC.**, an Oklahoma Corporation, 324 South 22nd Durant, OK 74701, party of the second part, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

A part of the NE/4 SE/4 of Section 12, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 495 feet South and 112 feet East of the Northwest corner of the NE/4 SE/4 of said Section 12; Thence South 382.5 feet; Thence East 330 feet; Thence North 382.5 feet; Thence West 330 feet to the point of beginning, all lying East of the East Right-of-Way for Roadway, according to the Government Survey thereof; LESS AND EXCEPT all oil, gas and other minerals outstanding of record. Reserving unto grantor all oil, gas, coal and other mineral of every kind now owned by grantor.

RS 45.00
together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

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

Signed and Delivered this 30th day of July, 1998.



AMERICAN WAREHOUSING, INC., an
Oklahoma corporation

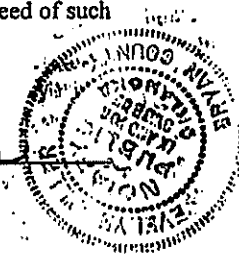
By: [Signature]
President

STATE OF OKLAHOMA)
COUNTY OF BRYAN) ss. ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30 day of August, 1998, personally appeared Allen Wheeler, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

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

[Signature]
NOTARY PUBLIC



My Commission Expires: 12-20-2001

000801

PARTIAL TOPO SURVEY

JOB NO. 22121295
FW: ASU - DFT: BH



SCALE
1" = 60'

LEGEND

- 1/2" STEEL ROD SET
- ⊙ 1/2" STEEL ROD FOUND
- PP POWER POLE
- W WATER METER
- CO SEWER CLEANOUT
- MH SEWER MANHOLE
- WV WATER VALVE
- T TELEPHONE VAULT
- BOUNDARY LINE
- - - PROPERTY LINE
- o - CHAINLINK FENCE
- SS SEWER LINE

FURNISHED LEGAL DESCRIPTION:

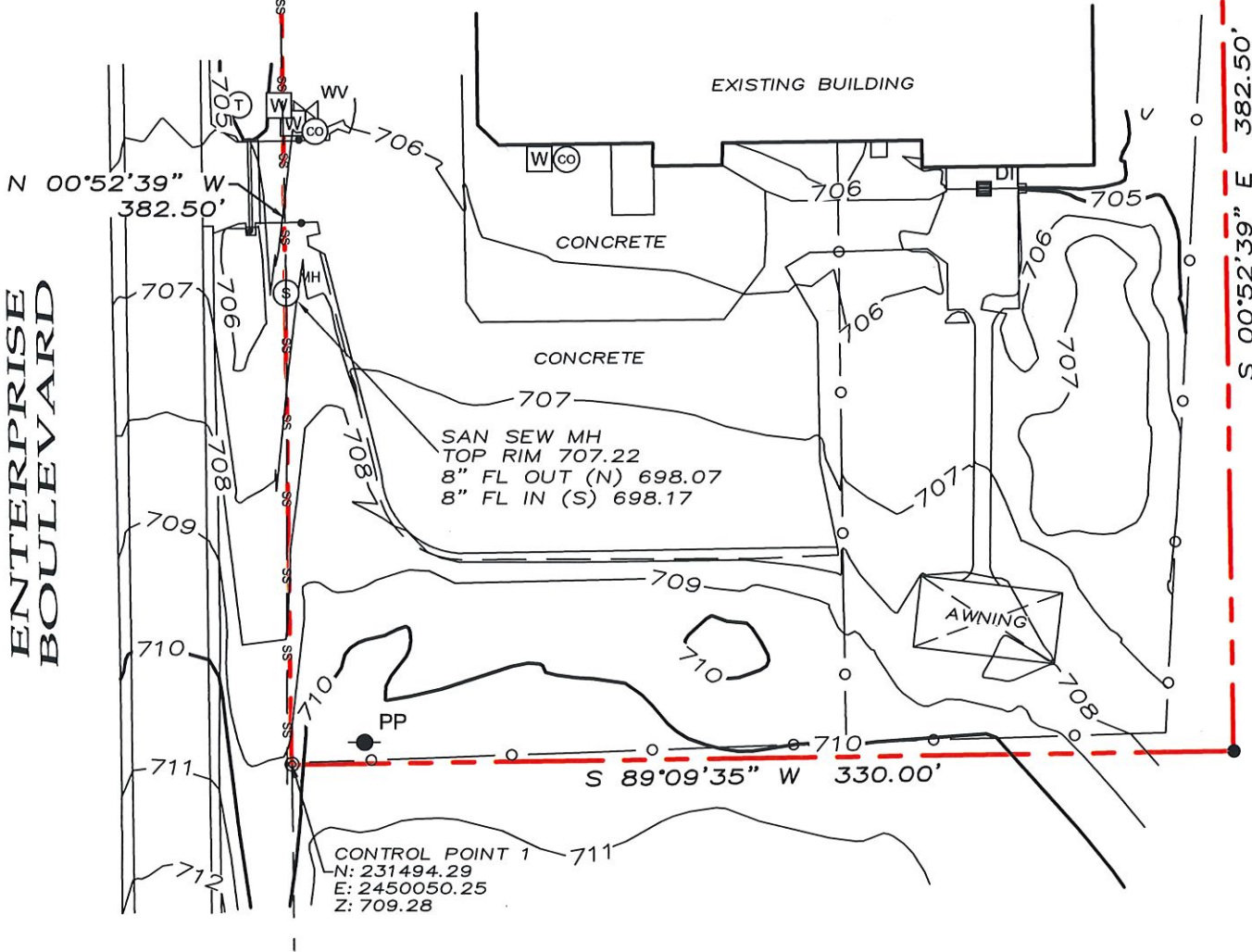
A part of the NE/4 SE/4 of Section 12, Township 7 South, Range 8 East of the Indian Base and Meridian, in Bryan County, Oklahoma, described as BEGINNING at a point 495 feet South and 112 feet East of the Northwest corner of the NE/4 SE/4 of said Section 12; Thence South 382.5 feet; Thence East 330 feet; Thence North 382.5 feet; Thence West 330 feet to the point of beginning, all lying East of the East Right-of-Way for Roadway, according to the Government Survey thereof;

CONTROL POINT 2
N: 231876.58
E: 2450044.39
Z: 703.68

SAN SEW MH
TOP RIM 704.00
8" FL OUT (N) 696.00
8" FL IN (S) 696.10
8" FL IN (W) 696.90

CONTROL POINT 3
N: 231881.43
E: 2450374.70
Z: 701.21

2.90 AC.



~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.
CONTROLLING CORNERS ARE EXISTING
MONUMENTS FOUND AT THE SECTION CORNERS
AND THE QUARTER CORNERS OF SECTION 12,
TOWNSHIP 7 SOUTH, RANGE 8 EAST
INDIAN BASE AND MERIDIAN,
BRYAN COUNTY, OKLAHOMA

UNDERWOOD

DRAFTING & SURVEYING
DURANT, OKLAHOMA 74701 (580)924-2251

PARTIAL TOPO SURVEY
3324 ENTERPRISE ROAD
DURANT, OKLAHOMA

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All rights reserved.

801 W. MAIN ST, SUITE D

PEOPLE FIRST INDUSTRIES MODULAR BUILDING EXPANSION DURANT, OKLAHOMA

FEBRUARY 2023

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C-00	COVER SHEET
C-01	GENERAL NOTES
C-02	PROPOSED SITE PLAN
C-03	EXISTING DRAINAGE MAP
C-04	PROPOSED DRAINAGE MAP
C-05	GRADING/PAVING PLAN
C-06	DETAILS – EROSION CONTROL & PAVING



LOCATION MAP
NOT TO SCALE



3902 University Blvd.
Durant, OK 74701
Voice: 580.931.9045
Fax: 580.931.9099
OK CA# 3998
Exp. 06/30/2024

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN.
USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE
DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

ENGINEER:

H. WAYNE BARKER, P.E.
PROJECT MANAGER
OK. NO. 18513



2-17-2023
DATE

COVER SHEET

GENERAL NOTES

1. THE CONTRACTOR SHALL HAVE EXISTING UTILITIES LOCATED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL "OKIE" 1-800-522-8643 IN ADDITION TO DIRECT NOTIFICATION. CONTRACTOR SHALL BRACE UTILITY POLES AS NECESSARY. UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS BY THE CONTRACTOR AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL ESTABLISH, INSTALL, OPERATE, AND MAINTAIN COMPLETE AND ADEQUATE AND SAFE TRAFFIC CONTROLS DURING THE ENTIRE CONSTRUCTION PERIOD. ALL TRAFFIC CONTROL DEVICES SHALL BE APPROVED BY THE ENGINEER.
3. ALL DIMENSIONS OR ELEVATIONS WITH ± SHALL BE CONFIRMED BY THE CONTRACTOR.
4. ALL DIMENSIONS OF EXISTING STRUCTURES AND EQUIPMENT SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & OWNER.
5. TOPSOIL IN THE DISTURBED AREAS SHALL BE REMOVED, STOCKPILED, AND RESTORED AFTER CONSTRUCTION OPERATIONS, IN ACCORDANCE WITH PROJECT SPECIFICATIONS. ALL EXCESS TOPSOIL SHALL BE CONSIDERED WASTE AND STOCKPILED ON-SITE BY THE CONTRACTOR, UNLESS OTHERWISE NOTED.
6. ALL DISTURBED ROADWAY AND DRIVEWAY SURFACES SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED, UNLESS OTHERWISE NOTED.
7. FALL PROTECTION AROUND ALL OPENINGS AND EXCAVATION SHALL BE MAINTAINED AT ALL TIMES.
8. NORTH ARROWS SHOWN ON DRAWINGS INDICATE LOCAL COORDINATE SYSTEM ESTABLISHED BY THE SURVEYOR, UNLESS OTHERWISE NOTED.
9. TRENCH SAFETY AND SHORING IN ACCORDANCE WITH CURRENT OSHA REGULATIONS SHALL BE EMPLOYED BY CONTRACTOR AT ALL TIMES.
10. IF AT ANY POINT CONSTRUCTION ACTIVITIES EXPOSE ARCHEOLOGICAL MATERIALS SUCH AS CHIPPED STONE, TOOLS, POTTERY, BONE, HISTORIC CROCKERY, GLASS, METAL ITEMS OR BUILDING MATERIALS, THE STATE ARCHEOLOGIST SHALL BE CONTACTED IMMEDIATELY & ALL CONSTRUCTION ACTIVITIES IN THAT AREA HALTED UNTIL FURTHER DIRECTION FROM THE STATE ARCHEOLOGIST.
11. ALL STATIONS SHOWN ON THE PLANS ARE CENTERLINE STATIONS UNLESS NOTED OTHERWISE.
12. ONLY THAT AMOUNT OF OPEN TRENCH WILL BE ALLOWED WHICH CAN BE BACKFILLED IN ONE (1) DAY, WITHOUT APPROVAL OF ENGINEER. LIGHTS, SIGNS AND BARRICADES SHALL BE MOVED AS WORK PROGRESSES
13. ALL PAVEMENT REMOVAL AND REPLACEMENT SHALL BE MADE PER STANDARD DETAILS.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING STORM WATER POLLUTION PREVENTION PLAN & SUBMITTING TO AUTHORITY HAVING JURISDICTION.
2. SILT FENCE SHALL BE MAINTAINED AND SEDIMENT BUILDUP REGULARLY REMOVED UNTIL PAVING OPERATIONS ARE COMPLETE AND/OR SEEDING IS IN PLACE AND 75% VEGETATION STABILIZATION IS OBTAINED.
3. ALL TREES, BRUSH, AND OTHER DEBRIS THAT MIGHT INTERFERE WITH THE FLOW OF WATER IS TO BE CLEANED OUT TO THE RIGHT-OF-WAY LINE AT EACH STRUCTURE, IN A MANNER APPROVED BY THE ENGINEER.
4. ALL FLOW LINES THAT ARE TO BE FILLED SHALL BE THOROUGHLY COMPACTED TO 95% STANDARD PROCTOR DENSITY BEFORE CONSTRUCTION OR EXTENSION OF DRAINAGE STRUCTURES.
5. IN ORDER TO ALLEVIATE DUST CONDITIONS DURING GRADING OPERATIONS, AND AFTER GRADING OPERATIONS ARE COMPLETED, BUT BEFORE PAVEMENT AND/OR PERMANENT EROSION CONTROL WORK IS COMPLETED, THE CONTRACTOR SHALL SPRINKLE GRADING AT INTERVALS APPROVED BY THE OWNERS REPRESENTATIVE.
6. AT THE BEGINNING OF THE TURF OPERATIONS, ANY AREAS INCLUDED IN PLANNED QUANTITIES THAT HAVE GROWN A SATISFACTORY VOLUNTEER TURF OF PERENNIAL GRASS AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BE FERTILIZED AND WATERED BUT SHALL NOT BE SEEDED, SODDED OR SPRIGGED.
7. VEGETATIVE MULCH AND SEEDING SHALL BE UTILIZED FOR TEMPORARY EROSION CONTROL.
8. SEED: THE FOLLOWING KINDS OF SEEDS, AT ACRES-RATES INDICATED BELOW, SHALL BE PLANTED ON THE AREAS DESIGNATED FOR SEEDING.

TEMPORARY SEEDING	
KINDS OF SEED TO BE FURNISHED	QUANTITY PER ACRE
COOL SEASON MIX- PERENNIAL RYEGRASS (LOLIUM PERENNE) CRIMSON CLOVER (TRIFOLIUM INCARNATUM)	20 LBS. OF SEED 12 LBS. OF SEED
WARM SEASON MIX- KOREAN LESPEDEZA (LESPEDeza STRIATA) CRIMSON CLOVER (TRIFOLIUM INCARNATUM) LITTLE BLUESTEM (ANDROPOGON SCOPARIUS) COMMON BERMUDA (CYNODON DACTYLON)	12 LBS. OF SEED 20 LBS. OF SEED 12 LBS. OF SEED 4 LBS. OF SEED

VEGETATIVE MULCHING: THE VEGETATIVE MULCH SHALL BE ANCHORED IN ACCORDANCE WITH THE "ADHESIVE SPRAY METHOD", AS SPECIFIED IN 233.04(b) OF THE ODOT STANDARD SPECIFICATIONS.

SEASONAL PLANTING RESTRICTIONS

THE PLANTING OF SPRIGGING SHALL BE RESTRICTED TO THE PERIOD FROM APRIL 1ST TO JUNE 30TH.

THE PLANTING OF TEMPORARY SEEDS (COOL SEASON MIX) SHALL BE RESTRICTED TO THE PERIOD FROM SEPTEMBER 1ST TO NOVEMBER 15TH.

THE PLANTING OF TEMPORARY SEEDS (WARM SEASON MIX) SHALL BE RESTRICTED TO THE PERIOD FROM MARCH 15TH TO JUNE 30TH.

AREAS ON WHICH SALVAGED TOPSOIL IS TO BE REPLACED SHALL HAVE 0-46-0 FERTILIZER APPLIED, AT THE RATE OF 150 LBS. PER ACRE, JUST PRIOR TO THE REPLACEMENT OF SALVAGED TOPSOIL.

UTILITY NOTES (FOR REFERENCE ONLY):

1. ALL SANITARY AND PUBLIC WATER SUPPLY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARD CONSTRUCTION SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SERVICES FROM DAMAGE. UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES, AND ANY DISRUPTION OF SERVICE SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE.
3. CONTRACTOR SHALL VERIFY PROPOSED UTILITY LINE ELEVATIONS TO INSURE NO CONFLICTS WITH EXISTING UTILITIES. MINOR FIELD ADJUSTMENTS NECESSARY TO AVOID CONFLICTS SHALL BE COORDINATED WITH THE APPROVAL OF THE ENGINEER.
4. CONTRACTOR SHALL VERIFY EXISTING PIPE SIZE, TYPE AND LOCATION TO INSURE PROPER CONNECTION.
5. MINIMUM DEPTH OF COVER SHALL BE 36-INCHES UNLESS OTHERWISE NOTED.
6. NO. 12 COPPER WIRE (TRACER WIRE) AND MYLAR DETECTABLE MARKING TAPE SHALL BE BURIED 12" ABOVE THE TOP OF ALL NON-METALLIC LINES.
7. ALL SERVICE LINES CROSSINGS & TAPS SHALL BE INSTALLED PRIOR TO PAVING.
8. ALL WATER & SEWER LINE(S), GRAVITY AND PRESSURE PIPELINES, WITHIN THE PROPOSED LIMITS OF PAVING OR SIDEWALKS SHALL BE BACKFILLED WITH CLASS 1 BEDDING MATERIAL (CRUSHED STONE) TO SUBGRADE ELEVATION. WATER/SEWER LINES OUTSIDE THE LIMITS OF PAVING SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS & DETAILS.
9. THE PLANS HAVE BEEN PREPARED TO SHOW THE APPROXIMATE LOCATION OF EXISTING KNOWN UTILITIES. THE CONTRACTOR SHALL CONTACT OKIE, EACH RESPECTIVE UTILITY COMPANY AND THE PROJECT OWNER TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ANY CHANGE IN ALIGNMENT OR GRADE CAUSED BY INTERFERING UTILITIES SHALL BE MADE BY THE CONTRACTOR AT NO COST TO THE OWNER.
10. DEPTHS OF ANY EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL AT HIS OWN EXPENSE UNCOVER AND VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES IN ADVANCE OF THE CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE ANY ACTIVITIES INVOLVING WATER & SANITARY SEWER SYSTEM WITH UTILITY AND OWNER'S REPRESENTATIVE.
12. THE MAXIMUM DEFLECTION AT ANY JOINT OR FITTING SHALL BE 75% OF THE DEFLECTION RECOMMENDED BY THE PIPE MANUFACTURER.
13. FLUSHING: ALL WATER LINES SHALL BE FLUSHED TO REMOVE FOREIGN MATTER FROM THE LINES, VALVES AND HYDRANTS. A MIN VELOCITY OF 2.5 FEET PER SECOND SHALL BE OBTAINED DURING FLUSHING. THE FLOW THROUGH EACH FIRE HYDRANT SHALL BE LIMITED TO 500 GALLONS PER MINUTE. THE CONTRACTOR SHALL PROVIDE TEMPORARY VALVES AND FITTINGS REQUIRED FOR FLUSHING.
14. THE CONTRACTOR SHALL PROVIDE AT NO ADDITIONAL COST ALL TAPS, TIE OVERS, VALVES, ETC, AS REQUIRED TO FLUSH, HYDROSTATIC TEST AND DISINFECT ALL NEW LINES PRIOR TO THE LINES BEING PLACED IN SERVICE.
15. A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION (FOR PARALLEL LINES) AND 2 FEET OF VERTICAL SEPARATION (FOR LINES CROSSING) SHALL BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES IN ACCORDANCE WITH REQUIREMENTS OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

LIMITATION OF SCOPE:

THE ENGINEER'S SCOPE OF DESIGN IS LIMITED TO SITE LAYOUT, GRADING & DRAINAGE. ALL OTHER APPURTENANCES & DETAILS TO BE DESIGNED OR PROVIDED BY OTHERS.

UTILITY CONTACTS:

ELECTRIC	OG&E	CHAD LOVELACE	580.224.7558
GAS	ONG	BROOKS DOW	918.831.8278
WATER	CITY OF DURANT		580.931.0630
COMMUNICATION	AT&T	RONNIE GRAGG	918.421-1792

EXISTING SITE LEGEND:

	WATER VALVE
	LIGHT POLE
	POWER POLE
	WATER METER
	SEWER CLEANOUT
	SEWER MANHOLE
	COMMUNICATION VAULT
	CONTROL POINT
	FIRE HYDRANT
	PROPERTY LINE
	FIBER OPTIC LINE
	EXISTING WATER LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND STORM LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND SEWER LINE
	OVERHEAD ELECTRIC
	EXISTING FENCE
	EXISTING CONTOURS

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	EXISTING GRAVEL SURFACE
	EXISTING AWNING

PROPOSED SITE LEGEND:

	WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND SEWER LINE
	CONTOURS
	WATER METER
	GATE VALVE
	FIRE HYDRANT ASSEMBLY
	MANHOLE
	CLEANOUT
	CONCRETE PAVEMENT

ABBREVIATION LEGEND:

THESE ABBREVIATIONS MAY BE FOUND ON THE SHEETS.

W.L. = WATER LINE
U/E = UTILITY EASEMENT
RE = REFERENCE
W/ = WITH
P.O.B. = POINT OF BEGINNING
LF = LINEAR FEET



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OK, CA. 3998
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PROFESSIONAL SEAL:



MODULAR
BUILDING
EXPANSION

PEOPLE FIRST
INDUSTRIES

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: PR/TG

DRAWN BY: PR/TG

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

GENERAL NOTES

PROJECT NUMBER

10855

STATE	DATE
OKLAHOMA	FEB. 2023
SHEET NUMBER	
C-01	



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RECORD OF REVISIONS

No.	DATE	DESCRIPTION

PROPOSED SITE PLAN

PROJECT NUMBER

10855

STATE	DATE
OKLAHOMA	FEB. 2023

SHEET NUMBER	
C-02	

CONTROL POINT 2
N: 231876.58
E: 2450044.39
Z: 703.68

EXISTING
FIRE HYDRANT

SAN SEW MH
TOP RIM 704.00
8" FL OUT (N) 696.00
8" FL IN (S) 696.10
8" FL IN (W) 696.90

CONTROL POINT 3
N: 231881.43
E: 2450374.70
Z: 701.21

SCALE IN FEET

ENTERPRISE BLVD

PROPOSED WATER LINE
TIE INTO EXISTING BLDG SERVICE LINE

N 00°52'39" W
382.50'

PROPOSED SEWER LINE
TIE INTO EXISTING MANHOLE

SAN SEW MH
TOP RIM 707.22
8" FL OUT (N) 698.07
8" FL IN (S) 698.17

NEW TRANSFORMER TO
BE INSTALLED BY
UTILITY PROVIDER

EXISTING
FIRE HYDRANT

N 89°09'35" E 330.00'

EXISTING
BUILDING

EXISTING BUILDING
FF EL. = 706.4'

EX FLEL
704.87

EXISTING ASPHALT

EX FLEL
705.06

EXISTING CONCRETE

FF EL. = 708.00'

PROPOSED
DIRT PAD FOR
82'-6" X 58'
MODULAR
BLDG.

PROPOSED CONCRETE
RE: SHEET C-05 FOR
GRADING PLAN

PROPOSED
UNDERGROUND
ELECTRIC LINE

EXISTING
AWNING

INSTALL 15"Ø
DETENTION POND
DRAIN PIPE
RE: SHEET C-05

PROPOSED DETENTION POND
RE: SHEET C-05 FOR GRADING PLAN

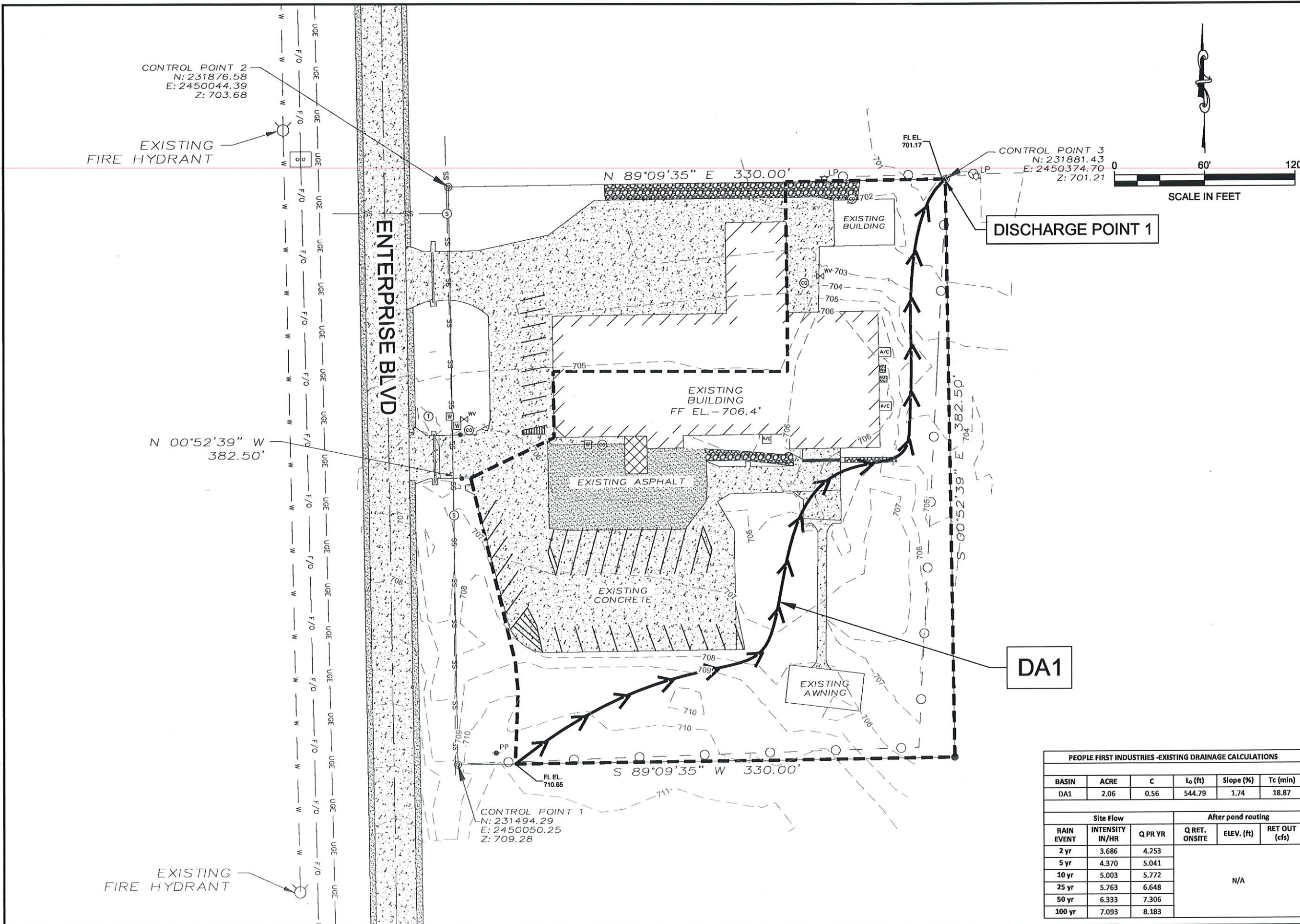
REMOVE EXISTING
FENCE AND
RELOCATE
AROUND
DETENTION POND

INSTALL 135' OF SILT FENCE
RE: SHEET C-06 FOR SILT FENCE DETAIL

CONTROL POINT 1
N: 231494.29
E: 2450050.25
Z: 709.28

S 89°09'35" W 330.00'

UTILITY ROUTINGS SHOWN FOR
INFORMATION ONLY.
WET UTILITIES TO BE SIZED BY
PLUMBER.



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MODULAR BUILDING EXPANSION

PEOPLE FIRST INDUSTRIES

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: PR/TG
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No.	DATE	DESCRIPTION

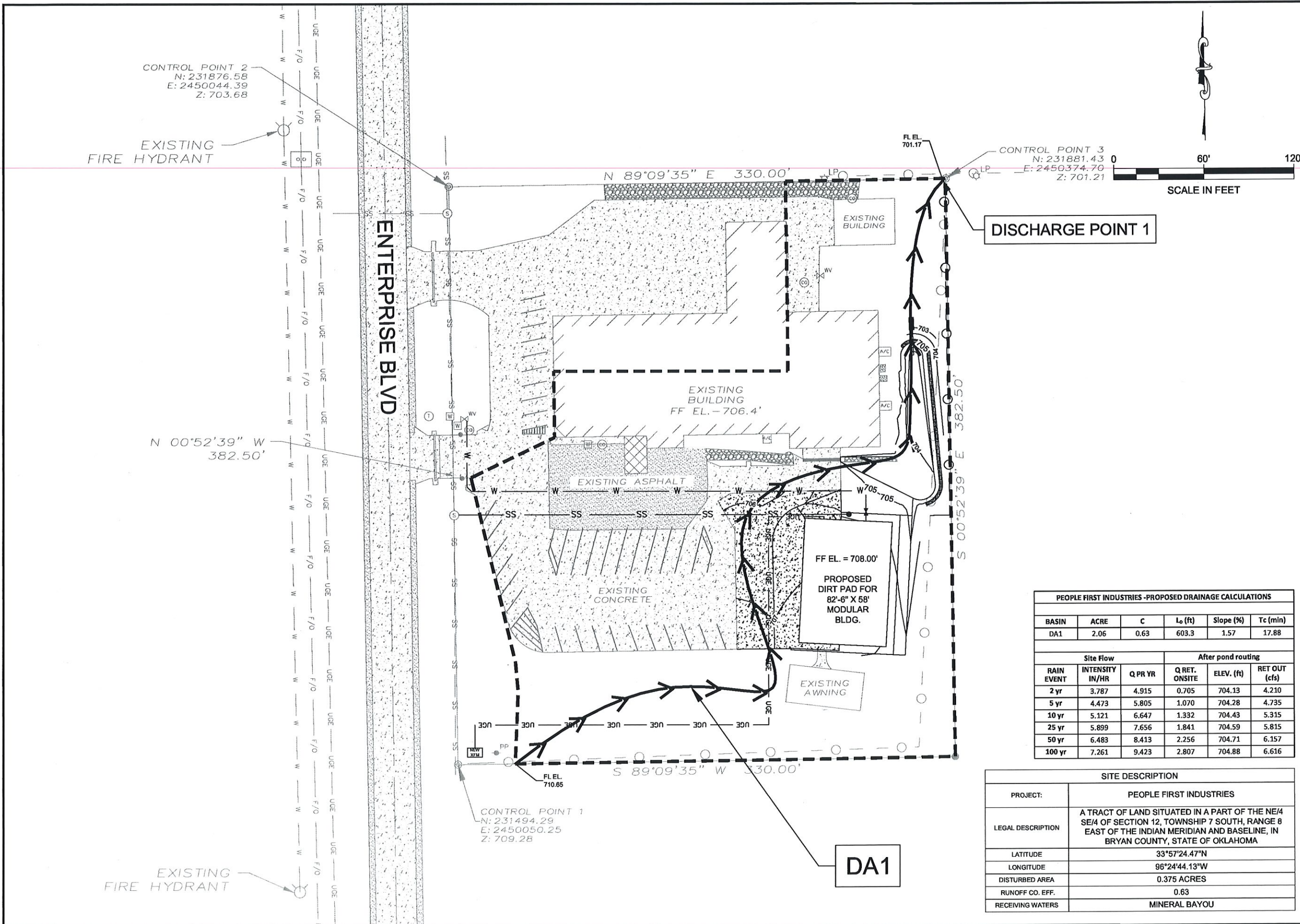
EXISTING DRAINAGE MAP

PROJECT NUMBER
10855

STATE	DATE
OKLAHOMA	FEB. 2023

SHEET NUMBER
C-03

PEOPLE FIRST INDUSTRIES -EXISTING DRAINAGE CALCULATIONS					
BASIN	ACRE	C	L ₀ (ft)	Slope (%)	T _c (min)
DA1	2.06	0.56	544.79	1.74	18.87
Site Flow			After pond routing		
RAIN EVENT	INTENSITY IN/HR	Q PR YR	Q RET. ONSITE	ELEV. (ft)	RET OUT (cfs)
2 yr	3.686	4.253	N/A		
5 yr	4.370	5.041			
10 yr	5.003	5.772			
25 yr	5.763	6.648			
50 yr	6.333	7.306			
100 yr	7.093	8.183			



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MODULAR BUILDING EXPANSION

PEOPLE FIRST INDUSTRIES

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: PR/TG

DRAWN BY: PR/TG

RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

PROPOSED DRAINAGE MAP

PROJECT NUMBER

10855

STATE	DATE
OKLAHOMA	FEB. 2023

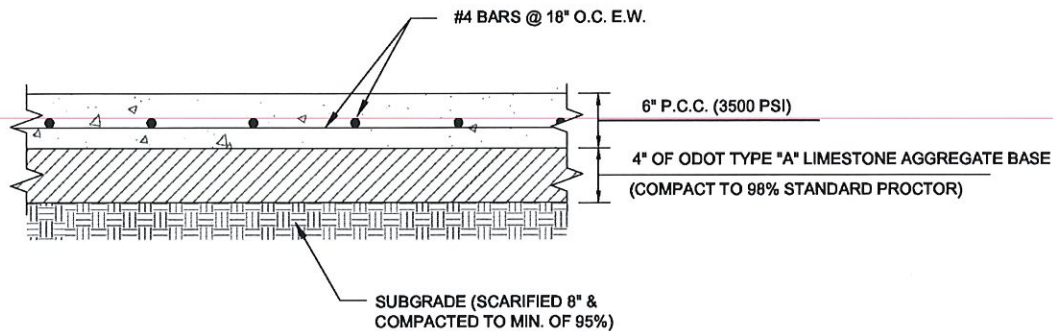
SHEET NUMBER

C-04

PEOPLE FIRST INDUSTRIES -PROPOSED DRAINAGE CALCULATIONS					
BASIN	ACRE	C	L ₀ (ft)	Slope (%)	T _c (min)
DA1	2.06	0.63	603.3	1.57	17.88

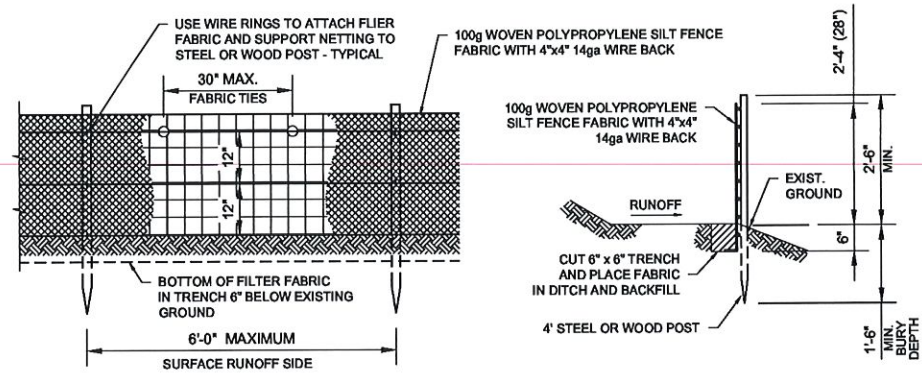
Site Flow			After pond routing		
RAIN EVENT	INTENSITY IN/HR	Q PR YR	Q RET. ONSITE	ELEV. (ft)	RET OUT (cfs)
2 yr	3.787	4.915	0.705	704.13	4.210
5 yr	4.473	5.805	1.070	704.28	4.735
10 yr	5.121	6.647	1.332	704.43	5.315
25 yr	5.899	7.656	1.841	704.59	5.815
50 yr	6.483	8.413	2.256	704.71	6.157
100 yr	7.261	9.423	2.807	704.88	6.616

SITE DESCRIPTION	
PROJECT:	PEOPLE FIRST INDUSTRIES
LEGAL DESCRIPTION	A TRACT OF LAND SITUATED IN A PART OF THE NE/4 SE/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE INDIAN MERIDIAN AND BASELINE, IN BRYAN COUNTY, STATE OF OKLAHOMA
LATITUDE	33°57'24.47"N
LONGITUDE	96°24'44.13"W
DISTURBED AREA	0.375 ACRES
RUNOFF CO. EFF.	0.63
RECEIVING WATERS	MINERAL BAYOU



TYPICAL PAVING SECTION
CONCRETE HEAVY DUTY
 NOT TO SCALE

TYPICAL PAVING SECTION SHOWN FOR INFORMATION ONLY. SECTIONS SHOULD BE AS DIRECTED BY OWNER OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER OR CONTRACTOR.



SILT FENCE DETAIL
 NOT TO SCALE

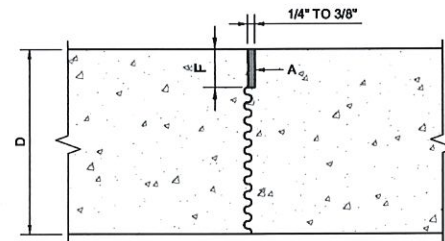
CONSTRUCTION NOTES

- A. JOINT SEALANT SHALL BE A ONE-PART POLYURETHANE SEALANT. SEALANT SHALL BE MANUFACTURED AND APPROVED FOR SEALING JOINTS IN CONCRETE. EXPOSURE TO WEATHER AND SUBJECT TO TRAFFIC. SEALANT SHALL MEET OR EXCEED ASTM C920 TYPE S, GRADE NS, CLASS 25. SEALANT SHALL BE VULKEM 116; VULKEM 45SSL FOR SELF-LEVELING USES OR APPROVED EQUAL.
- JOINT SEALANT SHALL BE PLACED OVER BACKER ROD AS REQUIRED AND RECOMMENDED BY MANUFACTURER.
- JOINT SEALANT AND FILLER SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- B. 5" AND LESS THICK PAVING - 5/8"x12" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
- 6" THICK PAVING - 3/4"x14" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
- 7" THICK PAVING - 7/8"x14" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
- 8" THICK PAVING - 1"x14" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
- 9" THICK PAVING - 1 1/8"x16" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
- C. NO. 4 DEFORMED BARS, 3'-0" LONG AT 2'-0" O.C.
- D. THICKNESS OF SLAB.

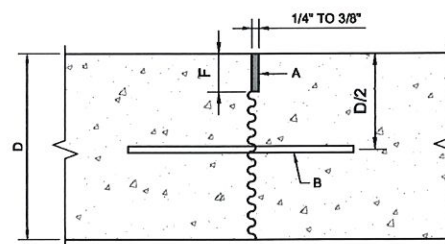
GENERAL NOTES

- THICKNESS OF SLAB SHALL BE AS INDICATED ON DRAWINGS. SEE TABLE BELOW. DAILY CONCRETE PLACEMENT SHALL TERMINATE AT A JOINT.
- EXPANSION JOINTS
 - FULL DEPTH 1/2 INCH THICK JOINT FILLER MATERIAL. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
 - EXPANSION JOINTS ARE NOT REQUIRED IN SLIP FORMWORK EXCEPT AT THE START OR END OF THE INSTALLATION ACTIVITY.
 - USE DOWEL BASKETS TO ENSURE ALIGNMENT.
 - IN LOCATIONS WHERE USE OF DOWEL BASKETS IS NOT FEASIBLE DUE TO SPACE RESTRICTIONS, USE A SINGLE COMPONENT DOWEL SLEEVE TO SECURELY POSITION AND ALIGN DOWELS MAY BE USED. DOWEL SLEEVE SHALL BE "SIKA SPEED LOAD" OR "SIKA SPEED DOWEL" OR APPROVED EQUAL.
 - CONTRACTION JOINTS: MAKE CONTRACTION JOINTS VERTICAL
 - MAKE JOINTS AT LEAST 1/8 INCH WIDE AND 1 INCH DEEP OR 1/4 SLAB THICKNESS IF THE SLAB IS GREATER THAN 4 INCHES THICK.
 - PROVIDE A 1/2 INCH RADIUS TOOLED TOP.
 - MAXIMUM LENGTH TO WIDTH RATIO FOR NON-SQUARE PANELS IS 1.25 TO 1.
 - MAXIMUM PANEL LENGTH IS 10 FEET FOR PAVEMENT THICKNESS LESS THAN 5 INCHES AND 12 FEET FOR PAVEMENT THICKNESS 5 INCHES AND GREATER, UNLESS NOTED OTHERWISE.
 - FINE HAIR BROOM ON LONGITUDINAL GRADES UNDER 6% AND ROUGH HAIR BROOM ON LONGITUDINAL GRADES OVER 6%.
 - PREFORMED BITUMINOUS JOINT MATERIAL OR POLYPROPYLENE JOINT FILLER.

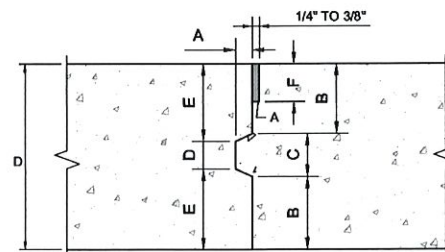
JOINT DIMENSIONS								
TRANS. JOINTS					LONG. JOINTS			
D	A	B	C	D	E	F-MIN	F-MAX	G
4 1/2"	1"	1 1/2"	1 1/2"	1"	1 3/4"	1/4 D	1/3 D	1/2 D
5"	1"	1 3/4"	1 1/2"	1"	2"	1/4 D	1/3 D	1/2 D
5 1/2"	1"	2"	1 1/2"	1"	2 1/4"	1/4 D	1/3 D	1/2 D
6"	1"	2 1/4"	1 1/2"	1"	2 1/2"	1/4 D	1/3 D	1/2 D
7"	1"	2 1/2"	2"	1 1/4"	2 7/8"	1/4 D	1/3 D	1/2 D
8"	1"	3"	2"	1 1/2"	3 1/4"	1/4 D	1/3 D	1/2 D



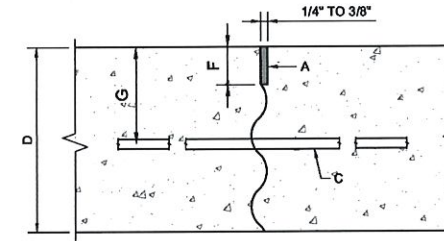
TYPE 1
 SAWED JOINT / CONTRACTION
 (LONGITUDINAL OR TRANSVERSE)



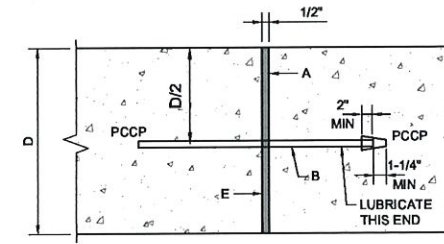
TYPE 2
 DOWELED JOINT (CONTRACTION / CONSTRUCTION)
 (TRANSVERSE)



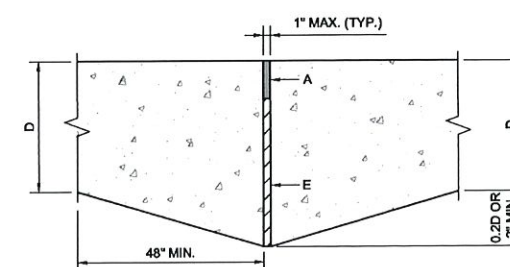
TYPE 3
 KEYED JOINT
 (LONGITUDINAL OR TRANSVERSE)



TYPE 4
 TIED JOINT (CONTRACTION / CONSTRUCTION)
 (LONGITUDINAL OR TRANSVERSE)



TYPE 5
 EXPANSION JOINT



TYPE 6
 ISOLATION JOINT
 (TRANSVERSE)



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PROFESSIONAL SEAL:



**MODULAR
 BUILDING
 EXPANSION**

**PEOPLE FIRST
 INDUSTRIES**

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: PR/TG

DRAWN BY: PR/TG

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

DETAILS

**EROSION CONTROL
 & PAVING**

PROJECT NUMBER

10855

STATE: **OKLAHOMA** DATE: **FEB. 2023**

SHEET NUMBER

C-06

PEOPLE FIRST OFFICE

DURANT, OK

STRUCTURAL CONSULTANT
YURIANTO YURIANTO, S.E., P.E.
S.E. in the State of IL, NV, MA, HI, OK.
5760 LEGACY DR. B3-333. PLANO, TX 75024
MSC@MODULARCONSULTANT.COM



By Yuri at 3:11:53 PM, 11/1/2022
(Structural aspects only)

DRAWING INDEX

- G-1 TITLE SHEET
- C-1 SITE PLAN
- A-2 FLOOR PLAN
- A-2.1 DOOR & WINDOW SCHEDULES
- A-3 EXTERIOR ELEVATIONS
- A-4 BUILDING CROSS SECTION
- A-4.1 BUILDING SECTION DETAIL
- A-5 INTERIOR ELEVATIONS
- A-6 REFLECTED CEILING PLAN
- A-7 AWNING DETAILS
- A-7.1 AWNING DETAILS
- S-3 FRAME PLAN
- S-3.1 PERIMETER FRAME PLAN
- S-3.2 PERIMETER FRAME PLAN
- S-3.3 PERIMETER FRAME DETAILS
- S-4 ROOF FRAMING PLAN
- S-5 RIDGE BEAM & RAFTER DETAILS
- MEP-1 MEP DETAILS SCHEDULES & NOTES
- P-1 PLUMBING SUPPLY LAYOUT
- P-2 DWV ISOMETRIC
- M-1 HVAC PLAN
- E-1 ELECTRICAL POWER PLAN
- E-1.1 ELECTRICAL LIGHTING PLAN
- E-2 ELEC PANELBOARD SCHEDULE

DESIGN CRITERIA:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
OCCUPANCY CLASS: B
CONSTRUCTION TYPE: VB

DESIGN LOADS:

FLOOR LIVE LOAD: 50 PSF TYPICAL
100 PSF @ CORRIDOR
ROOF LIVE LOAD: 20 PSF
GROUND SNOW LOAD: 5 PSF
BASIC WIND SPEED: 115 MPH
IMPORTANCE FACTOR: 1.0
EXPOSURE: C
SITE CLASS: D
OCCUPANCY CATEGORY: CATEGORY II
SEISMIC DESIGN CATEGORY: B
BUILDING AREA: 4669 S.F.
OCCUPANT LOAD: 62

NOTES:

- THIS STRUCTURE SHALL MAINTAIN A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET FROM ANOTHER STRUCTURE OF ASSUMED PROPERTY LINE I.A.W. 2015 IBC SECTION 602.1 AND TABLE 602 FOR FIRE SEPARATION.
- HANDICAPPED ACCESSIBLE DECKS / RAMPS TO BE DESIGNED & PROVIDED BY OTHERS SUBJECT TO THE LOCAL AUTHORITY HAVING JURISDICTION.
- FIRE ALARM SYSTEM IF REQUIRED LOCALLY TO BE DESIGNED & PROVIDED BY OTHERS SUBJECT TO THE LOCAL AUTHORITY HAVING JURISDICTION.
- DRINKING FOUNTAINS IF REQUIRED TO BE PROVIDED IN ANOTHER BUILDING ON SITE.
- ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.

CUSTOMER APPROVAL CHART						
COLOR CHART		RESPONSIBILITY				
MATERIAL	MATERIAL COLOR	PLANT PROVIDE	PLANT INSTALL	SHIPPED LOOSE	SITE PROVIDE	SITE INSTALL
FLOOR COVERING - VCT (VINYL COMPOSITION TILE)	51830 - COTTAGE TAN	X	X	X		X
FLOOR COVERING - CARPET TILE	HICKORY-869	X	X	X		X
COVE BASE - VINYL	TBD	X	X			
INTERIOR WALL COVERING - VINYL COVERED GYPSUM	RUFF STUFF FROST	X	X			
ROOF - 'R' PANEL	GALVALUME	X	X	X		X
EXTERIOR SIDING - METAL	LIGHT STONE	X	X	X		X
EXTERIOR BUILDING TRIM (INCL. DOOR & WINDOW TRIM)	LIGHT STONE	X	X			
EXTERIOR DOOR & FRAME	BRONZE	X	X			
INTERIOR DOOR	OAK	X	X			
INTERIOR DOOR FRAME	BRONZE	X	X			
INTERIOR & EXTERIOR WINDOW FRAME	CLEAR ANODIZED	X	X			
CABINETS	MAPLE SABLE	X	X			
COUNTERTOP AND BACKSPLASH (LAMINATE)	WHITE JUNIPER	X	X			

NOTE : ALL BUILDING PREP (ELECTRICAL, STRUCTURAL, MECHANICAL, OR OTHERWISE) FOR EQUIPMENT INSTALLED ON SITE BY OTHERS IS BASED ON INFORMATION PROVIDED TO SG ECHO WHO IN TURN IS RELIEVED OF ALL RESPONSIBILITY FOR ANY DISCREPANCIES FOUND AFTER PLAN APPROVAL.

100% SUBMITTAL

SG ECHO
MANUFACTURING PLANT 560-380-4708
2917 BIG LOTS PARKWAY DURANT, OK 74701

DATE:	10/31/22
SCALE:	NTS
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

TITLE SHEET
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
G-1

PEOPLE FIRST
Write a description for your map.

Legend



By Yuri at 3:11:58 PM, 11/1/2022

OK

100% SUBMITTAL



No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	1/16" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

SITE PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
C-1

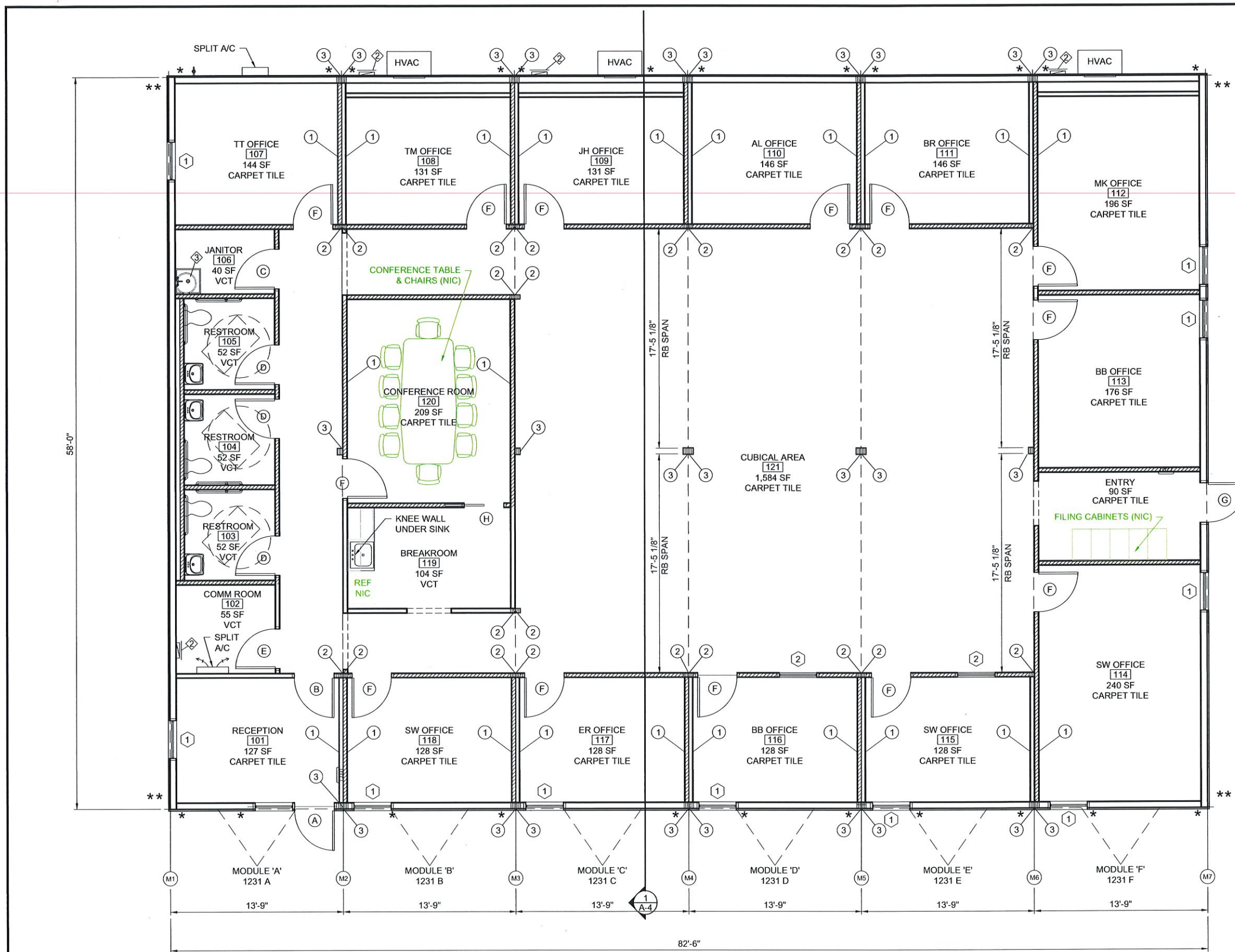
NOTE: ALL LENGTHS SHOWN HERE ARE ESTIMATES AND PENDING FIELD VERIFICATION.

Plot Date: 11/1/2022 11:45 AM



Google Earth





ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.



By Yuri at 3:11:59 PM, 11/1/2022
(Structural aspects only)

--- DENOTES R-11 INSULATED INTERIOR WALLS

- ① - LOAD BEARING WALL
- ② - DENOTES 3-EA 2x4's #2 DF MIN. & 1-EA MSTA-15 STRAP AT RIDGE BEAM & FLOOR, FASTENED w/ 12 - 16d X 3 1/4" SINKER NAILS EACH STRAP.
- ③ - DENOTES 3-EA 2x6's #2 DF MIN. & 1-EA MSTA-15 STRAP AT RIDGE BEAM & FLOOR, FASTENED w/ 12 - 16d X 3 1/4" SINKER NAILS EACH STRAP.

SHEARWALL HOLDDOWN

- * - (1) MSTA 15
- ** - (2) MSTA 15

- FIRE EXTINGUISHER CABINET w/ 10# EXTINGUISHER

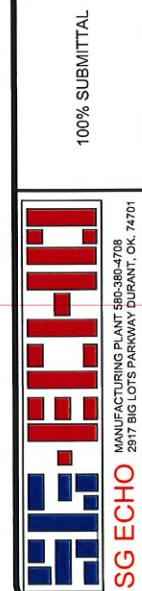
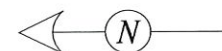
- 2" FLOOR DRAIN W/ ODOR SHIELD
- ELECTRICAL PANEL
- WATER HEATER ABOVE CEILING

2X6 HEADER MIN. REQUIREMENTS:

- UP TO 7'-2": (3) 2X4 #2 DF MIN.
- >7'-2" UP TO 8'-3": (3) 2X6 #2 DF MIN.
- >8'-3" UP TO 9'-1": (3) 2X8 #2 DF MIN.
- >9'-1" UP TO 9'-10": (3) 2X10 #2 DF MIN.

2X4 HEADER MIN. REQUIREMENTS:

- UP TO 5'-11": (2) 2X4 #2 DF MIN.
- >5'-11" UP TO 7'-3": (2) 2X6 #2 DF MIN.
- >7'-3" UP TO 7'-11": (2) 2X8 #2 DF MIN.
- >7'-11" UP TO 8'-7": (2) 2X10 #2 DF MIN.



No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	1/4" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

FLOOR PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
A-2

Plot Date: 11/1/2022-11:45 AM



By Yuri at 3:12:00 PM, 11/1/2022
(Structural aspects only)

OK

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DOOR SCHEDULE												
DESIGNATION		QTY	DIMENSIONS - WIDTH X HEIGHT		SPECIFICATIONS							NOTES
DESG.	MARK		NOMINAL SIZE	ROUGH OPENING	DOOR & FRAME MATERIAL	GLAZING	HARDWARE	GRADE	FUNCTION	KEY*	CORE**	
A	○	1	3'-0" x 7'-0"	6'-3 1/2" x 7'-1"	STORE FRONT - ALUMINUM FRAME - CLEAR ANODIZED	FULL	PULL - PANIC	2	ENTRY	YES	I-C	CLOSER, CAM CYLINDER, 3'-0" SIDE LITE
B	○	1	3'-0" x 6'-8"	3'-1 3/4" x 6'-9"	OAK EMBOSSSED SOLID CORE DOOR - 16 GA. 5-7/8" K.D. FRAME	NV LITE KIT	LEVER - PANIC	2	PASSAGE	YES	I-C	WALLSTOP 260, 4.5 X 4.5 BB HINGES
C	○	1	3'-0" x 6'-8"	3'-1 3/4" x 6'-9"	OAK EMBOSSSED SOLID CORE DOOR - 16 GA. 5-7/8" K.D. FRAME	NONE	LEVER - LEVER	2	STOREROOM	YES	I-C	24 X 24 LOUVER, 4.5 X 4.5 BB HINGES
D	○	3	3'-0" x 6'-8"	3'-1 3/4" x 6'-9"	OAK EMBOSSSED SOLID CORE DOOR - 16 GA. 5-7/8" K.D. FRAME	NONE	LEVER - LEVER	2	PRIVACY	YES	NO	WALLSTOP, 4.5 X 4.5 X 26D HINGES
E	○	1	3'-0" x 6'-8"	3'-1 3/4" x 6'-9"	OAK EMBOSSSED SOLID CORE DOOR - 16 GA. 5-7/8" K.D. FRAME	NONE	LEVER - LEVER	2	PASSAGE	NO	NO	WALLSTOP, 4.5 X 4.5 X 26D HINGES
F	○	13	3'-0" x 6'-8"	3'-1 3/4" x 6'-9"	OAK EMBOSSSED SOLID CORE DOOR - 16 GA. 5-7/8" K.D. FRAME	NONE	LEVER - LEVER	2	PASSAGE	NO	NO	WALLSTOP, 4.5 X 4.5 X 26D HINGES
G	○	1	3'-0" x 7'-0"	3'-1 3/4" x 7'-1"	18 GA. STEEL DOOR - 16 GA 7-11/16" WELDED FRAME	6X27	LEVER - PANIC	2	EXTERIOR	YES	I-C	CLOSER,BB X NRP X 32D, WEATHER STRIPPING, THRESHOLD, DRIP CAP, SWEEP
H	○	1	3'-0" x 7'-0"	3'-1 3/4" x 7'-1"	OAK EMBOSSSED SOLID CORE DOOR - POCKET DOOR FRAME	NONE	FLUSH - FINGER PULL	2	PASSAGE	NO	NO	--

WINDOW SCHEDULE									
DESIGNATION		QTY	DIMENSIONS - WIDTH X HEIGHT		SPECIFICATIONS				NOTES
DESG.	MARK		NOMINAL SIZE	ROUGH OPENING	FINISH	GLAZING	TYPE	COVERING	
1	○	10	3'-0" x 4'-0"	2'-11 3/4" x 3'-11 3/4"	GERKIN RIHNO OR EQUAL	CLEAR-LOW E	FIXED	1" VINYL BLINDS	CLEAR ANODIZED
2	○	2	3'-0" x 3'-0"	2'-11 3/4" x 2'-11 3/4"	GERKIN RIHNO OR EQUAL	CLEAR-LOW E	FIXED	NO BLINDS	CLEAR ANODIZED

DOOR LEGEND NOTES:
ALL EXTERIOR DOORS TO HAVE THRESHOLDS, THRESHOLDS NOT TO EXCEED 1/2", AND ARE TO BE BEVELED IF IN EXCESS OF 1/4".
ALL EXTERIOR DOORS WITH GLAZING TO HAVE BRONZE TINT.
* KEY VALUE "YES" = ABILITY TO BE KEYED.
** CORE VALUE "I-C" = 7 PIN BEST COMPATIBLE TEMPORARY CONSTRUCTION CORES, SMALL FORMAT, FINAL CORES TO BE PROVIDED AFTER COORDINATION WITH APPLICABLE LOCKSMITH.

No.	DESCRIPTION	BY	DATE

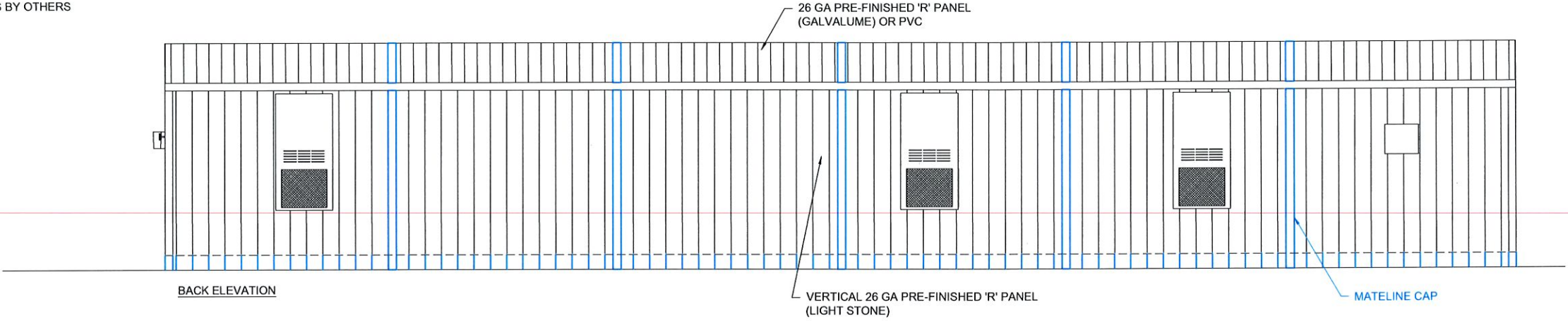
DATE:	10/31/22
SCALE:	NTS
SHEET SIZE:	22x34
PLOT SCALE:	1/2
DRAWN BY:	DW
CHECKED BY:	JB

DOOR & WINDOW SCHEDULES
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
A-2.1

Plot Date: 11/1/2022-11:45 AM

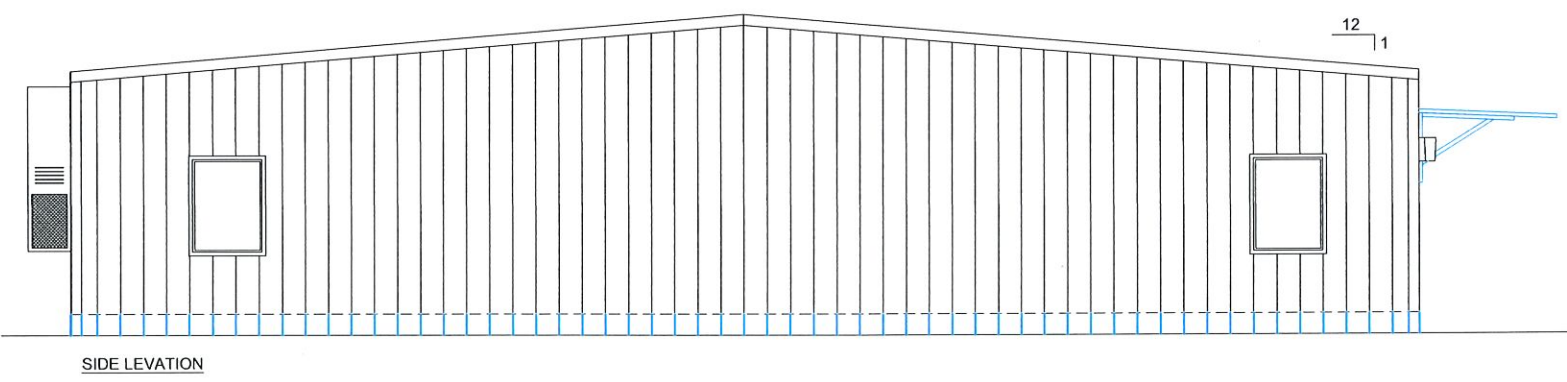
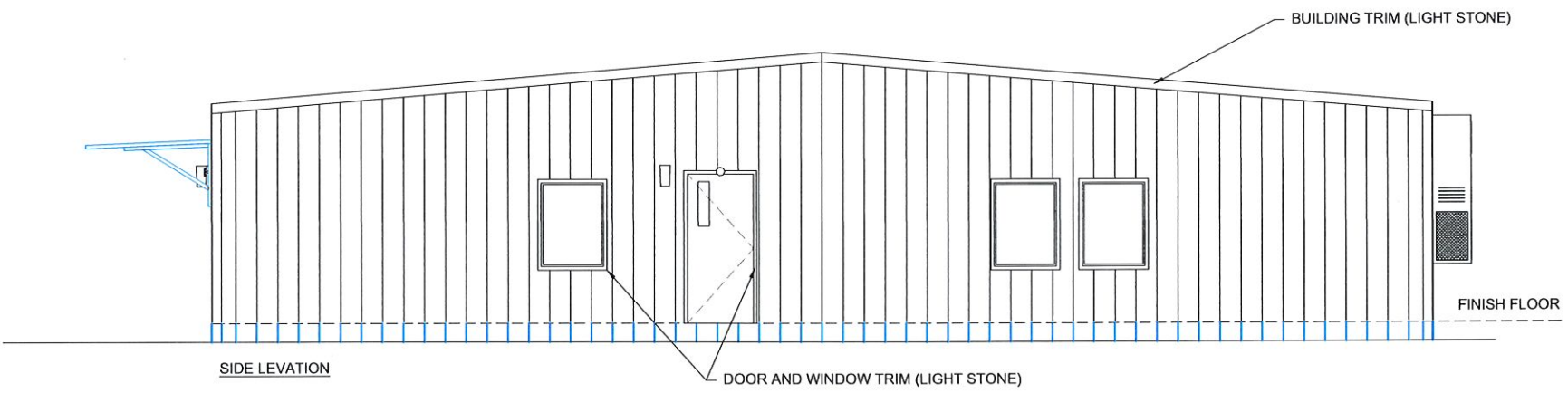
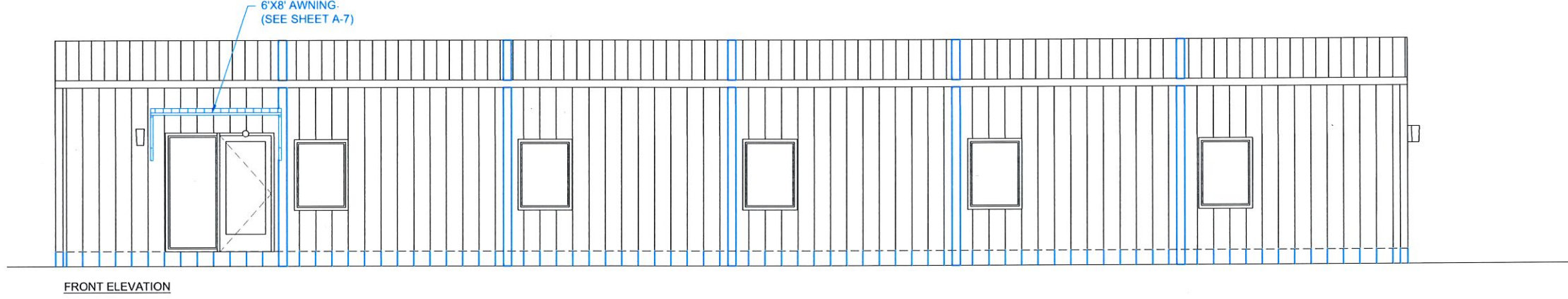
NOTE:
ALL RAMPS & STEPS BY OTHERS



OK

YURIANTO
YURIANTO
28662
OKLAHOMA

By Yuri at 3:12:01 PM, 11/1/2022
(Structural aspects only)



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100% SUBMITTAL

SG ECHO
MANUFACTURING PLANT 580-380-4788
2817 BIG LOTS PARKWAY DURANT, OK 74701

No.	DESCRIPTION	BY	DATE

DATE:	10/31/22	CHECKED BY: JB
SCALE:	1/4" = 1'-0"	
SHEET SIZE:	22x34	
PLOT SCALE:	1/2	
DRAWN BY:	DW	

EXTERIOR ELEVATIONS

PEOPLE FIRST OFFICE
DURANT, OK

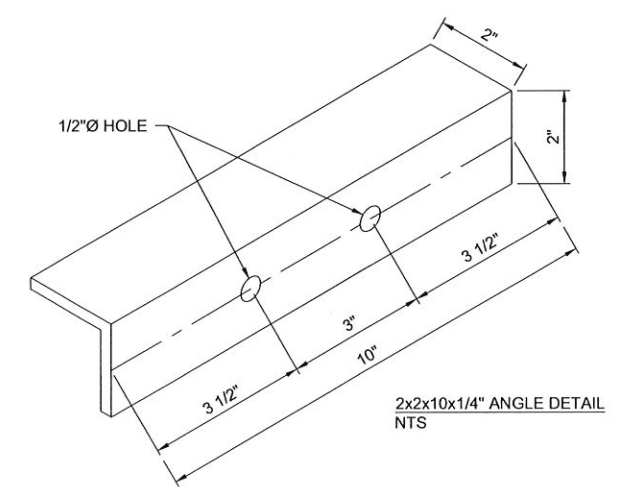
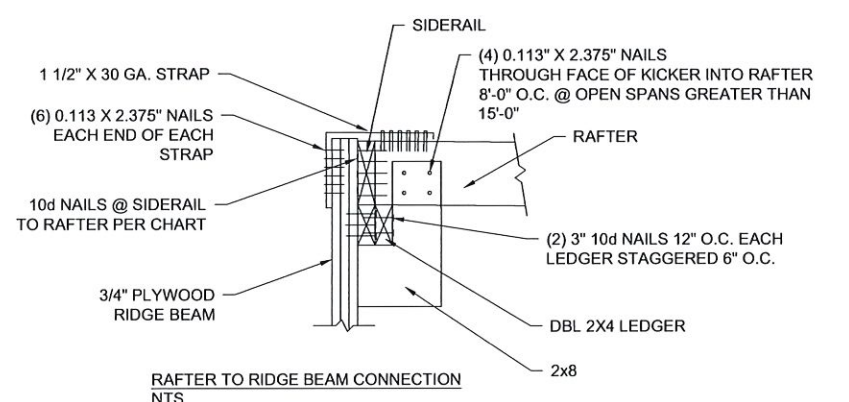
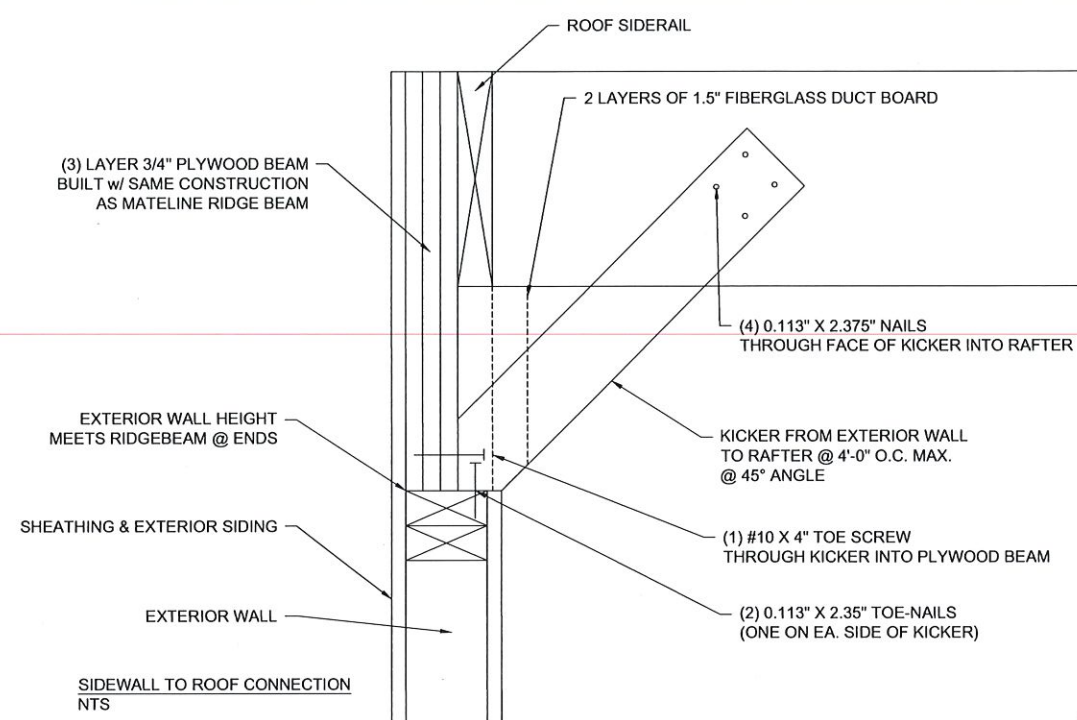
JOB # - 22032

SERIAL # - 1231 A-F

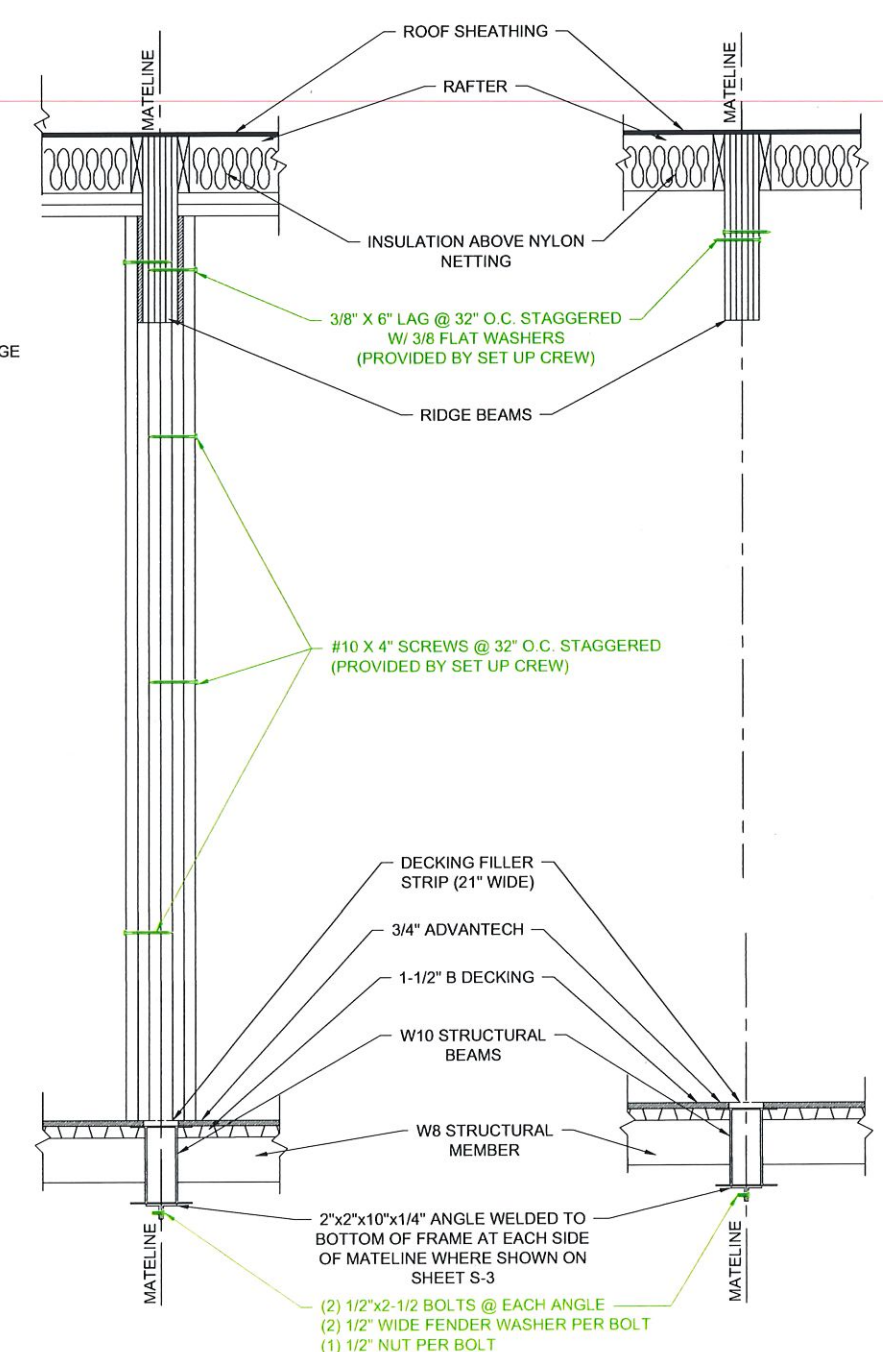
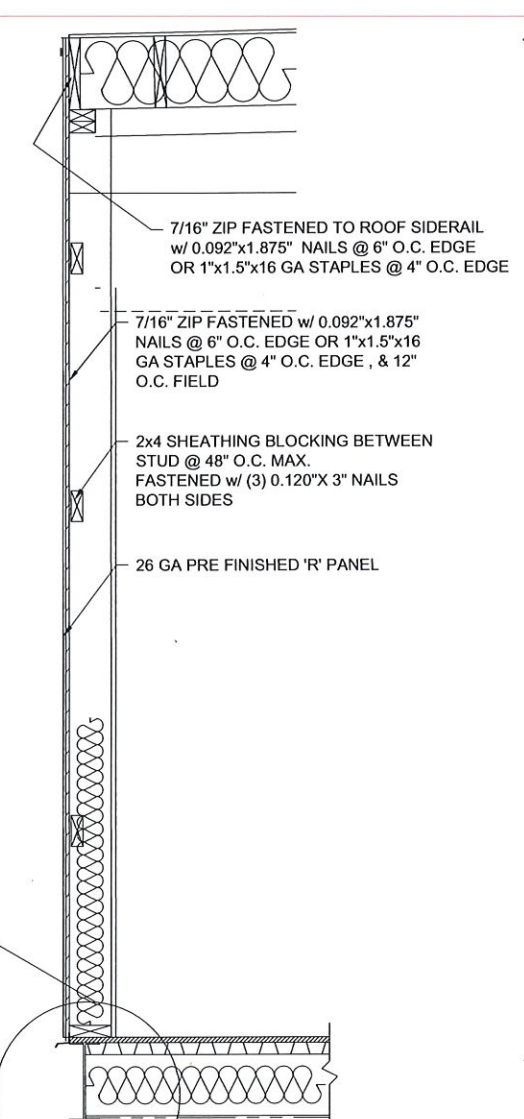
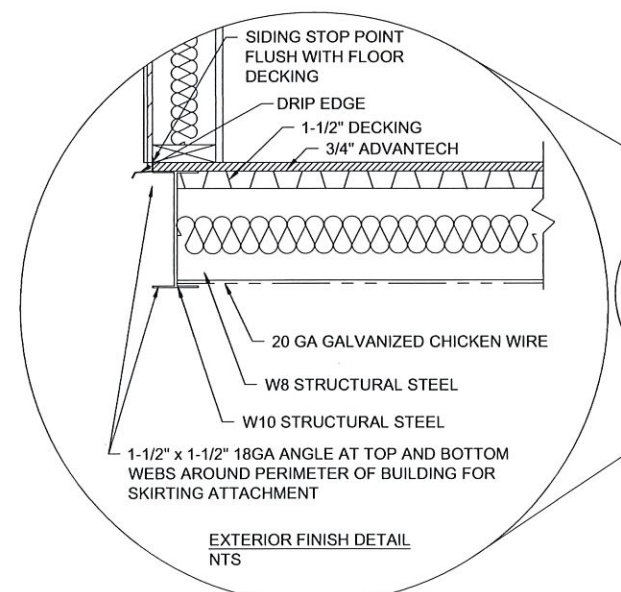
SHEET No.

A-3

Plot Date: 11/1/2022-11:45 AM



OK
 LICENSED PROFESSIONAL ENGINEER
 YURIANTO
 28662
 OKLAHOMA
 By Yuri at 3:12:06 PM, 11/1/2022
 (Structural aspects only)



MATELINE FIELD CONNECTION @ INTERIOR & EXTERIOR WALLS NTS

MATELINE FIELD CONNECTION NTS

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NOTE:
 1. WHEN FASTENING SHOWN CONFLICTS WITH APPROVED FASTENING SCHEDULE FASTENING SHOWN ON DRAWINGS SHALL SUPERSEDE FASTENING SCHEDULE.
 2. ALL 2X8 AND LARGER WOOD MEMBERS TO BE EITHER #2 DF OR #2 SPF

FLOOR JOIST TO RIM JOIST & SIDERAIL TO RAFTER FASTENING SCHEDULE			
RAFTER SIZE	QTY	SPACING	FASTENER
2X6	3	1 1/2" O.C.	3" 10d NAIL
2X8	4	1 1/2" O.C.	3" 10d NAIL
2X10	5	1 1/2" O.C.	3" 10d NAIL
2X12	6	1 1/2" O.C.	3" 10d NAIL

ADVANTECH SPAN RATING	
SPACING	MATERIAL THICKNESS
16" O.C.	1/2"
20" O.C.	5/8" - (19/32" ACTUAL)
24" O.C.	3/4" - (23/32" ACTUAL)
32" O.C.	7/8"
32" O.C.	1"
48" O.C.	1 1/8"

100% SUBMITTAL

MANUFACTURING PLANT 560-380-4708
2917 BIG LOTS PARKWAY DURANT, OK 74701

DATE	BY	DESCRIPTION
10/31/22	NTS	DATE
10/31/22	NTS	BY
10/31/22	NTS	DESCRIPTION

DATE: 10/31/22

SCALE: NTS

SHEET SIZE: 22x34

PLOT SCALE: 1/2

DRAWN BY: DW

CHECKED BY: JB

BUILDING SECTION DETAIL

PEOPLE FIRST OFFICE

DURANT, OK

JOB # - 22032

SERIAL # - 1231 A-F

SHEET No.

A-4.1

Plot Date: 11/1/2022 11:45 AM

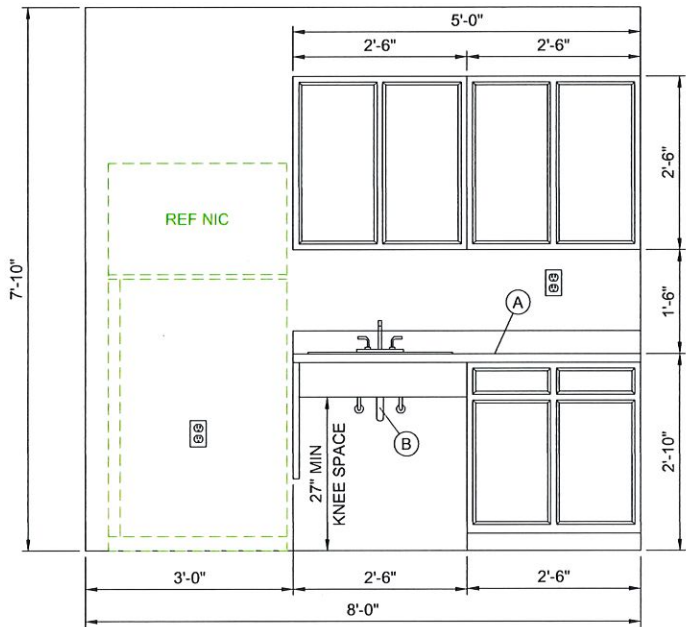
NOTE: ALL DIMENSIONS IN PARENTHESIS ARE CODE REQUIREMENTS

- (A) - PLASTIC LAMINATE COUNTERTOP w/ INTEGRAL BACKSPLASH
- (B) - HOT WATER AND DRAIN LINES TO BE INSULATED AND SECURED WITH ZIP TIES TO PREVENT BECOMING DISLODGED DURING TRANSPORT
- (C) - STAINLESS STEEL PANEL ON BOTH SIDES OF MOP SINK

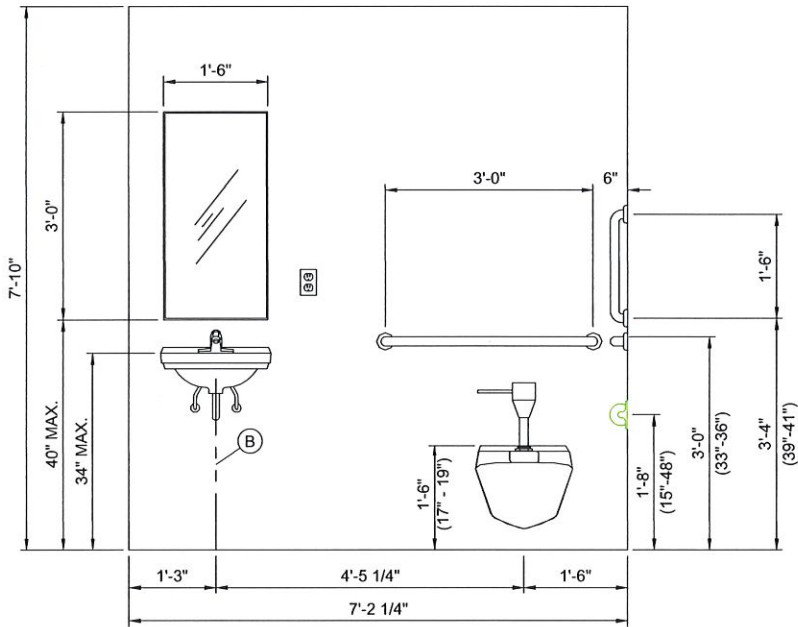
ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.



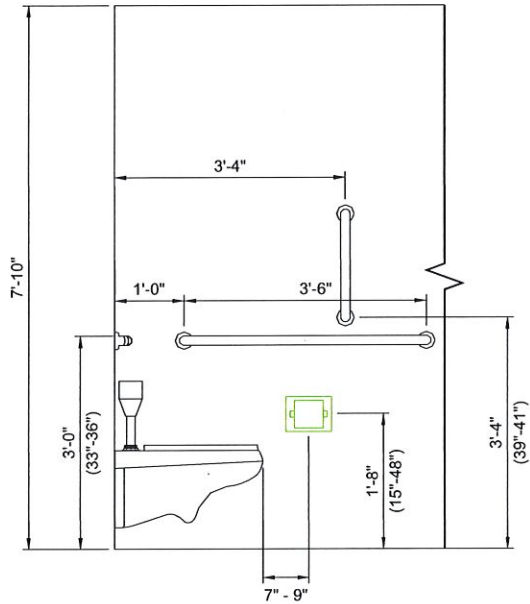
By Yuri at 3:12:08 PM, 11/1/2022
(Structural aspects only)



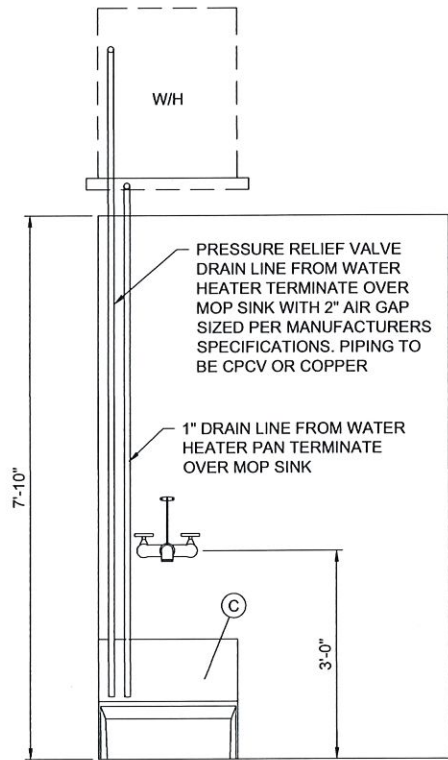
BREAK ROOM
RM: 119



RESTROOM
RM: 103, 105, & 104 MIRRORED



TYP. ADA TOILET SIDE ELEVATION



JANITOR
RM: 106

100% SUBMITTAL



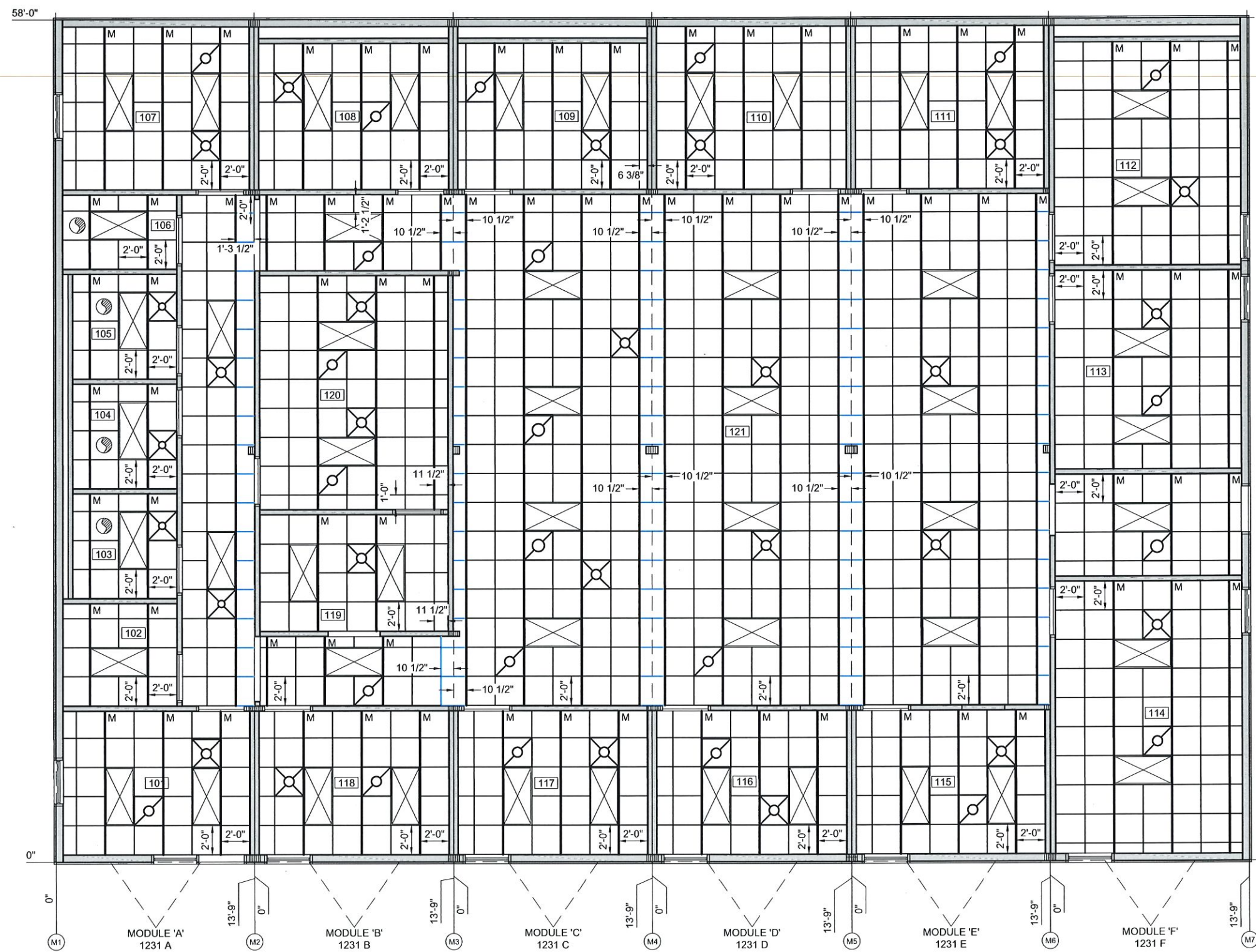
No.	DESCRIPTION	BY	DATE

DATE:	10/31/22	CHECKED BY:	DW
SCALE:	3/4" = 1'-0"		
SHEET SIZE:	22x34		
PLOT SCALE:	1:2		
DRAWN BY:	JB		

INTERIOR ELEVATIONS
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
A-5

Plot Date: 11/1/2022 11:46 AM



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OK

LICENSED PROFESSIONAL ENGINEER

YURIANTO YURIANTO

28662

OKLAHOMA

By Yuri at 3:12:10 PM, 11/1/2022
(Structural aspects only)

100% SUBMITTAL

SG ECHO

MANUFACTURING PLANT 550-390-4788
2517 BIG LOTS PARKWAY DURANT, OK 74701

No.	DESCRIPTION	BY	DATE

DATE: 10/31/22

SCALE: 1/4" = 1'-0"

SHEET SIZE: 22x34

PLOT SCALE: 1:2

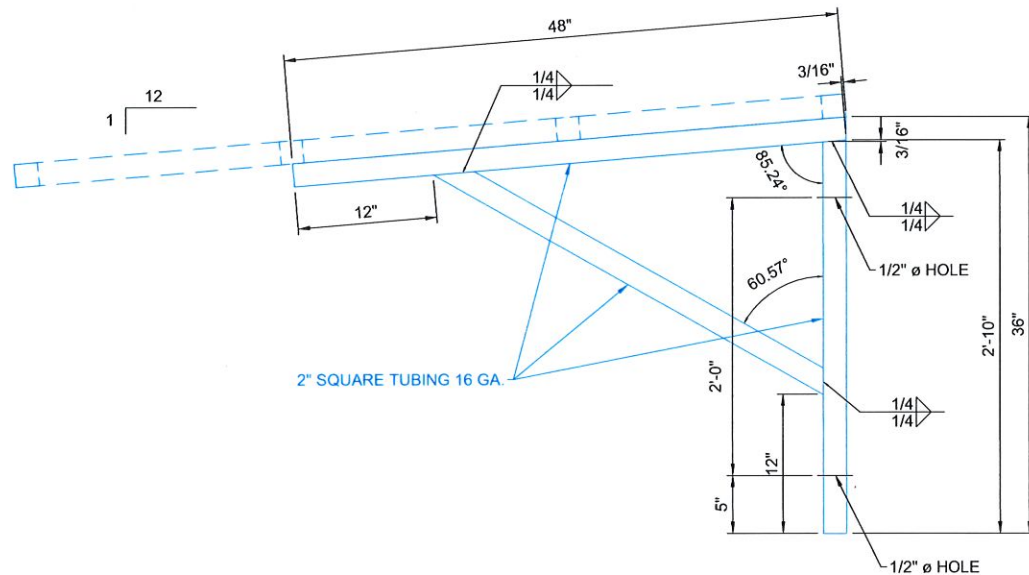
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CHECKED BY: JB

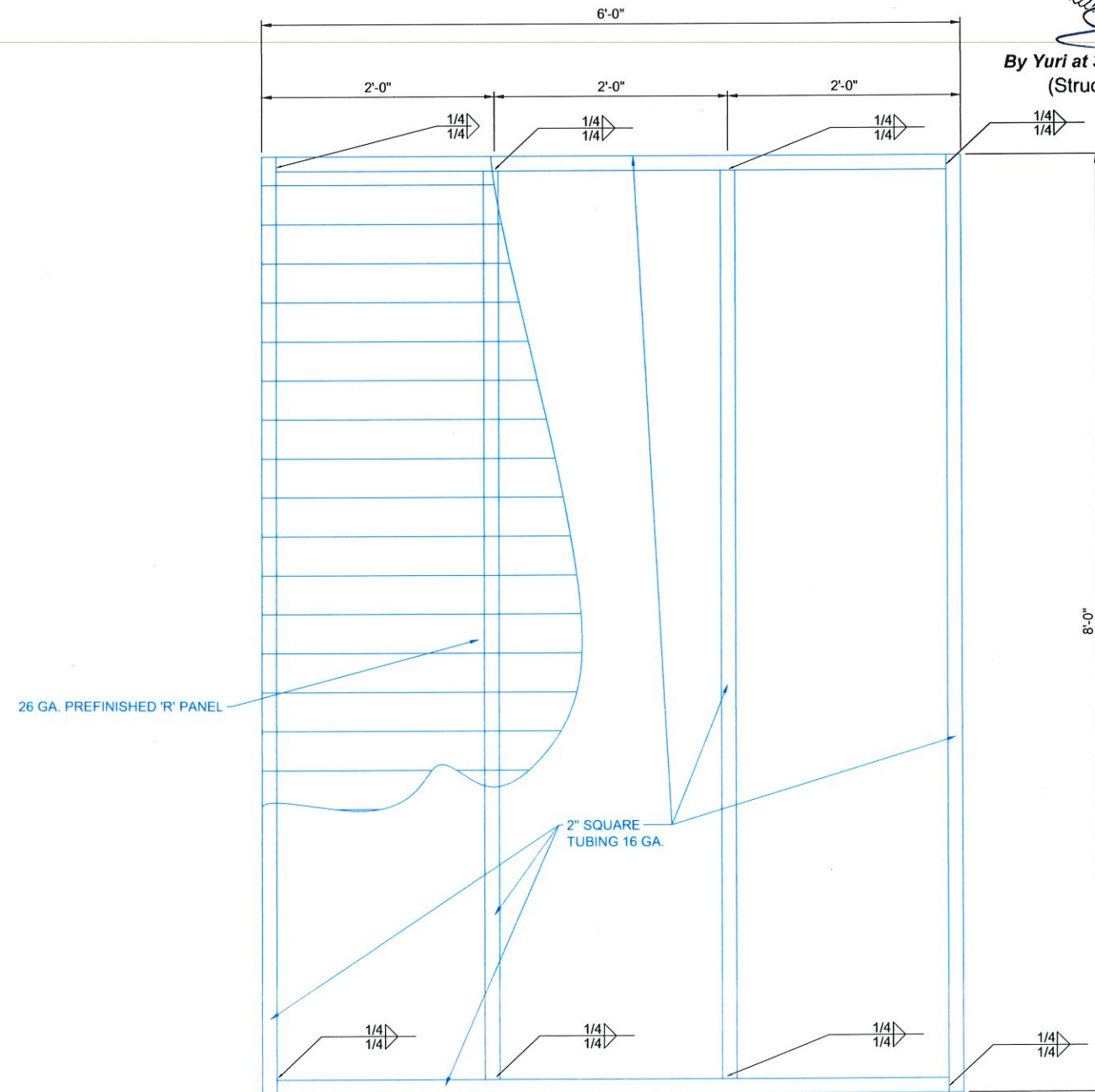
REFLECTED CEILING PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
A-6

Plot Date: 11/1/2022 11:46 AM



SIDE VIEW (AWNING SUPPORT FRAMING)



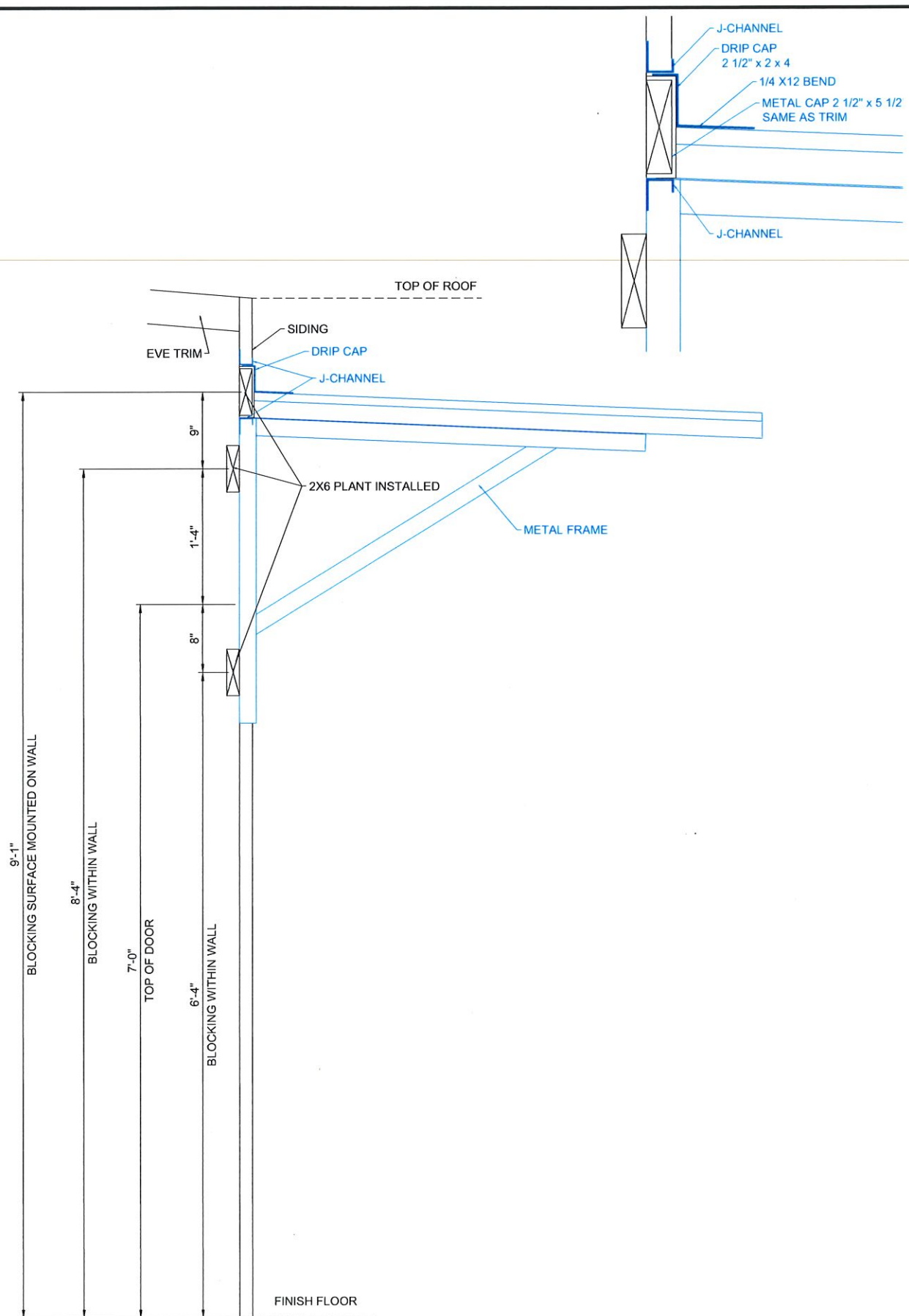
TOP VIEW (AWNING TOP FRAMING)



By Yuri at 3:12:11 PM, 11/1/2022
(Structural aspects only)

100% SUBMITTAL			
			
MANUFACTURING PLANT 560-380-4708 2917 BIG LOTS PARKWAY DURANT, OK 74701			
DATE:	10/31/22	BY:	
SCALE:	1 1/2" = 1'-0"	DESCRIPTION:	
SHEET SIZE:	22x34	No.	
PLOT SCALE:	1:2		
DRAWN BY:	JB	CHECKED BY:	DW
AWNING DETAILS PEOPLE FIRST OFFICE DURANT, OK JOB # - 22032 SERIAL # - 1231 A-F			
SHEET No.			
A-7			

ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.



ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.



By Yuri at 3:12:13 PM, 11/1/2022
(Structural aspects only)

AWNING DETAILS
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

DATE: 10/31/22
SCALE: #####
SHEET SIZE: 22x34
PLOT SCALE: 1:2
DRAWN BY: JB
CHECKED BY: DW

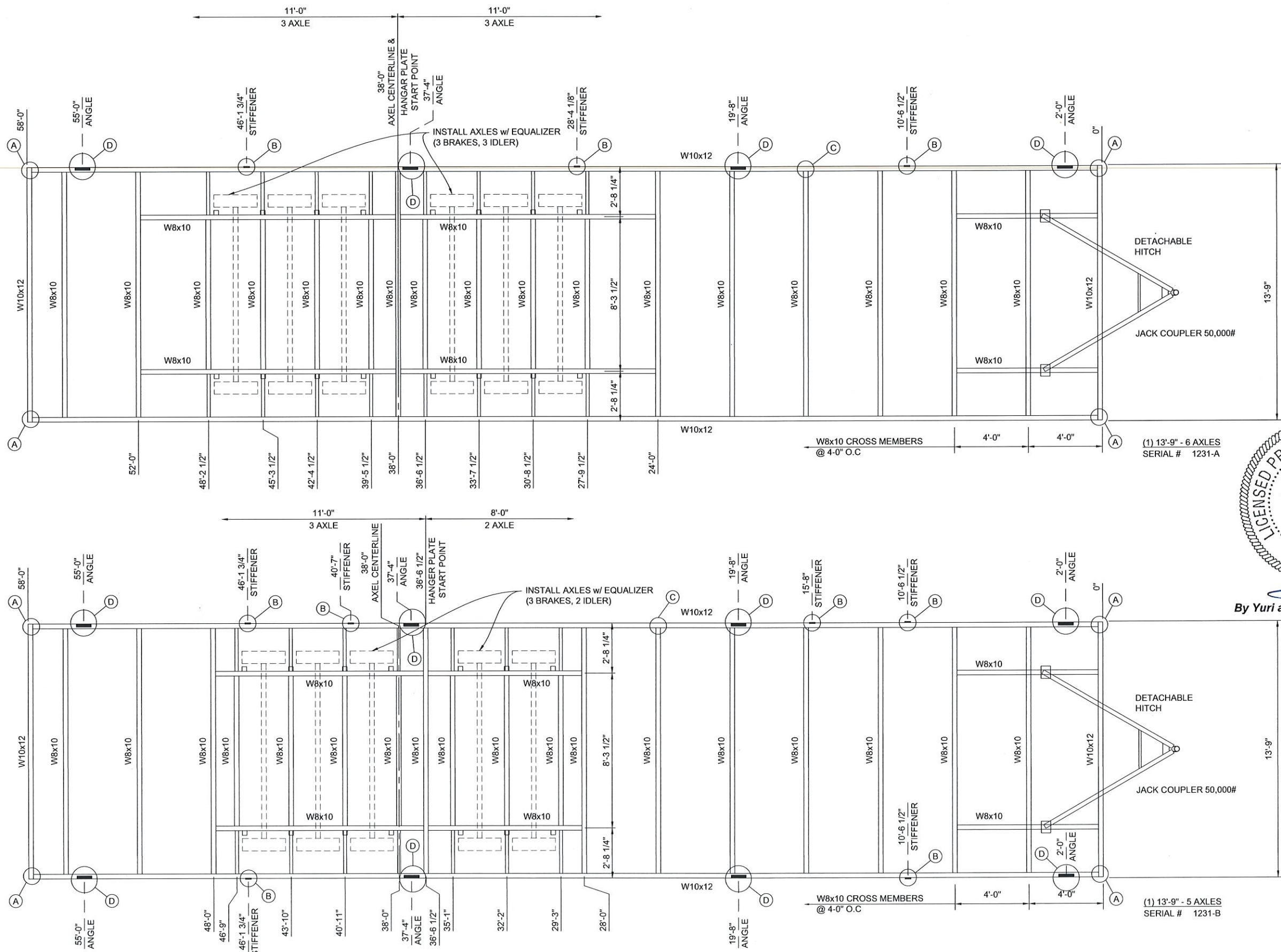
SG ECHO
MANUFACTURING PLANT 580-380-4788
2917 BIG LOTS PARKWAY DURANT, OK 74701

100% SUBMITTAL

No.	DESCRIPTION	BY	DATE

SHEET No.
A-7.1

Plot Date: 11/1/2022-11:46 AM



OK
LICENSED PROFESSIONAL ENGINEER
YURIANTO YURIANTO
28662
OKLAHOMA
By Yuri at 4:27:19 PM, 11/1/2022

SG ECHO
MANUFACTURING PLANT 580-380-4788
2517 BIG LOTS PARKWAY DURANT, OK 74701

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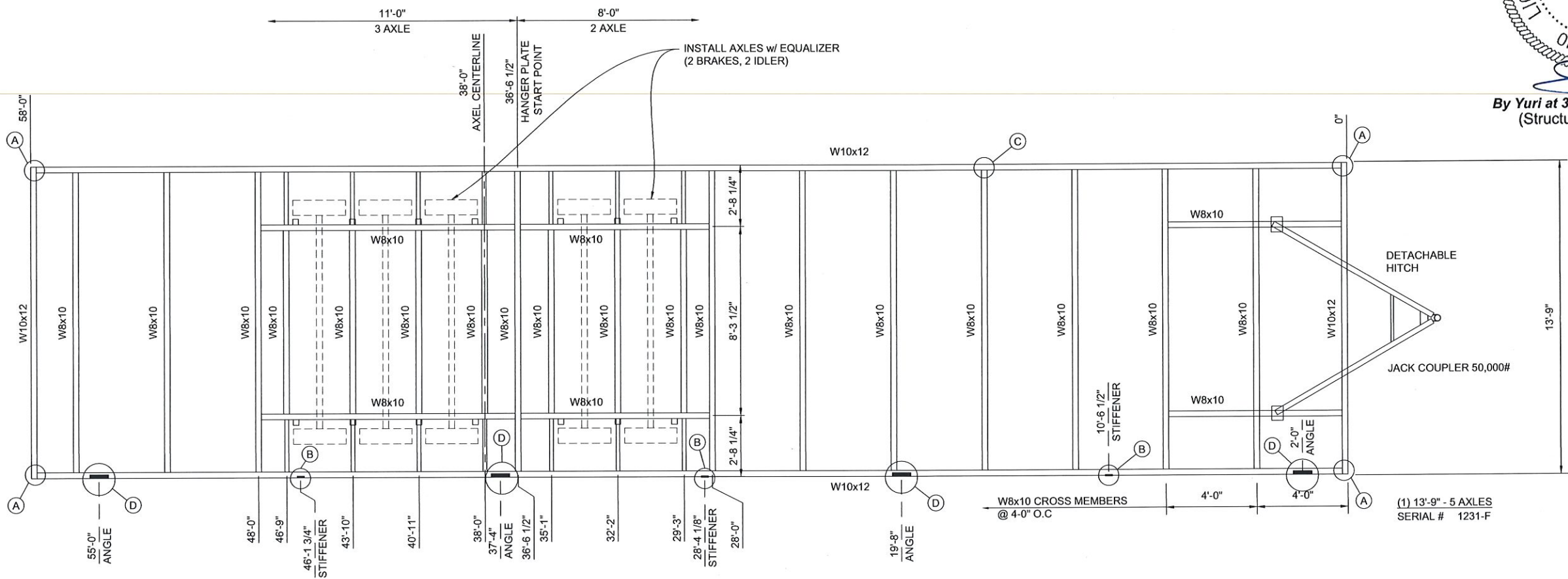
No.	DESCRIPTION	BY	DATE

FRAME PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

DATE: 10/31/22
SCALE: 3/8" = 1'-0"
SHEET SIZE: 22x34
PLOT SCALE: 1:2
DRAWN BY: DW
CHECKED BY: JB

SHEET No.
S-3

Plot Date: 11/1/2022 3:53 PM



By Yuri at 3:12:21 PM, 11/1/2022
(Structural aspects only)

PERIMETER FRAME PLAN		DATE: 10/31/22		100% SUBMITTAL	
PEOPLE FIRST OFFICE		SCALE: 3/8" = 1'-0"			
DURANT, OK		SHEET SIZE: 22x34			
JOB # - 22032		PLOT SCALE: 1:2			
SERIAL # - 1231 A-F		DRAWN BY: DW		CHECKED BY: JB	
SHEET No.		DESCRIPTION		BY DATE	
S-3.2					



By Yuri at 3:12:22 PM, 11/1/2022
(Structural aspects only)

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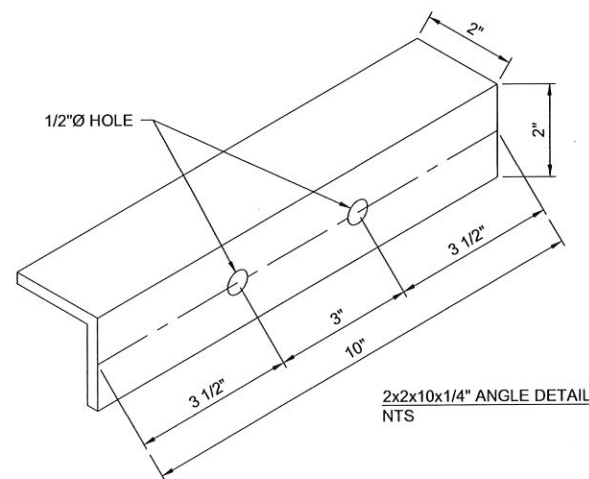
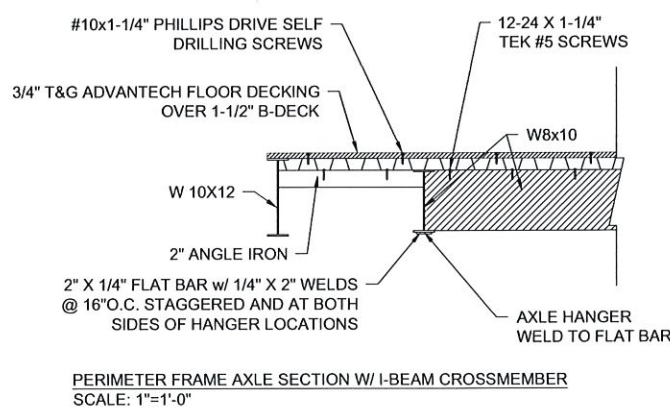
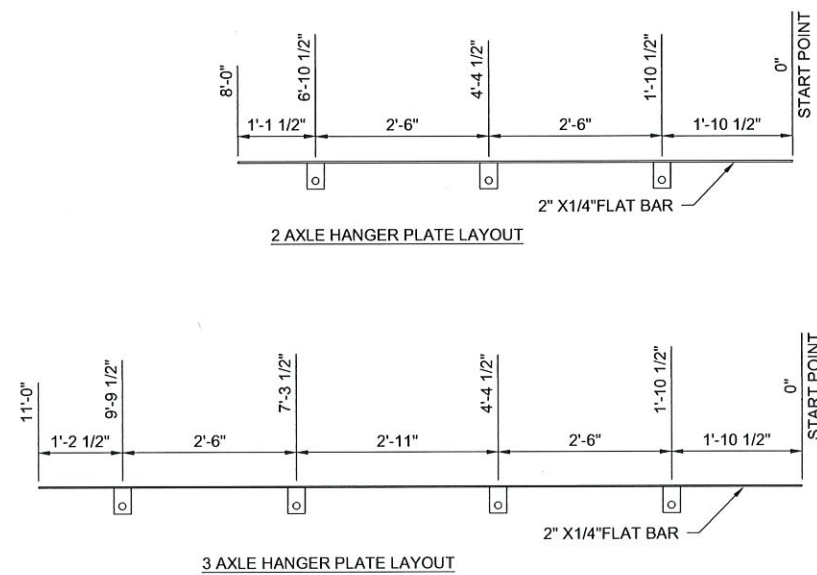
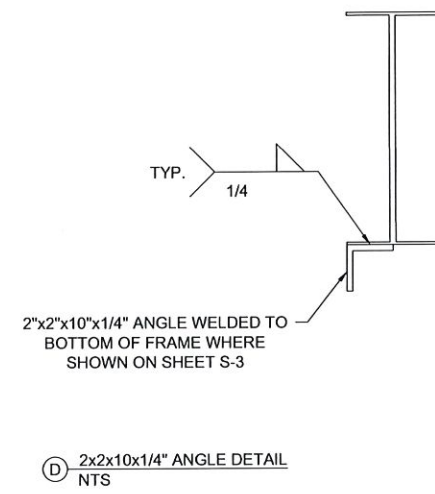
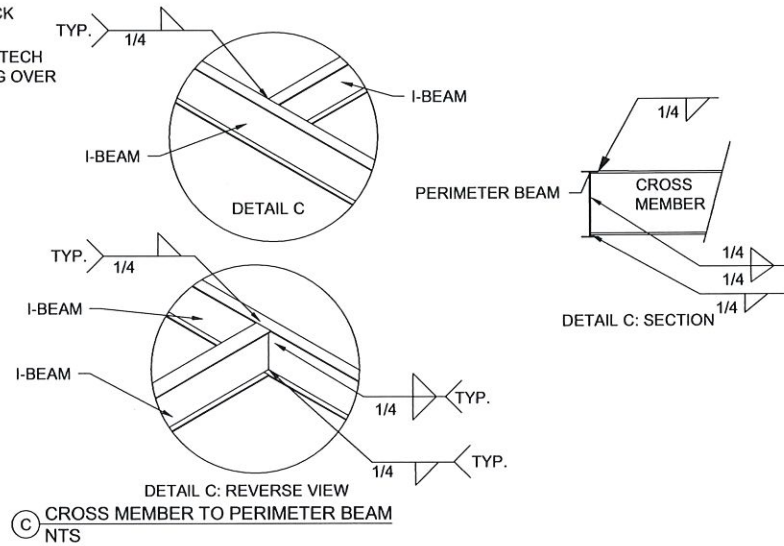
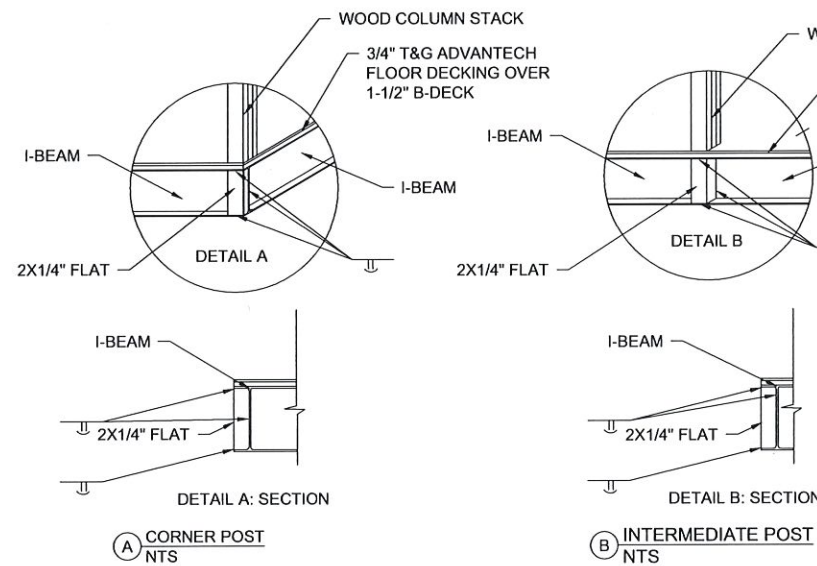
No.	DESCRIPTION	BY	DATE

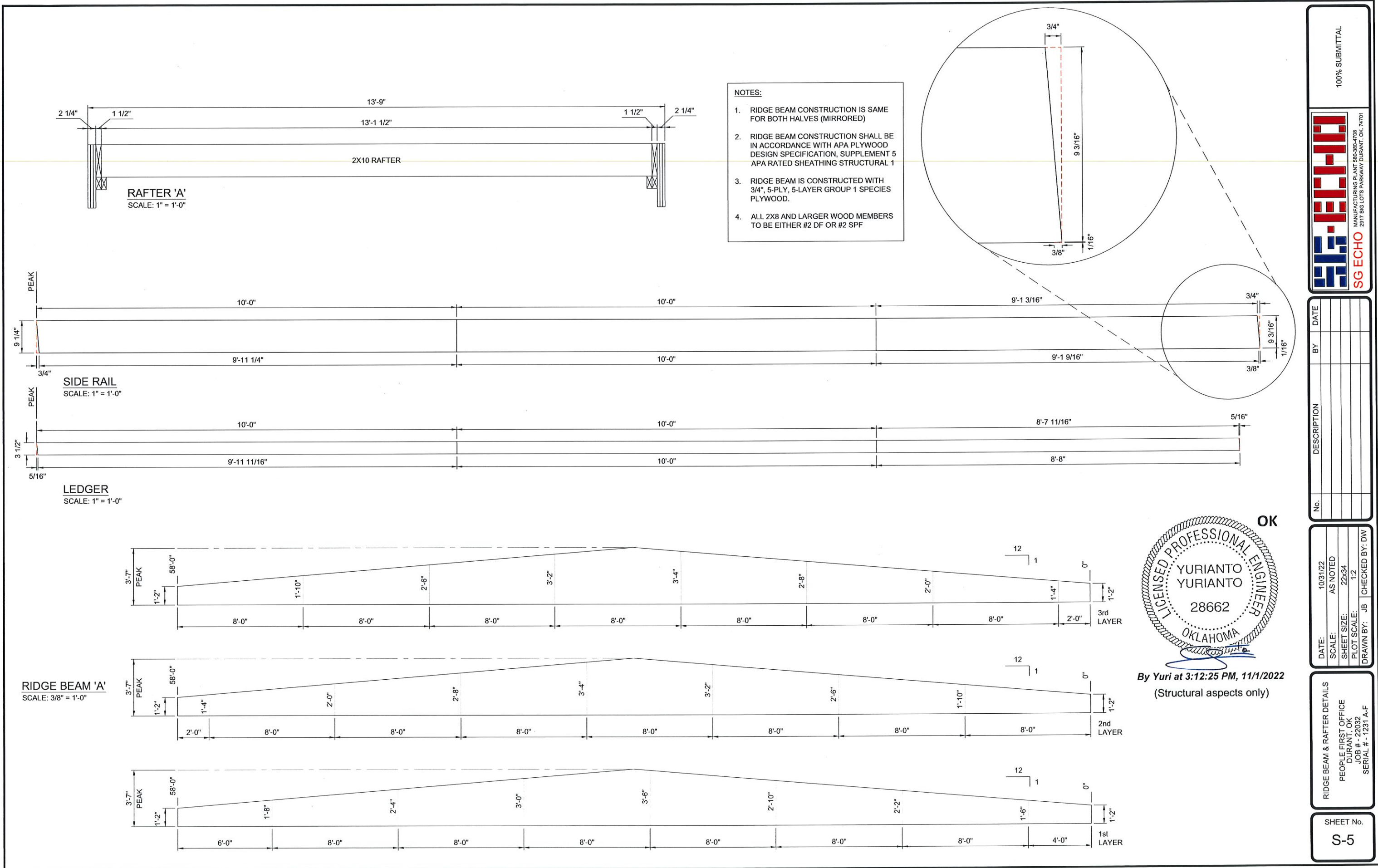
DATE:	10/31/22
SCALE:	NTS
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	JB
CHECKED BY:	DW

PERIMETER FRAME DETAILS
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
S-3.3

Plot Date: 11/1/2022-11:46 AM





100% SUBMITTAL

SG ECHO
MANUFACTURING PLANT 580-380-4788
2517 BIG LOTS PARKWAY DURANT, OK 74701

No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	AS NOTED
SHEET SIZE:	22x34
PLOT SCALE:	1/2
DRAWN BY:	JB
CHECKED BY:	DW

RIDGE BEAM & RAFTER DETAILS

PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.

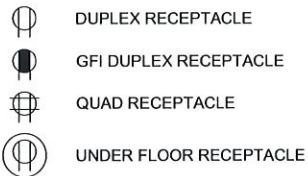
S-5

OK

YURIANTO YURIANTO
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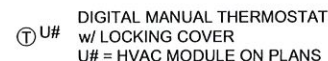
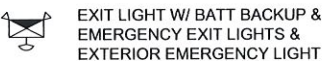
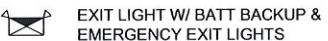
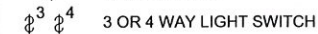
By Yuri at 3:12:25 PM, 11/1/2022
(Structural aspects only)

LEGEND OF SYMBOLS



RECEPTACLE VARIATIONS:

D = DEDICATED
WP = WEATHER PROOF
GFI-P = GFI PROTECTED



LEGEND NOTES:

DUPLEX RECEPTACLE +18" AFF
GFI RECEPTACLE @ COUNTER & LAVY +44" AFF
REC. WEATHER PROOF +8" AFF
TELE/DATA +18 AFF
THERMOSTAT +48" AFF
EMER/EXIT LIGHT +84" AFF
LIGHT SWITCH +44" AFF
WATER HEATER DISCONNECT SWITCH +54" AFF
EXTERIOR COMPACT LED +78" AFF
EXTERIOR LOADCENTERS +12" AFF
EXTERIOR DISCONNECT +12" AFF

ALL DIMENSIONS TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.

OK



By Yuri at 3:12:31 PM, 11/1/2022
(Structural aspects only)

PLUMBING SCHEDULES

SUPPLY FIXTURE UNIT SCHEDULE						
FIXTURE	INLET SIZE	COLD	HOT	EA. TOTAL	QUANTITY	TOTAL
HOSE BIBB	3/4"	2.5	0	2.5	1	2.5
LAVATORY	1/2"	1.5	1.5	2	3	6
MOP SINK (FLOOR)	3/4"	2.25	2.25	3	1	3
SINK	1/2"	1	1	1.4	1	1.4
WALL MOUNT FLUSH VALVE WATER CLOSET	1"	10	0	10	3	30
					9	42.9

LAVATORY COMPONENTS	
ITEM	MODEL
AMERICAN STANDARD LUCERNE 20-1/2"	355012.02
DELTA FAUCET	2500LF
DELTA DRAIN	RP62472SS

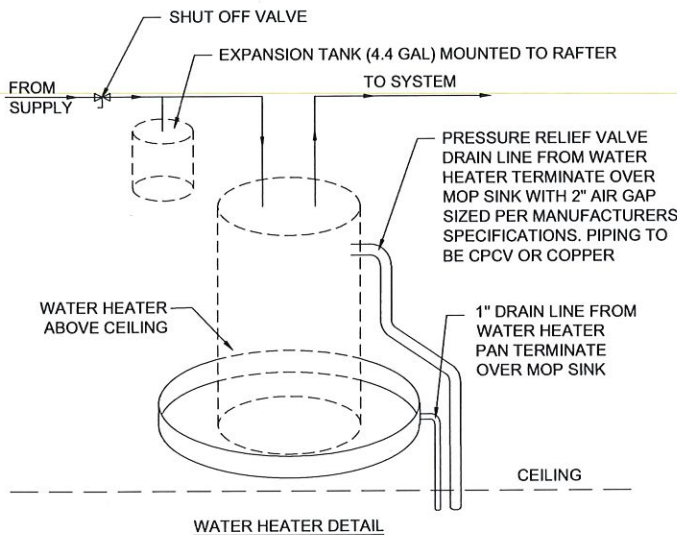
MOP SINK COMPONENTS	
ITEM	MODEL
PROFLO MOP BASIN	PFMB2424
FAUCET	SC-5811

SINK COMPONENTS	
ITEM	MODEL
AMERICAN STANDARD SINGLE BOWL	22SB.6252283S.075
DELTA FAUCET	B1310LF
DELTA FLANGE & STRAINER	72010

WATER CLOSET COMPONENTS	
ITEM	MODEL
AMERICAN STANDARD BOWL	3445J101.020
AMERICAN STANDARD FLUSHOMETER	6147111.002
AMERICAN STANDARD TOILET SEAT	5901100.02
JAY R SMITH CLOSET CARRIER SYSTEM	0315

WATER HEATER SCHEDULE						
QTY	DESIGNATION	MANUFACTURER	MODEL	INLET/OUTLET (NPT)	SIZE	ELEC HEAT
1	WATER HEATER	A.O. SMITH	ENL-30	3/4"	28 GALLON	4.5 KW
1	EXPANSION TANK	AMTROL	ST-12	3/4"	4.4 GALLON	0 KW

PLUMBING DRAINAGE FIXTURE UNIT SCHEDULE				
FIXTURE	PIPE SIZE	DRAIN	QUANTITY	TOTAL
LAVATORY	1 1/2"	1	3	3
MOP SINK (FLOOR)	3"	2	1	2
SINK	1 1/2"	2	1	2
WALL MOUNT FLUSH VALVE WATER CLOSET	4"	4	3	12
			8	19



HVAC SCHEDULES

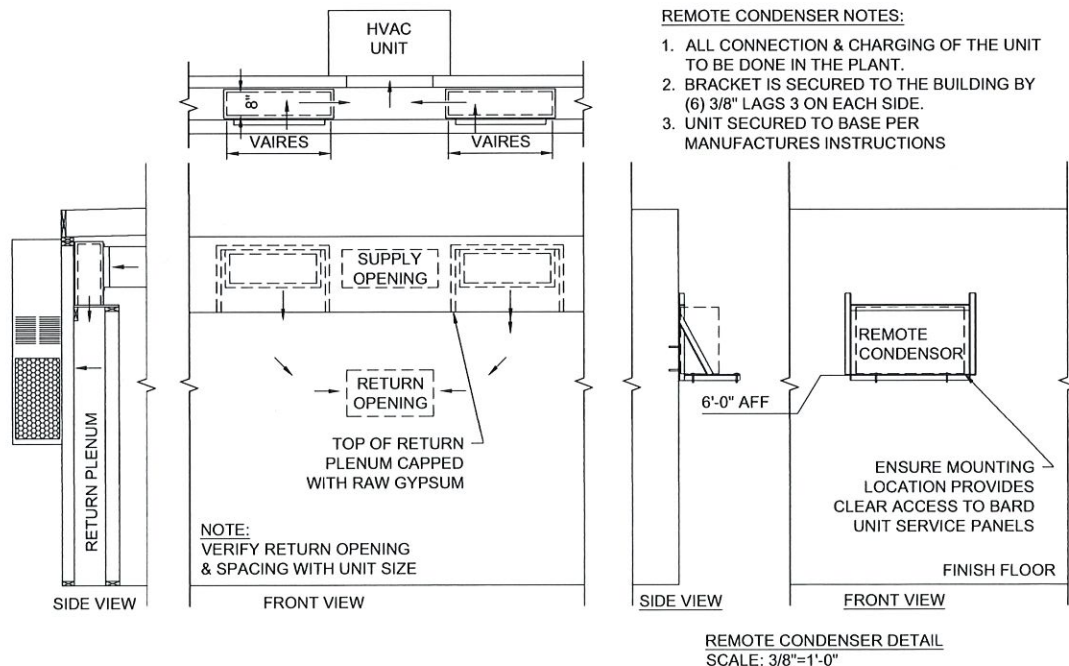
HVAC UNIT SCHEDULE								
QTY	DESIGNATION	MANUFACTURER	MODEL	NOM. COOLING	ELECTRIC HEAT	VOLTAGE	MOP (BREAKER)	WIRE SIZE
1	HVAC-1	BARD	EAA1060AA100N+++1DA+A21+++++	60000 BTU	10 KW	240V	60	6
1	HVAC-2	BARD	EAA1042AA100N+++1DA+A21+++++	42000 BTU	10 KW	240V	60	6
1	HVAC-3	BARD	EAA1060AA100N+++1DA+A21+++++	60000 BTU	10 KW	240V	60	6
1	SPLIT A/C INSIDE	DAIKIN	FTXS12LVJU	12000 BTU		240V	20	12
1	SPLIT A/C OUTSIDE	DAIKIN	RXS12LVJU	12000 BTU		240V	20	12

NOTE: ALTERNATE HVAC MODEL MAY BE USED IF EQUAL IN COOLING & HEATING

EXHAUST FAN SCHEDULE							
QTY	DESIGNATION	MANUFACTURER	MODEL	NOMINAL CFM	E.S.P.	VOLTAGE	WATTS
4	110 CFM	BROAN	A110	110	.125	120	156

DIFFUSER & GRILLE SCHEDULE		
TYPE	QTY	DUCT SIZE
RETURN	19	8"Ø
	4	10"Ø
	23	
SUPPLY	4	6"Ø
	23	8"Ø
	27	
	50	

DUCT SCHEDULE	
SIZE	QTY
30"x10"x4'-0"	8
26"x10"x4'-0"	12
24"x10"x4'-0"	3
22"x10"x4'-0"	4
20"x10"x4'-0"	10
18"x10"x4'-0"	1
16"x10"x4'-0"	6
14"x10"x4'-0"	12
12"x10"x4'-0"	3
10"x10"x4'-0"	14
8"Ø x 8'-0" METAL	1
8"Ø x 5'-0" METAL	1
8"Ø x 4'-6" METAL	1
8"Ø x 4'-0" METAL	2
8"Ø x 2'-0" METAL	6
10"Ø FLEX DUCT	4
8"Ø FLEX DUCT	42
6"Ø FLEX DUCT	4



REMOTE CONDENSER NOTES:
1. ALL CONNECTION & CHARGING OF THE UNIT TO BE DONE IN THE PLANT.
2. BRACKET IS SECURED TO THE BUILDING BY (6) 3/8" LAGS 3 ON EACH SIDE.
3. UNIT SECURED TO BASE PER MANUFACTURES INSTRUCTIONS

REMOTE CONDENSER DETAIL
SCALE: 3/8"=1'-0"

ELECTRICAL SCHEDULES

ELECTRICAL DEVICE SCHEDULE			
QTY	DESCRIPTION	WATTS	TOTAL
15	BOX & CONDUIT COMM	N/A	0
4	EXHAUST FAN 110 CFM BROAN A110	156	624
2	EXIT SIGN	3	6
2	EXIT SIGN W/ LIGHTS	8	16
2	EXIT SIGN W/ LIGHTS W/ REMOTE LIGHT	26	52
1	EXIT-EMERGENCY LIGHT-BATTERY BACK UP - LED LIGHT	8	8
1	HVAC HVAC-1 BARD EAA1060AA100N+++1DA+A21+++++	14136	14136
1	HVAC HVAC-2 BARD EAA1042AA100N+++1DA+A21+++++	13536	13536
1	HVAC HVAC-3 BARD EAA1060AA100N+++1DA+A21+++++	14136	14136
1	HVAC SPLIT A/C INSIDE DAIKIN FTXS12LVJU	N/A	0
1	HVAC SPLIT A/C OUTSIDE DAIKIN RXS12LVJU	1440	1440
52	LIGHT-2X4 LED 4,000 LUMENS	44	2288
2	LIGHT-EXTERIOR-LED-PORCH-LIGHT	16	32
61	MC CABLE WHIP ABOVE CEILING	N/A	0
2	MC CABLE WHIP ABOVE CEILING	1080	2160
1	RECEPTACLE DUPLEX	900	900
34	RECEPTACLE DUPLEX	180	6120
1	RECEPTACLE DUPLEX BELOW FLOOR HEAT TAPE	900	900
2	RECEPTACLE DUPLEX DEDICATED	1800	3600
4	RECEPTACLE DUPLEX GFI	180	720
2	RECEPTACLE DUPLEX GFI-WP	180	360
2	SWITCH-DBL-3 WAY-TOGGLE	N/A	0
19	SWITCH-DBL-TOGGLE	N/A	0
3	SWITCH-TOGGLE	N/A	0
3	THERMOSTAT	N/A	0
1	WATER HEATER 28 GAL. ENL-30	4500	4500
1	WATER HEATER DISCONNECT SWITCH - TOGGLE	N/A	0
221			65534

MEP NOTES

- P-1 NOTES:
1. SHUT-OFF VALVES REQUIRED AT ALL FIXTURES
2. WATER SUPPLY LINES ARE PEX (NSF APPROVED) EXCEPT COLD WATER SUPPLY LINES LARGER THAN 1 1/2" ARE COPPER
3. EXPOSED HOT WATER AND DRAIN LINES UNDER LAVIES ARE TO BE INSULATED
4. WATER LINE FITTINGS @ CONNECTION BETWEEN COPPER & STEEL PIPING @ WATER HEATER TO BE BRASS
5. INSTALL ALL PIPING IN THE PLANT ABOVE CEILING @ LOCATION SHOWN. ALL PIPING IS APPROXIMATE OTHER THAN WHERE DIMENSIONED
6. FROM IPC 2015 TABLE E201.1, THE 100' COLUMN OF THE 40-49 PSI RANGE, THE BUILDING IS TO BE SUPPLIED WITH A 1-1/4" INLET
7. PLANT TO STUB WATER LINE BELOW FLOOR U.N.O., PIPE TO BE MARKED FOR EASY IDENTIFICATION AND TERMINATED WITH A BRASS CAP
- P-2 PLANT NOTES:
1. DRAIN, WASTE, AND VENT PIPING TO BE SCHEDULE 40 PVC
2. DWV VENTS MAY BE COMBINED PRIOR TO PENETRATING ROOF DECK. VTR TO TERMINATE 8" MIN. ABOVE ROOF. ROOF PENETRATION NOT TO BE AT ROOF PEAK.
- P-2 SITE NOTES:
1. SITE PLUMBER TO INSTALL ALL DRAINAGE PIPE AND CLEAN-OUTS UNDER THE BUILDING ON SITE
2. SEWER LINES LAYOUT IS SUGGESTED PLAN & CAN BE REDESIGNED AND SIZED PER CODE & APPROVED BY LAHJ
3. UNLESS APPROVED BY LAHJ, ALL HORIZONTAL SEWER LINES UNDER THE BUILDING TO BE AT 1/8" SLOPE PER FOOT & TO BE 3" MIN UP TO 36 FIXTURE UNITS, 4" MIN UP TO 180 FIXTURE UNITS
4. ALL EXPOSED SEWER LINES TO BE SUSPENDED FROM BOTTOM OF BUILDING. PER IPC TABLE 308.5, PVC PIPING IS SUPPORTED EVERY 4'-0" HORIZONTALLY.
- M-1 HVAC NOTES:
1. MAIN SUPPLY & RETURN DUCT RUNS ARE RECTANGULAR FIBERGLASS
2. DUCT BRANCHES ARE CLASS 1, U.L. 181 LISTED FLEXIBLE FIBERGLASS DUCTING - 10' LONG MAXIMUM
3. RETURN OPENINGS SHALL BE PROVIDED WITH 2' LONG LINED PLENUMS
4. EXHAUST VENTS MUST EXTEND TO THE OUTDOORS THRU THE EXTERIOR WALL OR ROOF 8" MIN. EXHAUST VENTS MAY BE COMBINED PRIOR TO PENETRATING EXTERIOR WALL/ROOF. VENTS MUST TERMINATE 10'-0" MIN. FROM ANY MECHANICAL AIR INTAKE. VENTS THRU WALL TO TERMINATE 10'-0" MIN. ABOVE FINISHED GRADE AND 3'-0" AWAY FROM ANY OPERABLE OPENING. ALL VENTS THRU WALL TO INCLUDE A BIRD SCREEN.
- E-1 ELEC NOTES:
1. ALL LOADCENTERS TO HAVE LOCKS & KEYS
2. ALL INTERIOR WIRING TO BE MC CABLE
3. ALL PANELS TO HAVE 20% SPARE CAPACITY
4. EACH PANEL TO HAVE (1) 3/4" EMT STUBBED ABOVE CEILING FOR ADDITIONAL CIRCUIT

100% SUBMITTAL



No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	NTS
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

MEP DETAILS SCHEDULES & NOTES
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
MEP-1

Plot Date: 11/1/2022 11:47 AM

LEGEND

— HW —

HOT WATER LINE

— CW —

COLD WATER LINE

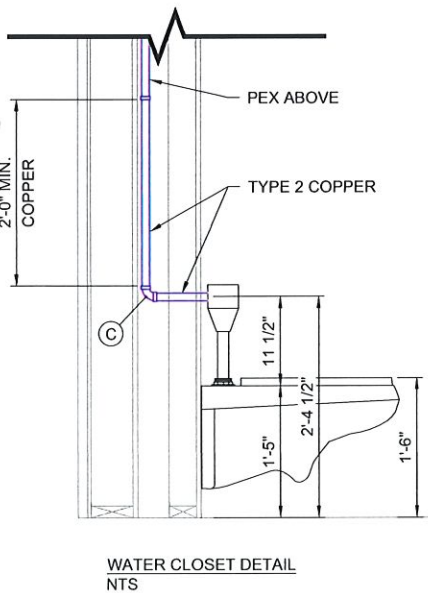
SEE NOTES ON SHEET MEP-1

NOTE:
INSTALL ALL PIPING IN THE PLANT ABOVE CEILING
@ LOCATION SHOWN. ALL PIPING IS APPROXIMATE
OTHER THAN WHERE DIMENSIONED

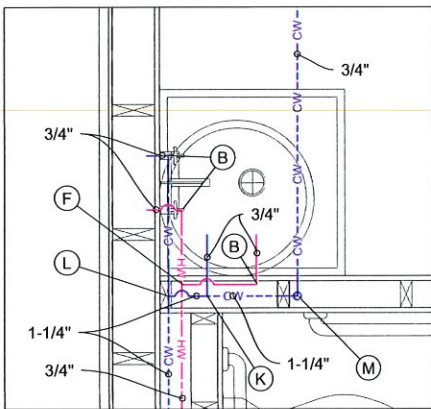
PLUMBING FITTINGS		
DESIG.	TYPE OF FITTING	QTY
A	1/2" 90° ELBOW	12
B	3/4" 90° ELBOW	8
C	1" 90° ELBOW (COPPER)	3
D	3/4" - 1/2" - 1/2" TEE	2
E	3/4" - 1/2" - 3/4" TEE	2
F	3/4" - 3/4" - 3/4" TEE	1
G	1" - 1/2" - 1" TEE	2
H	1" - 1" - 3/4" TEE	1
I	1" - 1" - 1" TEE	1
J	1-1/4" - 1" - 1" TEE	1
K	1-1/4" - 3/4" - 1-1/4" TEE	1
L	1-1/4" - 1-1/4" - 3/4" TEE	1
M	1-1/4" - 1-1/4" - 3/4" 3-WAY CORNER ELBOW	1

NOTE:
PLUMBING FITTING SCHEDULE INCLUDES FIXTURE
FITTINGS NOT SHOWN ON PLAN

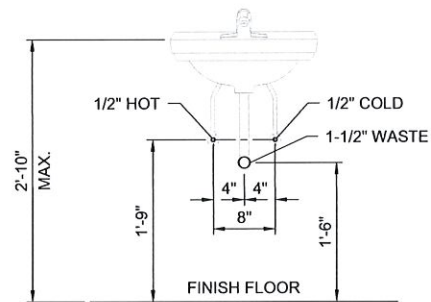
FIXTURE FITTINGS	
FIXTURE	TYPE OF FITTING
LAVATORY	1/2" 90° ELBOW
SINK	1/2" 90° ELBOW
WATER CLOSET FLUSH VALVE	1" 90° ELBOW
MOP SINK	3/4" 90° ELBOW
HOSE BIB	3/4" 90° ELBOW
WATER HEATER	3/4" 90° ELBOW



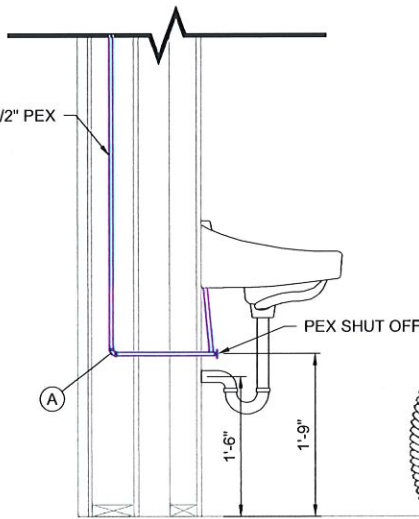
ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON
SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY
OTHERS ON SITE.



BLOW UP @ WATER HEATER
SCALE: 1" = 1'-0"



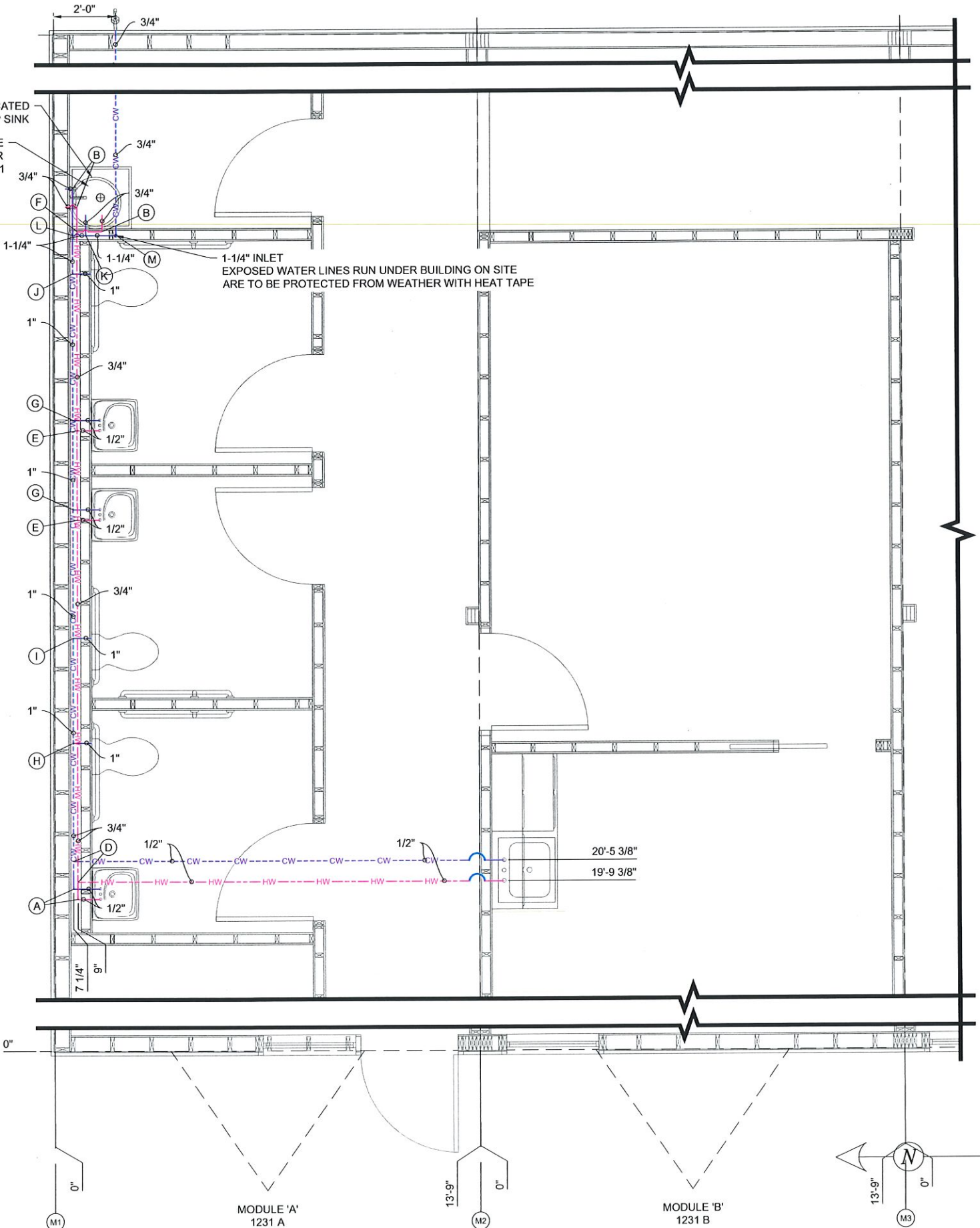
LAV & SINK PLUMBING DETAIL
NTS



LAV PLUMBING SECTION
NTS



By Yuri at 3:12:35 PM, 11/1/2022
(Structural aspects only)



100% SUBMITTAL

SG ECHO

MANUFACTURING PLANT 580-380-4788
2817 BIG LOTS PARKWAY DURANT, OK 74701

DATE: 10/31/22

SCALE: 1/2" = 1'-0"

SHEET SIZE: 22x34

PLOT SCALE: 1:2

DRAWN BY: DW

CHECKED BY: JB

PLUMBING SUPPLY LAYOUT

PEOPLE FIRST OFFICE

DURANT, OK

JOB # - 22032

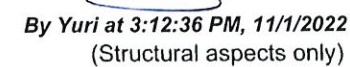
SERIAL # - 1231 A-F

SHEET No.

P-1



MODULE 'B'



NOTE:
PLUMBING FITTING SCHEDULE INCLUDES SITE ITEMS.

SHEET No.
P-2

1/4" - LIQUID REFRIGERANT PIPING - INSULATED*
1/2" - GAS REFRIGERANT PIPING - INSULATED*
#12 - CONNECTION WIRE*
* ALL LINES TAPED TOGETHER INCLUDING ELECTRIC

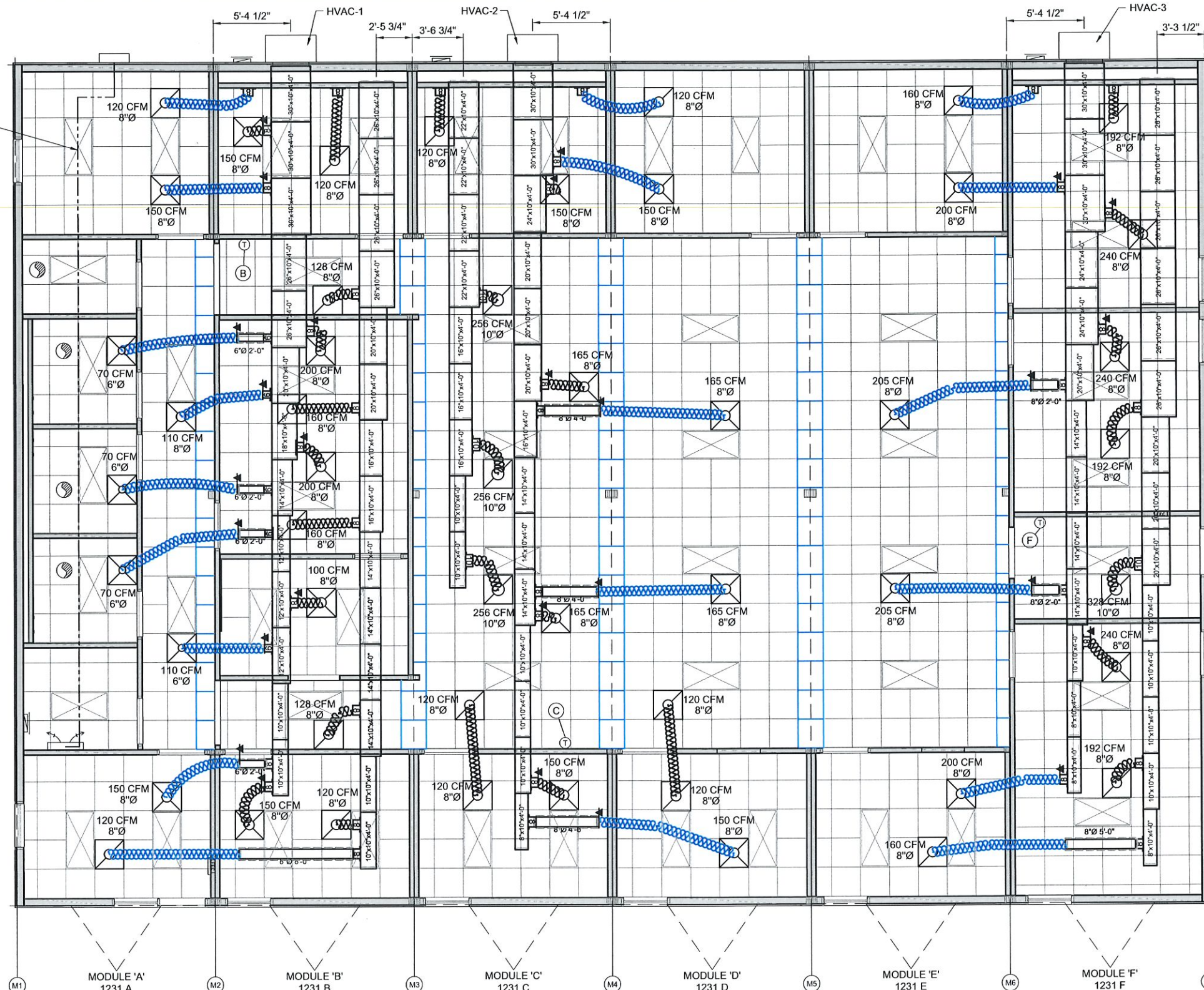


By Yuri at 3:12:38 PM, 11/1/2022
(Structural aspects only)

LEGEND	
	24"x24" HVAC SUPPLY DIFFUSER FLOW RATE CONN. Ø FABRICATION LENGTH
	24"x24" HVAC RETURN GRILLE CONN. Ø FABRICATION LENGTH

- NOTES:
1. ALTERNATE HVAC MODEL MAY BE USED IF EQUAL IN COOLING & HEATING
 2. SEE SHEET MEP-1 FOR ADDITIONAL SCHEDULES & NOTES
 3. MANUAL CONTROL DAMPER @ WYE LEG TO DIFFUSER.
 4. ROUND DUCT @ END OF SUPPLY RUNS TO EXTEND PAST LAST WYE AND BE CAPPED.
 5. ALTERNATE HVAC MODEL MAY BE USED IF EQUAL IN COOLING & HEATING

ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS.

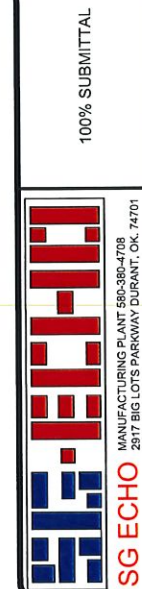


HVAC UNIT SCHEDULE								
QTY	DESIGNATION	MANUFACTURER	MODEL	NOM. COOLING	ELECTRIC HEAT	VOLTAGE	MOP (BREAKER)	WIRE SIZE
1	HVAC-1	BARD	EAA1060AA100N++++1DA+A21+++++	60000 BTU	10 KW	240V	60	6
1	HVAC-2	BARD	EAA1042AA100N++++1DA+A21+++++	42000 BTU	10 KW	240V	60	6
1	HVAC-3	BARD	EAA1060AA100N++++1DA+A21+++++	60000 BTU	10 KW	240V	60	6
1	SPLIT A/C INSIDE	DAIKIN	FTXS12LVJU	12000 BTU		240V	20	12
1	SPLIT A/C OUTSIDE	DAIKIN	RXS12LVJU	12000 BTU		240V	20	12

EXHAUST FAN SCHEDULE								
QTY	DESIGNATION	MANUFACTURER	MODEL	NOMINAL CFM	E.S.P.	VOLTAGE	WATTS	CONN.SIZE
4	110 CFM	BROAN	A110	110	.125	120	156	4" HORIZ.

DUCT SCHEDULE		
SIZE	QTY	
30"x10"x4'-0"	8	
26"x10"x4'-0"	12	
24"x10"x4'-0"	3	
22"x10"x4'-0"	4	
20"x10"x4'-0"	10	
18"x10"x4'-0"	1	
16"x10"x4'-0"	6	
14"x10"x4'-0"	12	
12"x10"x4'-0"	3	
10"x10"x4'-0"	14	
8"Ø x 8'-0" METAL	1	
8"Ø x 5'-0" METAL	1	
8"Ø x 4'-6" METAL	1	
8"Ø x 4'-0" METAL	2	
8"Ø x 2'-0" METAL	6	
10"Ø FLEX DUCT	4	
8"Ø FLEX DUCT	42	
6"Ø FLEX DUCT	4	

DIFFUSER & GRILLE SCHEDULE		
TYPE	QTY	DUCT SIZE
RETURN	19	8"Ø
	4	10"Ø
	23	
SUPPLY	4	6"Ø
	23	8"Ø
	27	
	50	



No.	DESCRIPTION	BY	DATE

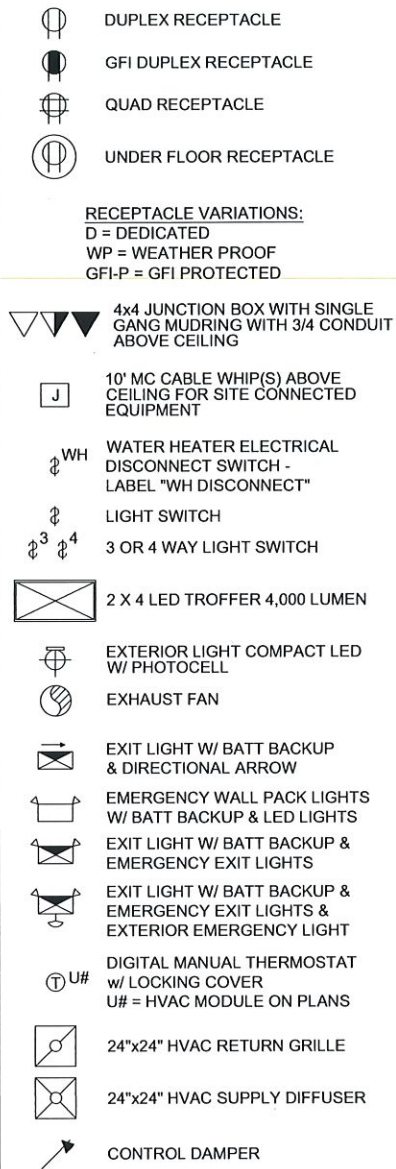
DATE:	10/31/22
SCALE:	1/4" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

HVAC PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
M-1

Plot Date: 11/1/2022 11:48 AM

LEGEND OF SYMBOLS

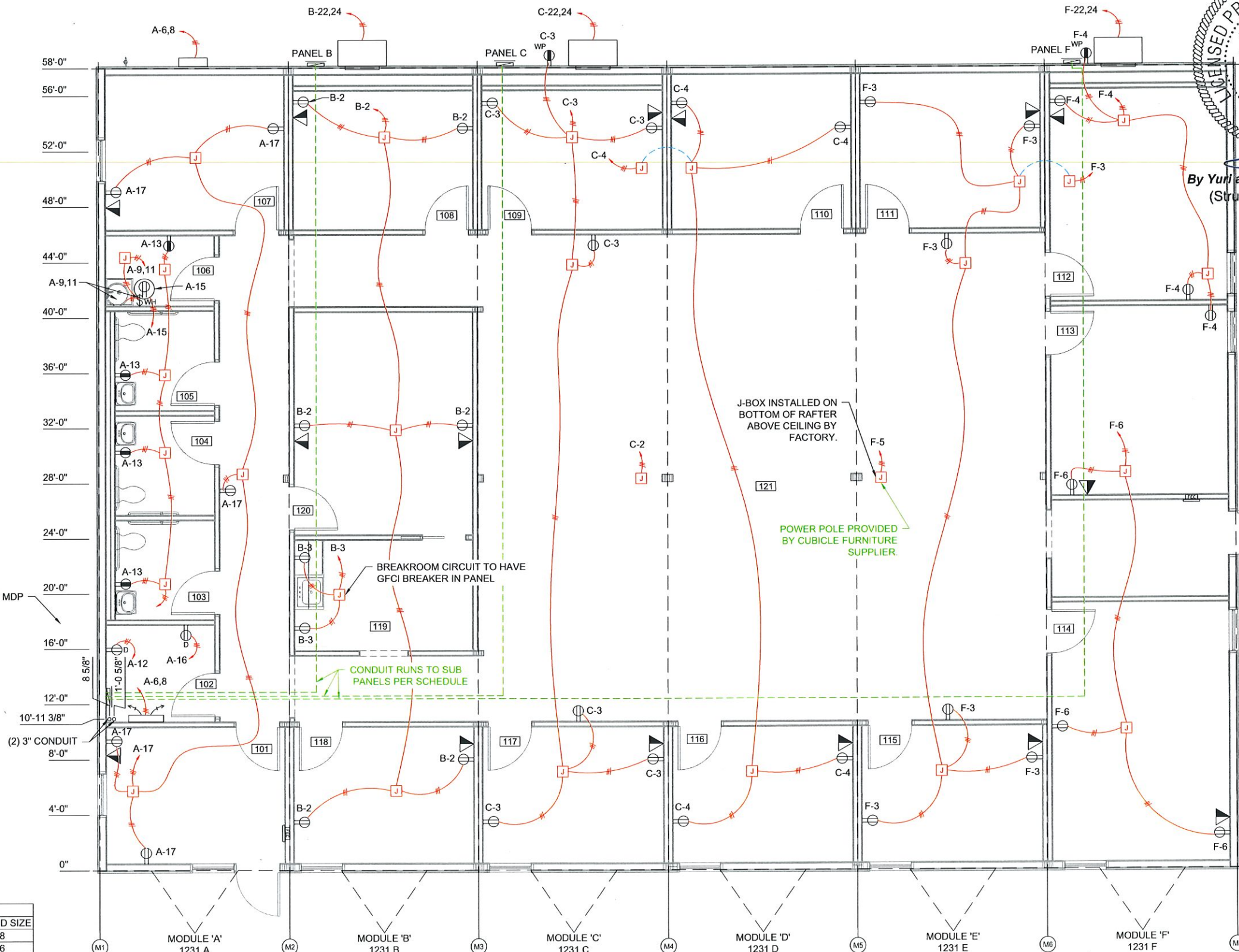


LEGEND NOTES:
 DUPLEX RECEPTACLE +18" AFF
 GFI RECEPTACLE @ COUNTER & LAVY +44" AFF
 REC. WEATHER PROOF +8" AFF
 TELE/DATA +18 AFF
 THERMOSTAT +48" AFF
 EMER./EXIT LIGHT +84" AFF
 LIGHT SWITCH +44" AFF
 WATER HEATER DISCONNECT SWITCH +54" AFF
 EXTERIOR COMPACT LED +78" AFF
 EXTERIOR LOADCENTERS +12" AFF
 EXTERIOR DISCONNECT +12" AFF

ALL DIMENSIONS TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.

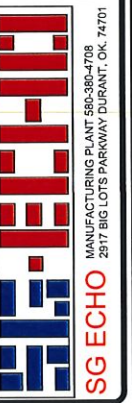
1 PHASE PANEL TO MDP WIRING SCHEDULE					
PANEL SIZE	RUNS	WIRES/RUN	WIRE SIZE	CONDUIT SIZE	GROUND SIZE
100 AMP	1	3	#3	1 1/4"	# 8
125 AMP	1	3	#1	1 1/2"	# 6
150 AMP	1	3	1/0	1 1/2"	# 6
200 AMP	1	3	3/0	2"	# 6
225 AMP	1	3	4/0	2"	# 4
250 AMP	1	3	250	2 1/2"	# 4
300 AMP	1	3	350	3"	# 4
350 AMP	2	3	3/0	2"	# 3
400 AMP	2	3	4/0	2"	# 3

ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS. ALL ITEMS IN GREEN ARE TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.



By Yuri at 3:12:44 PM, 11/1/2022
 (Structural aspects only)

100% SUBMITTAL



No.	DATE	BY	DESCRIPTION

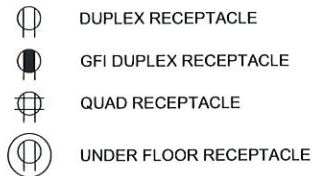
DATE:	10/31/22
SCALE:	1/4" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	DW
CHECKED BY:	JB

ELECTRICAL POWER PLAN
 PEOPLE FIRST OFFICE
 DURANT, OK
 JOB # - 22032
 SERIAL # - 1231 A-F

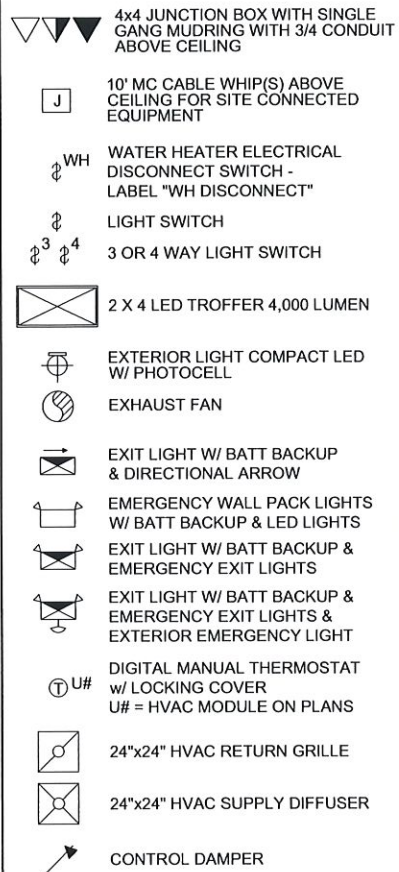
SHEET No.
 E-1

Plot Date: 11/1/2022 11:48 AM

LEGEND OF SYMBOLS



RECEPTACLE VARIATIONS:
D = DEDICATED
WP = WEATHER PROOF
GFI-P = GFI PROTECTED

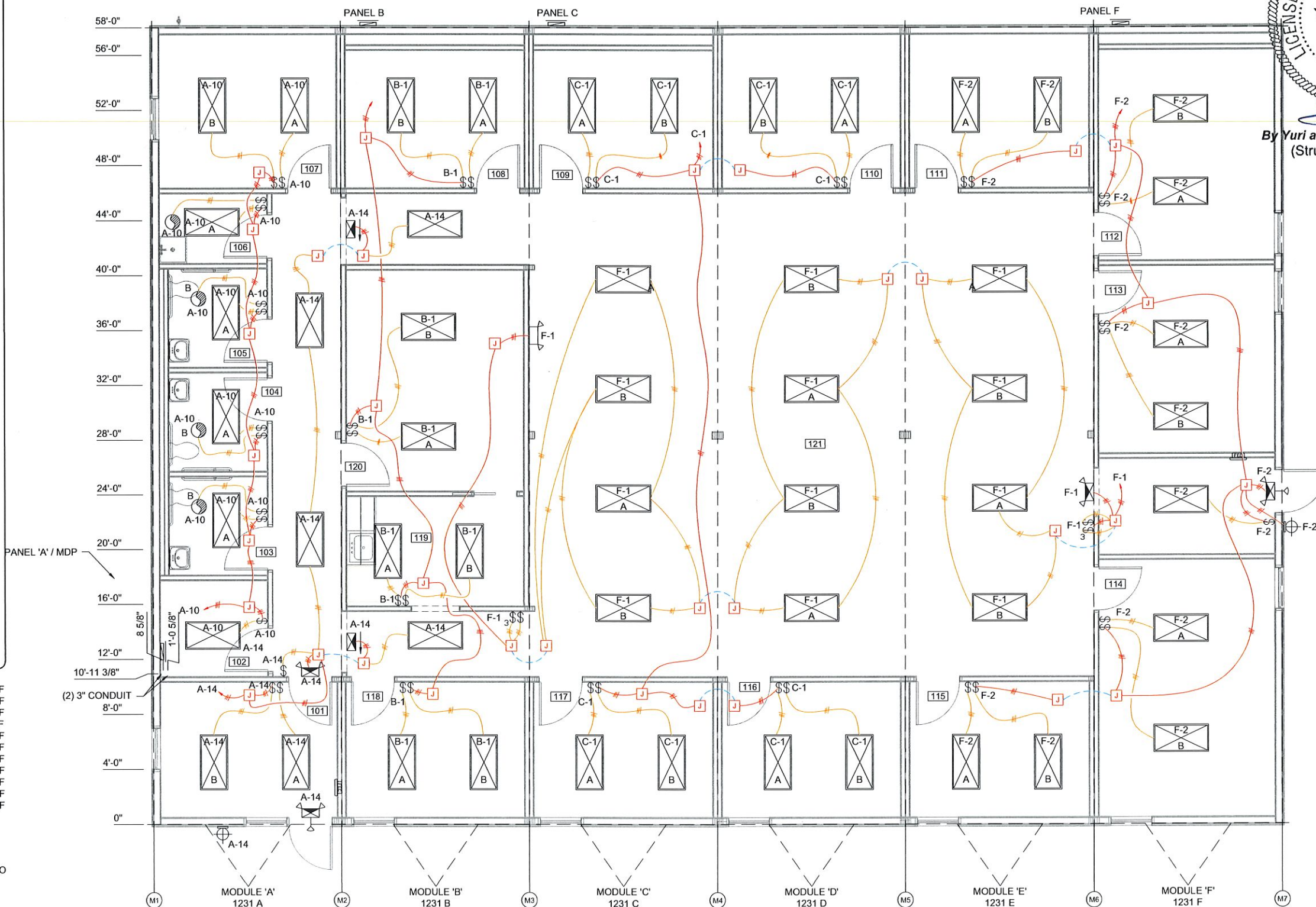


LEGEND NOTES:
DUPLEX RECEPTACLE +18" AFF
GFI RECEPTACLE @ COUNTER & LAVY +44" AFF
REC. WEATHER PROOF +8" AFF
TELE/DATA +18" AFF
THERMOSTAT +48" AFF
EMER./EXIT LIGHT +84" AFF
LIGHT SWITCH +44" AFF
WATER HEATER DISCONNECT SWITCH +54" AFF
EXTERIOR COMPACT LED +78" AFF
EXTERIOR LOADCENTERS +12" AFF
EXTERIOR DISCONNECT +12" AFF

ALL DIMENSIONS TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.

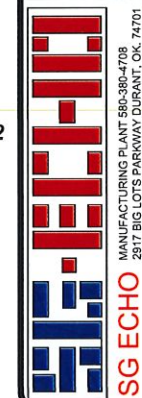
NOTE:
ON A & B SWITCHES LIGHT A IS ALWAYS NEXT TO THE DOOR.

ALL ITEMS SHOWN IN BLUE ARE TO BE SHIPLOOSED BY THE PLANT AND INSTALLED ON SITE BY OTHERS.



By Yuri at 3:12:45 PM, 11/1/2022
(Structural aspects only)

100% SUBMITTAL



No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	1/4" = 1'-0"
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	JB
CHECKED BY:	DW

ELECTRICAL LIGHTING PLAN
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
E-1.1

Plot Date: 11/1/2022-11:48 AM

	120/240 Volts, 1 Phase 10000 kAIC ----			Panel B 100 AMP MLO SURFACE MOUNT NEMA 3R					Ground Bar	
									Neutral	
Note	Description	Trip / Poles	Circuit	"A"		"B"		Circuit	Trip / Poles	Description
	LIGHTS: RM 101,106, 119-120, & CORR.	20/1	1	352	1080			2	20/1	RECEPT: RM 108, 118, & 120
GFCI BRKR	RECEPT: RM 119	20/1	3			1080	0	4	0/1	SPACE
	SPACE	0/1	5	0	0			6	0/1	SPACE
	SPACE	0/1	7			0	0	8	0/1	SPACE
	SPACE	0/1	9	0	0			10	0/1	SPACE
	SPACE	0/1	11			0	0	12	0/1	SPACE
	SPACE	0/1	13	0	0			14	0/1	SPACE
	SPACE	0/1	15			0	0	16	0/1	SPACE
	SPACE	0/1	17	0	0			18	0/1	SPACE
	SPACE	0/1	19			0	0	20	0/1	SPACE
	SPACE	0/1	21	0	7068			22,24	60/2	HVAC
	SPACE	0/1	23			0	7068	22,24	60/2	HVAC
Total Connected Load Per Phase:				8500		8148				
Load Category		Connected Load	x Demand Factor =		Demand Load		Total Demand Load: 16.7 KVA Total Demand Load: 69.7 Amps			
Standard		14.1	1.00		14.1					
Lighting		0.4	1.25		0.4					
Receptacles (0 - 10 KVA)		2.2	1.00		2.2					
Total		16.6 KVA			16.7 KVA					

120/240 Volts, 1 Phase 10000 kAIC ----			Panel F 100 AMP MLO SURFACE MOUNT NEMA 3R						Ground Bar
									Neutral
Description	Trip / Poles	Circuit	"A"		"B"		Circuit	Trip / Poles	Description
LIGHTS: RM 121	20/1	1	544	526			2	20/1	LIGHTS: RM 111-115, & ENTRY
RECEPT: RM 111,115, & 121	20/1	3			1080	720	4	20/1	RECEPT: RM 112,113, & EXT.
POWER POLE J-BOX RM: 121	20/1	5	1080	540			6	20/1	RECEPT: 113, & 114
SPACE	0/1	7			0	0	8	0/1	SPACE
SPACE	0/1	9	0	0			10	0/1	SPACE
SPACE	0/1	11			0	0	12	0/1	SPACE
SPACE	0/1	13	0	0			14	0/1	SPACE
SPACE	0/1	15			0	0	16	0/1	SPACE
SPACE	0/1	17	0	0			18	0/1	SPACE
SPACE	0/1	19			0	0	20	0/1	SPACE
SPACE	0/1	21	0	7068			22,24	60/2	HVAC
SPACE	0/1	23			0	7068	22,24	60/2	HVAC
Total Connected Load Per Phase:			9758		8868				
Load Category	Connected Load	x Demand Factor =		Demand Load		Total Demand Load: 18.9 KVA Total Demand Load: 78.7 Amps			
Standard	15.2	1.00		15.2					
Lighting	1.1	1.25		1.3					
Receptacles (0 - 10 KVA)	2.3	1.00		2.3					
Total	18.6 KVA			18.9 KVA					

120/240 Volts, 1 Phase 10000 kAIC ----			Panel C 100 AMP MLO SURFACE MOUNT NEMA 3R						Ground Bar Neutral
Description	Trip / Poles	Circuit	"A"		"B"		Circuit	Trip / Poles	Description
LIGHTS: RM 109,110,116, & 117	20/1	1	352	1080			2	20/1	POWER POLE J-BOX: RM 121
RECEPT: RM 109, 117, & 121	20/1	3			1260	720	4	20/1	RECEPT: RM 110 & 116
SPACE	0/1	5	0	0			6	0/1	SPACE
SPACE	0/1	7			0	0	8	0/1	SPACE
SPACE	0/1	9	0	0			10	0/1	SPACE
SPACE	0/1	11			0	0	12	0/1	SPACE
SPACE	0/1	13	0	0			14	0/1	SPACE
SPACE	0/1	15			0	0	16	0/1	SPACE
SPACE	0/1	17	0	0			18	0/1	SPACE
SPACE	0/1	19			0	0	20	0/1	SPACE
SPACE	0/1	21	0	6768			22,24	60/2	HVAC
SPACE	0/1	23			0	6768	22,24	60/2	HVAC
Total Connected Load Per Phase:			8200		8748				
Load Category	Connected Load	x Demand Factor =	Demand Load		Total Demand Load: 17.0 KVA Total Demand Load: 71.0 Amps				
Standard	14.6	1.00	14.6						
Lighting	0.4	1.25	0.4						
Receptacles (0 - 10 KVA)	2.0	1.00	2.0						
Total	16.9 KVA		17.0 KVA						

			Panel A / MDP 400 AMP MCB SURFACE MOUNT ----						Ground Bar
120/240 Volts, 1 Phase									Neutral
0 kAIC ----									
Description	Trip / Poles	Circuit	"A"		"B"		Circuit	Trip / Poles	Description
PANEL B	100/2	1,3	8500	8200			2,4	100/2	PANEL C
PANEL B	100/2	1,3			8148	8748	2,4	100/2	PANEL C
PANEL F	100/2	5,7	9758	720			6,8	20/2	SPLIT A/C
PANEL F	100/2	5,7			8868	720	6,8	20/2	SPLIT A/C
WATER HEATER	30/2	9,11	2250	932			10	20/1	LIGHTS & FAN: RM 102-107
WATER HEATER	30/2	9,11			2250	1800	12	20/1	DED RECEPT: RM 102
GFI RECEPT: RM 103-106	20/1	13	720	320			14	20/1	LIGHTS: CORR. & ENTRY
RECEPT: HEAT TAPE	20/1	15			900	1800	16	20/1	DED RECEPT: RM 102
RECEPT: RM 101,107, & CORR.	20/1	17	900	0			18	0/1	SPACE
SPACE	0/1	19			0	0	20	0/1	SPACE
SPACE	0/1	21	0	0			22	0/1	SPACE
SPACE	0/1	23			0	0	24	0/1	SPACE
Total Connected Load Per Phase:			32300		33234				
Load Category	Connected Load	x Demand Factor =	Demand Load		Total Demand Load: 66.1 KVA Total Demand Load: 275.6 Amps				
Standard	54.1	1.00	54.1						
Lighting	2.4	1.25	3.0						
Receptacles (0 - 10 KVA)	9.0	1.00	9.0						
Total	65.5 KVA		66.1 KVA						

CIRCUIT WIRE SIZE SCHEDULE	
BREAKER SIZE	WIRE SIZE
20	12
25	10
30	10
35	8
40	8
50	8
60	6
70	4
80	4
90	3
100	3
125	1
150	1/0
200	3/0
225	4/0

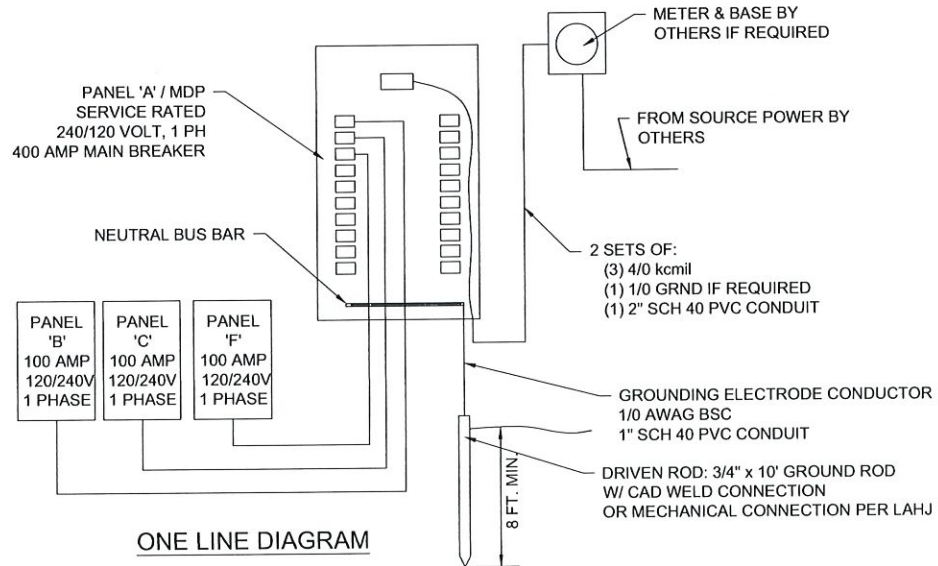
- NOTES:
- SEE HVAC WIRING SCHEDULE FOR WIRE SIZES AT INDICATED CIRCUITS AS REQUIRED BY HVAC UNIT MANUFACTURER.
 - ALL INTERIOR & EXTERIOR WIRE SIZES SHOWN ARE PER NEC TABLE 310.16 FOR 75°C COPPER. OTHER WIRE TYPE APPROVED BY LAHJ MUST BE SIZED PER NEC.
 - ALL EXPOSED EXTERIOR CONDUIT TO BE RIGID CONDUIT PAINTED TO MATCH BUILDING.



By Yuri at 3:12:48 PM, 11/1/2022
(Structural aspects only)

1 PHASE PANEL TO MDP WIRING SCHEDULE					
PANEL SIZE	RUNS	WIRES/RUN	WIRE SIZE	CONDUIT SIZE	GROUND SIZE
100 AMP	1	3	#3	1 1/4"	# 8
125 AMP	1	3	#1	1 1/2"	# 6
150 AMP	1	3	1/0	1 1/2"	# 6
200 AMP	1	3	3/0	2"	# 6
225 AMP	1	3	4/0	2"	# 4
250 AMP	1	3	250	2 1/2"	# 4
300 AMP	1	3	350	3"	# 4
350 AMP	2	3	3/0	2"	# 3
400 AMP	2	3	4/0	2"	# 3

HVAC WIRING SCHEDULE			
CIRCUIT	CB SIZE	DESCRIPTION	WIRE SIZE
A-6,8	20	HVAC SPLIT A/C OUTSIDE DAIKIN RXS12LVJU	12
A-6,8	20	HVAC SPLIT A/C INSIDE DAIKIN FTXS12LVJU	12
B-22,24	60	HVAC HVAC-1 BARD EAA1060AA100N++++1DA+A21+++++	6
C-22,24	60	HVAC HVAC-2 BARD EAA1042AA100N++++1DA+A21+++++	6
F-22,24	60	HVAC HVAC-3 BARD EAA1060AA100N++++1DA+A21+++++	6



100% SUBMITTAL



No.	DESCRIPTION	BY	DATE

DATE:	10/31/22
SCALE:	NTS
SHEET SIZE:	22x34
PLOT SCALE:	1:2
DRAWN BY:	JB
CHECKED BY:	DW

ELEC PANELBOARD SCHEDULE
PEOPLE FIRST OFFICE
DURANT, OK
JOB # - 22032
SERIAL # - 1231 A-F

SHEET No.
E-2

§ 156.021 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

The R-1 Single-Family District is established as a district in which the use of the land is for single-family dwellings, except as noted. It is the purpose and intent of this district to promote the development of and the continued use of the land for single-family dwellings and to prohibit commercial and industrial use or any other use which would substantially interfere with the development or continuation of single-family dwellings in this district. The intent is to further discourage any use in this district which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area. This district further encourages only those uses which because of character or size would not create additional requirements and costs for public services which are in excess of such requirements and costs if the district was not developed solely for single-family dwellings.

(Prior Code, § 157.021) (Ord. 1040, passed 4-12-1983)



THE CITY OF DURANT

Office of Community Development

Date: 04/04/2023
To: Planning Commission
Case: PC 2023-12
From: Danielle O'Neal, Community Development Director
Re: Final Plat Request for Lifesong Subdivision, property located near Washington and Mockingbird.

Request: Consider a request from Durant First Church of the Nazarene, for a Final Plat Request for Lifesong Subdivision, property located near Washington Avenue and Mockingbird Lane.

Current Zoning: A-1, General Agriculture *Note* this case is tied to a CUP request.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Vacant
West	A-1 / R-1	Vacant / Single-Family Residential
South	R-1 / C-2	Single-Family Residential / Commercial
East	A-1	Church / Single-Family Residential

Lot Characteristics (Current Lot):

Width	~1,000 ft.
Depth	~700 ft.
Total Area	~16.5 acres (~700,000 sq. ft.)

Applicant: Durant First Church of the Nazarene

Background: The applicant previously approached staff regarding the platting of this property as well as gaining a Conditional Use Permit with the desire to separate the property into three lots and use the corner approximately 6 acre lot for a new church site. However, they withdrew their application prior to the City Council meeting in hopes of addressing concerns of the third lot that did not meet requirements.

For this application, the plat only shows two lots and both of them meet the requirements of the current zoning requirement. They removed the third lot and placed the house on the northern lot. Staff published the platting case and the Conditional Use Permit case separately in hopes of lessening any confusion.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this final plat request.

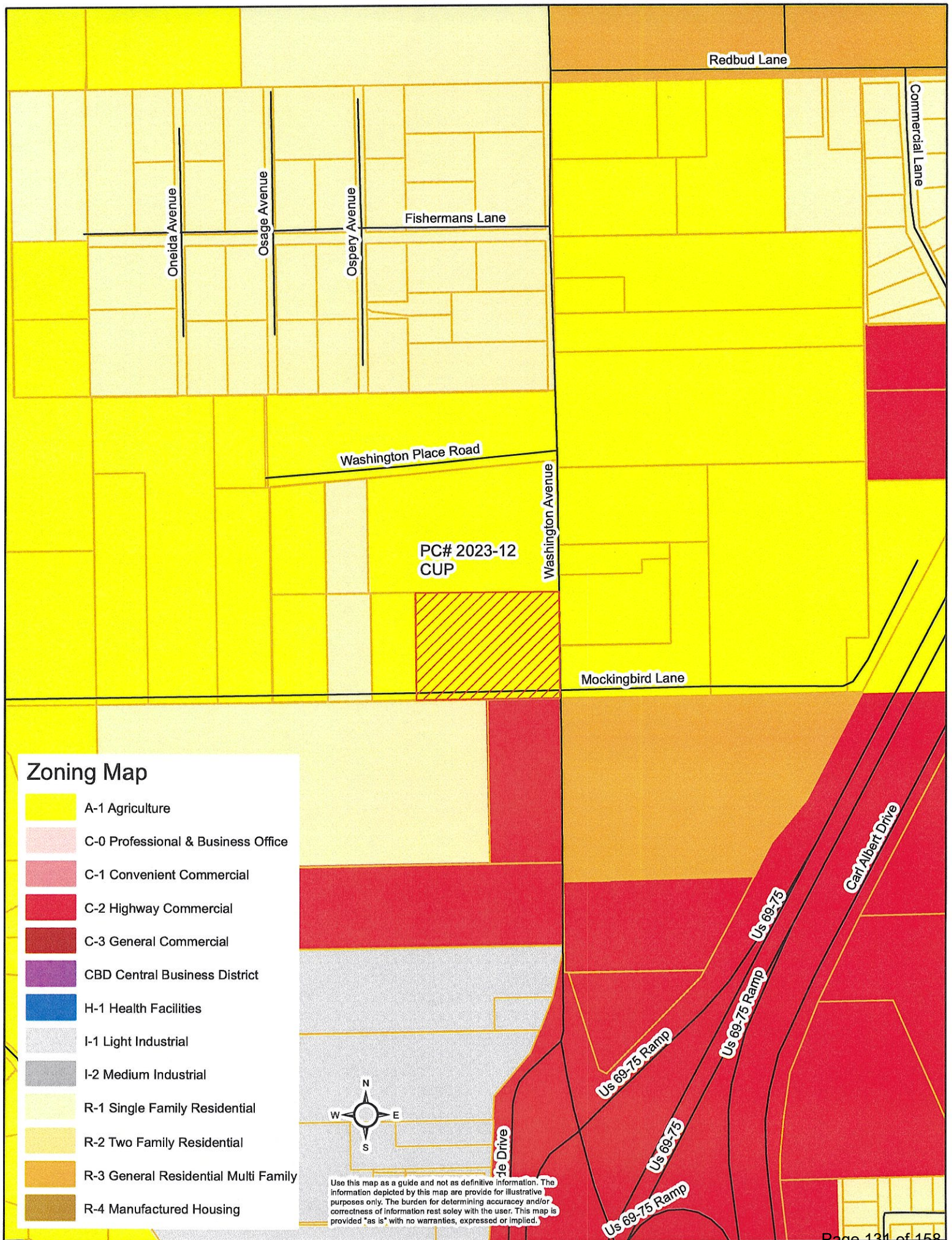
Analysis: The subject property is approximately a total of 16.5 acres and has a house on the property. The applicant has two lots on the plat. The plat indicates that both lots will be over 5 acres. Rural Water District 2 serves the area, and the applicants did obtain a letter from the water district stating that they would be able to serve water to this location. They were notified that they would to find an alternative source for fire suppression, which would be covered by the fire marshal during the plan review. There is no sewer in the area, so they will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. The lots will not need any public infrastructure. Staff has signed off supporting the approval of this plat. The only note made was regarding the alternative source for a fire suppression system. A note was made that should greater than an acre is disturbed that the applicants will need to obtain a Stormwater Pollution Prevention Program and a Stormwater Permit from the Oklahoma Department of Environmental Quality (ODEQ). They will need to provide a copy to city staff.

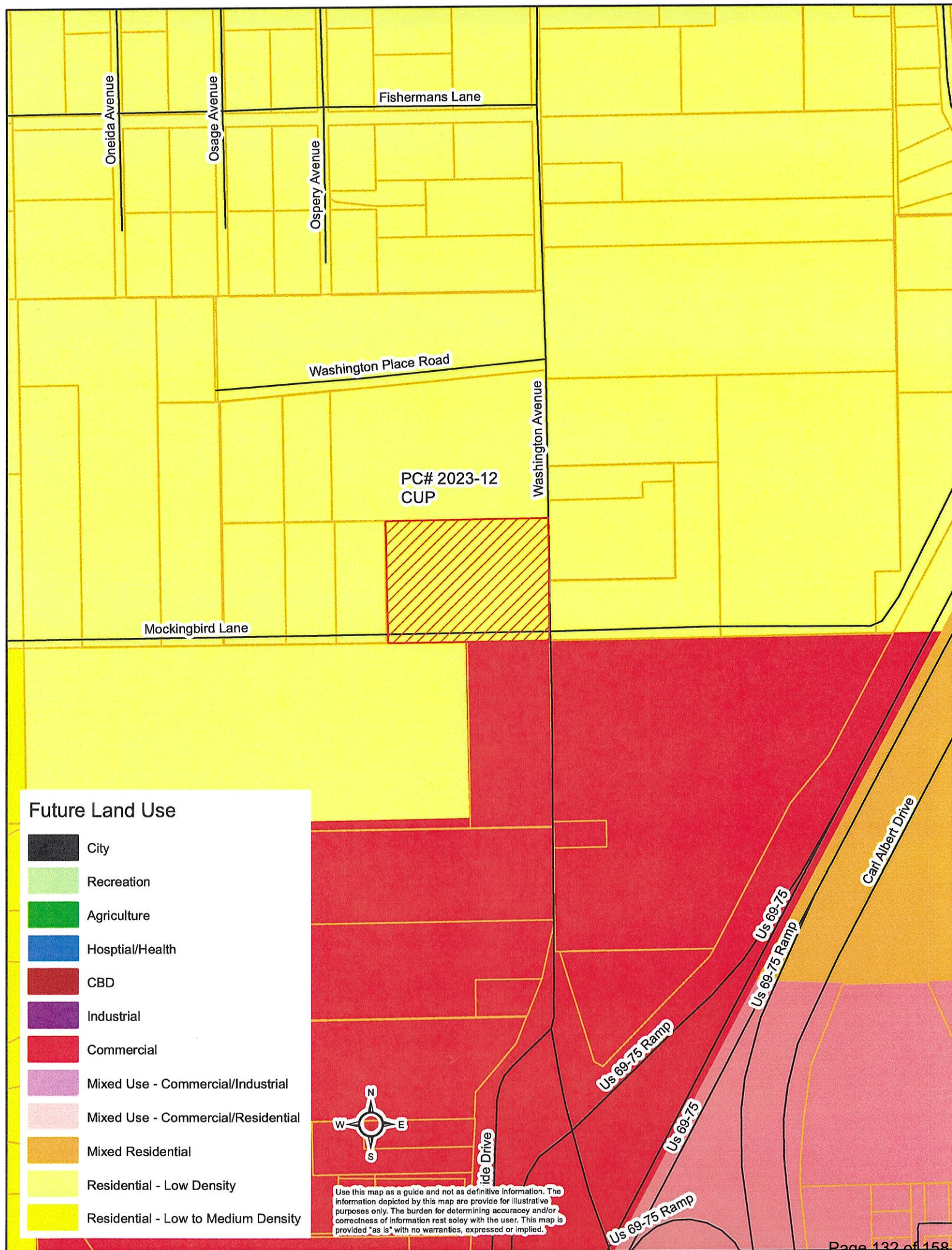
The current Land Use Map has this area as low-density residential uses; therefore, this request is generally in line with the Future Land Use Map.

Staff Recommendation: Staff does recommend approval of the plat since the plat does meet all of the platting requirements. Staff has signed off supporting the approval of the final plat.

Required Action: Hold a public hearing and recommend approval or denial of the Final Plat request for Lifesong Subdivision, property located near Washington Avenue and Mockingbird Lane. Any specific conditions imposed by the Commission should be read into any approval motion.

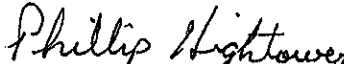
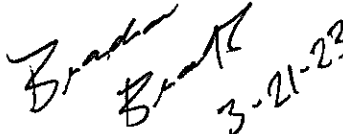
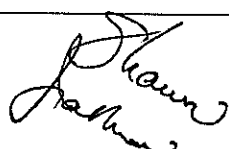






COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

Washington Avenue and Mockingbird Lane PC2023-12

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		3/27/23	If disturb greater than 1 acre will need to get stormwater permit & SWP3 (CDEQ)
M&O Randy Cantrell		03-21-2023	No Comment
Streets Carl Meade		3-21-23	
Public Works Director Phillip Hightower		3-21-23	
Fire Marshal Brandon Brooks		3-21-23	
Building Official Shawn Jackson		3-21-23	
Engineer Brandon Wall	see attached		



Danielle O'Neal <doneal@durant.org>

April PC Items

brandon@wallengineering.com <brandon@wallengineering.com>

Mon, Mar 27, 2023 at 10:17 AM

To: Danielle O'Neal <doneal@durant.org>

Cc: Kari Speers <kspeers@durant.org>

Danielle,

These all seem very straight-forward and we have no engineering related comments.

Thanks,

Brandon Wall, P.E., President

Wall Engineering, LLC

PO Box 1457, Durant, OK 74702 (mailing)

223 N Washington, Durant, OK 74701 (physical)

(c) 580.931.7998

[Quoted text hidden]

Subdivision/Plat Application

Sketch Plat: ☐
 Preliminary Plat: ☐
 Final Plat: ☒
 Re-Plat: ☐

Petition # PC-2023-12

Fee \$ _____

Expedited Fee \$ _____

APPLICANT INFORMATION

Name: DURANT FIRST CHURCH OF THE NAZARENE		Email: HUNTER1BSMITH@GMAIL.COM	Phone #1 918-839-2321
Mailing Address: P.O. BOX 1227			Phone #2
City: DURANT	State: OKLAHOMA	Zip: 74702	Fax #
Applicant's Interest in Property: OWNER/USER			

SURVEYOR INFORMATION

Name: B.J. McININCH / BM SURVEYING, INC		Email: BM.SURVEYING@YAHOO.COM	Phone #1 580-279-9544
Mailing Address: 2836 W. TWIN OAKS RD			Phone #2
City: CANEY	State: OKLAHOMA	Zip: 74533	Fax #
Surveyor Oklahoma License Number: PLS #1819 / CA #7076			

ENGINEER INFORMATION

Name: H. WAYNE BARKER / BARKER & ASSOCIATES, INC.		Email: WBARKER@BARKERENGINEERS.COM	Phone #1 580-931-9045
Mailing Address: 3902 UNIVERSITY BOULEVARD			Phone #2
City: DURANT	State: OKLAHOMA	Zip: 74701	Fax #
Engineer Oklahoma License Number: PE #18513 / CA #3998			

LAND INFORMATION

Legal Description: SEE ATTACHED EXHIBIT 'A'	Parcel Number: N/A
Proposed Subdivision Name: LifeSong	Current Zone: A-1
Proposed Use: CHURCH / PLACE OF WORSHIP, EXISTING PASTURE & RESIDENCE	Proposed Zone: A-1
Current Property Owner's Name: DURANT FIRST CHURCH OF THE NAZARENE	

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: [Signature] PRESIDENT Date: 1/30/2023

Office Use Only

Date Filed	Date Payment Received	Notification Mailed	Comments
Initial	Initial	Date Initial	
Proof of Publication Received	Property Posting Verified	Comprehensive Plan Recommendations	
Date Initial	Date Initial		

Staff Recommendation ☐ Approve ☐ Deny	PC Recommendation ☐ Approve ☐ Deny	City Council Action ☐ Approve ☐ Deny	Ordinance #
---	--	--	-------------

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

CHURCH / PLACE OF WORSHIP

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

PAVED PARKING IN COMPLIANCE WITH CITY OF DURANT REQUIREMENTS WILL BE PROVIDED.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

a. DUMPSTER AREA WILL BE SCREENED.

b. PROPANE TANK, ELECTRICAL TRANSFORMER, AND CONDENSING UNITS WILL BE EXPOSED TO VIEW.

c. STORMWATER DETENTION AREAS WILL BE EXPOSED TO VIEW.

3. Traffic Impacts:

VEHICLE ACCESS TO PROPERTY IS FROM WASHINGTON AVENUE AND MOCKINGBIRD LANE. SOME TRAFFIC INCREASE IS ANTICIPATED ON SUNDAY MORNINGS AND EVENINGS AND WEDNESDAY EVENINGS.

4. Protection of Neighborhoods:

REFER TO EXHIBIT 'B'

What licenses and permits (if any) are required for this proposed use?

NONE

Please list or describe any other reasons to support this application.

THE PROPERTY IN DISCUSSION IS PREDOMINANTLY BOUNDED BY EXISTING A-1, R-1 AND C-2 ZONED PROPERTY. THE PLACEMENT OF A PLACE OF WORSHIP IN A-1 IS COMPLEMENTARY AND LOW IMPACT TO A-1, C-2, AND RESIDENTIAL ZONES.

PROTECTION OF NEIGHBORHOODS

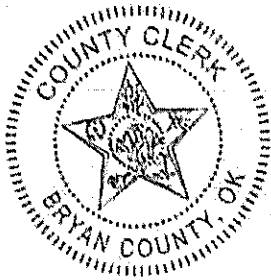
The property Owner's desire is to split the current ±16.5 acre parcel into 3 separate parcels, of ±9.0 acres, ±0.9 acres, and ±6.6 acres. This project does not propose a housing subdivision/addition/neighborhood, and none currently exist adjacent to the property.

The property is surrounded primarily by property zoned A-1. Small parcels zoned R-1 and C-2 abut portions of the property. The surrounding A-1 and R-1 parcels consist of pasture with single-family residences on acreages.

The proposed use of this property as a Church worship facility is complementary and low impact to the surrounding A-1 and R-1 uses.

The dumpster area will be screened from view. No new fencing or other screening is being proposed at this time. There is no existing fencing along the property lines. Existing chain link fencing around an existing residential structure on the proposed ±0.9 acre parcel will remain.

This project does not propose any new streets or alleys.



1-2022-744094 Book 1596 Pg: 107
04/28/2022 2:23 pm Pg 0107-0109
Fee: \$ 22.00 Doc: \$ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

PERSONAL REPRESENTATIVE'S DEED

This indenture, made this 21st day of April, 2022, by and between Annita Burkhalter, the duly qualified and acting Personal Representative of the Estate of Ludie Iva Sullivan, Deceased, Grantor, and First Church of the Nazarene a/k/a Church of the Nazarene of Durant, Oklahoma, a not-for-profit corporation, Grantees.

WITNESSETH:

That whereas, under and by virtue of authority and power granted by the District Court for the County of Bryan, State of Oklahoma, in the estate of Ludie Iva Sullivan, Case No. PB-2020-73, Bryan County District Court, State of Oklahoma, in an Order Authorizing Sale of Real Property Pursuant to 58 O.S. § 239 dated April 5, 2022, which authorized Grantor to sell certain real property of the estate of Ludie Iva Sullivan, Deceased, situated in Bryan County, State of Oklahoma, specified and particularly described in said Order which has been recorded in the records of the County Clerk of Bryan County, Oklahoma, Grantor did sell the hereinafter described real property, at private sale, to Grantees for the sum of \$ 799,000.

Now, therefore, Annita Burkhalter, Personal Representative of the Estate of Ludie Iva Sullivan, Deceased, Grantor, pursuant to authority and power granted in the above-referenced Order, for and in consideration of the sum of \$ 799,000 to her paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantees, their heirs and assigns forever, all the right, title, interest and estate of the said Ludie Iva Sullivan, Deceased, at the time of her death, and also all the right, title and interest that the said estate may have acquired by operation of law or otherwise, in and to the following described real property situate in Bryan County, State of Oklahoma, to-wit:

TRACT 1: A TRACT OF LAND, BEING PART OF AN ORIGINAL TRACT OF LAND DESCRIBED IN BOOK 1211, PAGE 561, BEING A PART OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A BASE GRID BEARING BEING S 89°05'21" W, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA;

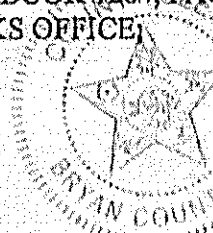
BEGINNING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 18;

THENCE, S 89°05'21" W, ALONG THE SOUTH LINE OF SE/4 OF SAID SECTION 18, A DISTANCE OF 622.78 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 899 AS SHOWN IN THE BRYAN COUNTY CLERKS OFFICE;

STATE OF OKLAHOMA

Bryan County

Documentary Stamps \$ 1,198.50



I hereby certify that the foregoing is a true, correct and full copy of the instrument herewith set out as appears of record in this office this 13 day of January, 2023
Tammy Reynolds County Clerk

THENCE, N 00°51'25" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 460.69 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 89°06'16" W, ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892, AND IN BOOK 1104, PAGE 762 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 199.05 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 815 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 00°51'17" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 493.83 FEET TO THE NORTHEAST OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 84°32'07" E, ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 823.32 FEET TO SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 00°55'16" E, ALONG THE EAST LINE OF THE SE/4 OF SAID SECTION 18, A DISTANCE OF 1019.94 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 16.51 ACRES;

BASIS OF BEARINGS: S 89°05'21" W, ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA; BY R.T.K G.P.S. OBSERVATION, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83). THE AFORESAID PARCEL OF LAND DESCRIBED BY DAVID L. PAGE JR., PLS NO. 1566, ON DECEMBER 31, 2020;

together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, all the singular, the above-described premises, together with the appurtenances, unto the Grantees, their heirs and assigns forever.

GRANTOR RESERVES in and to all of the oil, gas and all other minerals of every kind or character in and under and that may be produced from the above described lands is hereby reserved by said GRANTOR, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and all other rights and privileges necessary for the economical operation of said land for the production and removal of said minerals

1-2022-744094 Book 1596 Pg: 108
04/26/2022 2:23 pm Pg 0107-0109
Fee: \$ 22.00 Doc: \$ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

In witness whereof, Grantor, Personal Representative as aforesaid, has hereunto set his hand the day and year first above written.



Annita Burkhalter,
Personal Representative of the Estate of
Ludie Iva Sullivan

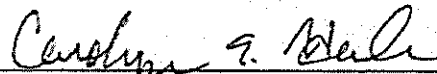
ACKNOWLEDGMENT

STATE OF Arkansas)
) ss.
COUNTY OF Benton)

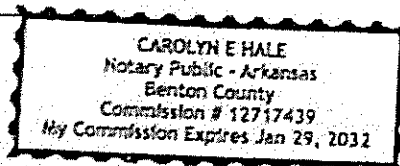
Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of April, 2022, personally appeared Annita Burkhalter, to me known to be the identical person who executed the within and foregoing instrument in his capacity as the duly and acting Personal Representative of the Estate of Ludie Iva Sullivan, deceased and acknowledged to me that she executed the same as his free and voluntary act and deed.

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

My commission expires: Jun 29, 2032


Notary Public

Commission no. _____



I-2022-744084 Book 1596 Pg 109
04/26/2022 2:23 pm Pg 0107-0109
Fee: \$ 22.00 Doc: \$ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



CONSULTING ENGINEERS
405-365-0952
Jhenderson.304Technical@gmail.com

January 9, 2023

Mrs. Regina Clinton, Manager
Bryan County RWS & SWMD No. 2
P.O. Box 119
Mead, OK 73449

RE: Life Song of Nazarene Church
Mockingbird Lane and Washington Ave.
Hydraulic and Plan Review

File: 2022.23

Dear Regina:

We recommend approval of the single meter request noting the property appears to be undivided with a house currently being served with water from the District. The District has set aside enough capacity to serve the existing lots with a single meter request. In this instance there will be one (1) additional meter added if the District agrees to serve the property (See Exhibit 1).

Pending the Board of Director's considerations above, the District can serve the request hydraulically with 95 psi available and capacity for a single set meter. Approval will need to include revisions to the proposed plans that we have markup for modifications from the plan review from December.

We also recommend if this building has a fire service line for internal fire suppression that the following apply: On service lines supplying fire sprinkler systems only, the service line must be protected by a minimum of two approved Check Valves. One of these check valves may be the Alarm Check provided as part of the sprinkler system. The other may be a Detector Check, Double Check Valve Assembly or an approved Single Check Valve that is UL approved. The property will have 500 gpm fire protection available that is currently set aside in the hydraulics of the area.

The property will also need to incorporate easements for the waterlines if the District intends to maintain the lines within the boundaries of the property. I would not recommend maintaining the service line past the meter set or the internal fire suppression system past the added valve I placed on the fire line for sprinkler service.

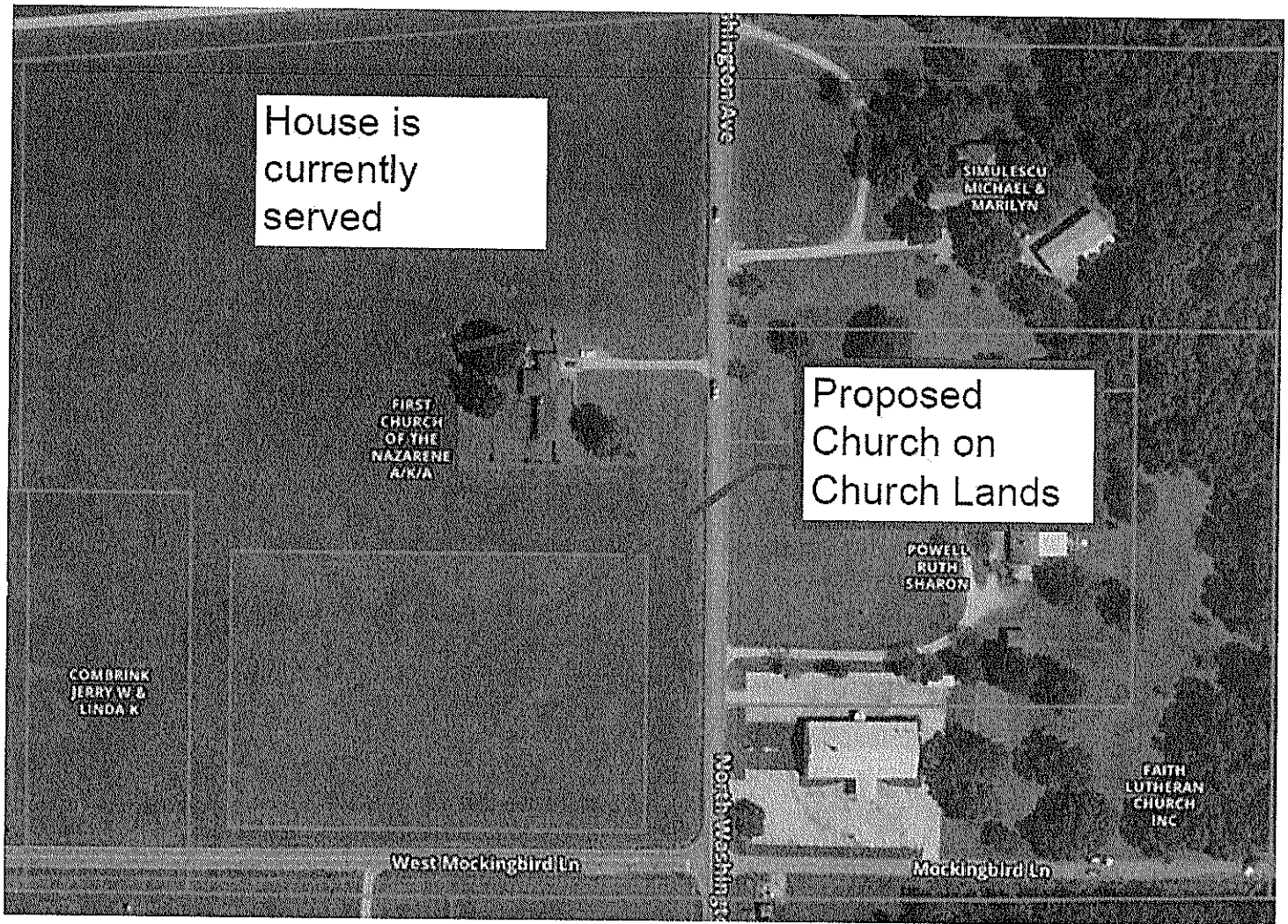
Please let me know if you have any questions.

Sincerely,

304 TECHNICAL SERVICES, LLC.

A handwritten signature in black ink, appearing to read 'Jason E. Henderson', is written over the company name.

Jason E. Henderson, P.E.





THE CITY OF DURANT

Office of Community Development

Date: 04/04/2023
To: Planning Commission
Case: PC 2023-12
From: Danielle O'Neal, Community Development Director
Re: Conditional Use Permit request to construct a worship facility / church on property located near Washington Avenue and Mockingbird Lane.

Request: Consider a request from Durant First Church of the Nazarene, for a Conditional Use Permit request to construct a worship facility / church on property located near Washington Avenue and Mockingbird Lane.

Current Zoning: A-1, General Agriculture *Note* this case is tied to a Final Plat request.

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Single Family Residential / Vacant
West	A-1 / R-1	Vacant
South	A-1 / R-1 / C-2	Single Family Residential / Commercial
East	A-1	Church / Single Family Residential

Lot Characteristics:

Width	~ 460 ft.
Depth	~622 ft.
Total Area	~6.50 acres (~286,120 sq. ft.)

Applicant: Durant First Church of the Nazarene

Background: The applicant approached staff regarding platting the property as well as gaining a Conditional Use Permit with the desire to separate the property into three lots and use the corner approximately 6 acre lot for a new church site. This item previously had no action taken by the Planning Commission, and the church submitted a letter to withdraw their application prior to the City Council for the entire project.

For this Conditional Use Application, nothing has changed; however, the plat did change from three lots to two lots. The new plat does meet the zoning requirements. For all new worship facilities / church construction, City Ordinance requires them to apply and obtain a Conditional Use Permit.

Notifications have been made to the surrounding property owners and at the time of this report staff has not received any phone calls or letters of support or protest regarding this Conditional Use Permit request.

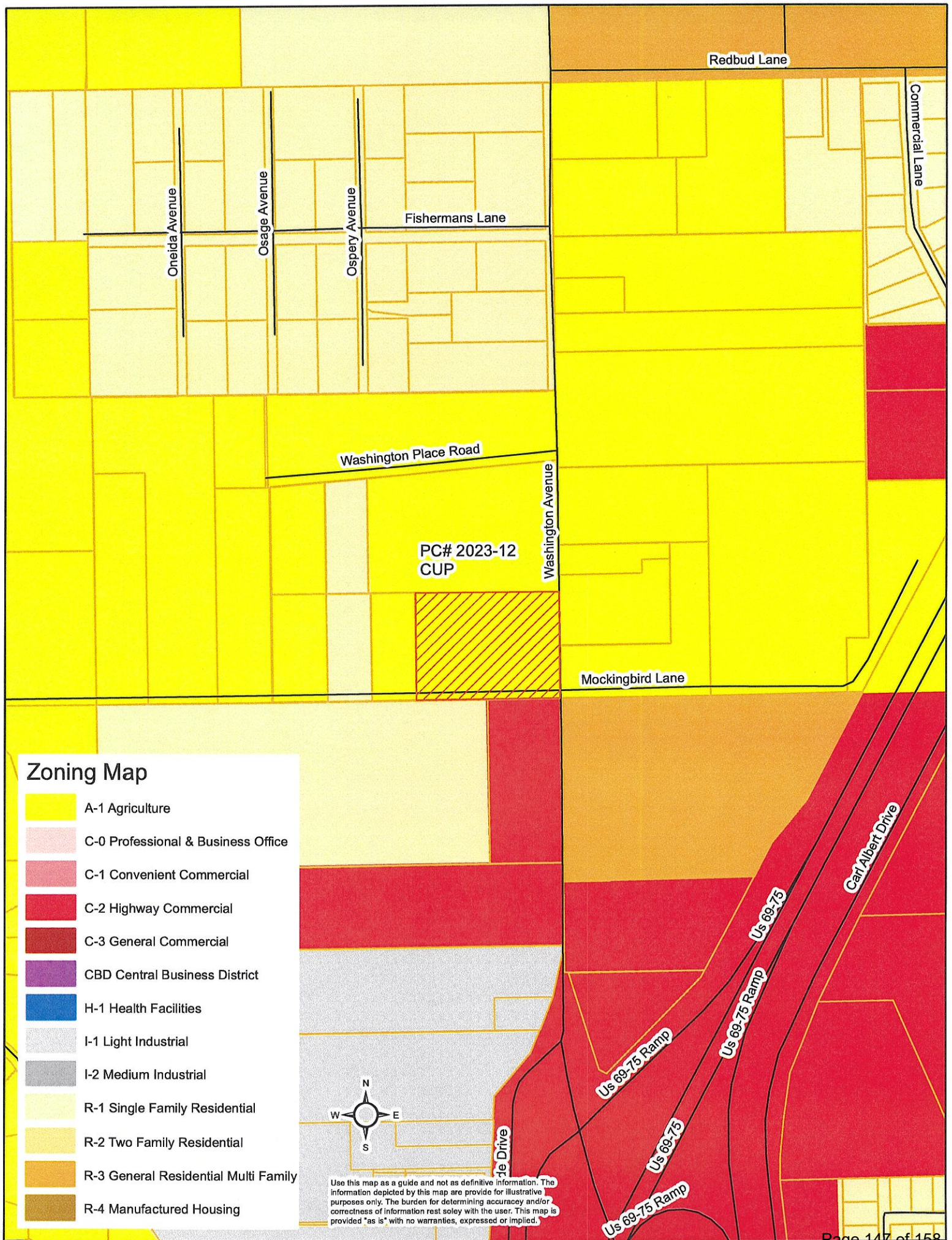
Analysis: The subject property that the applicant wants to construct the new church on is approximately 6 acres (should the plat be approved), and would be a vacant piece of property. The area is made up of mostly Agriculture, Residential and Commercial Zoned properties. The area is served by Rural Water District 2 and does not have any sewer in the area. The applicants have obtained a letter from Rural Water District 2 stating that they are able to serve water, but they will have to find an alternative for fire suppression, which will be covered by the fire marshal. The applicants will need to work with the Oklahoma Department of Environmental Quality for septic/aerobic systems. Staff drafted the resolution for the Conditional Use Permit and sent it to the City Attorney for review.

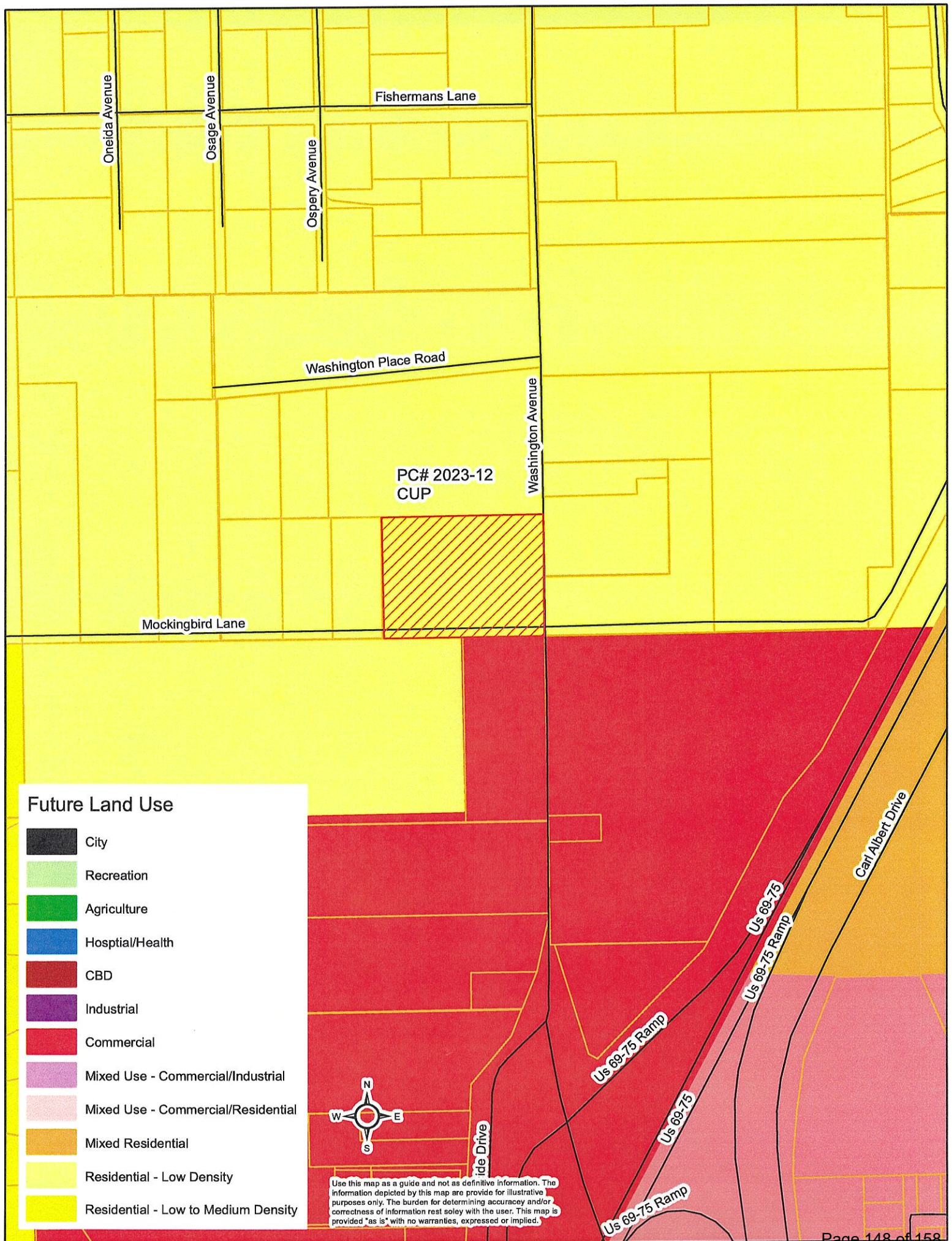
The current Future Land Use Map has this area as low-density residential; therefore, this conditional use permit request appears to be partially in line with the Future Land Use Map.

Staff Recommendation: Staff recommends approval of the Conditional Use Permit, since it does meet the suggested conditions and requirements. Staff recommends that the Planning Commission take into consideration that, if the plat is not approved, there will need to be changes to the legal description.

Required Action: Hold a public hearing to recommend approval or denial of the conditional use permit request for the property located near Washington Avenue and Mockingbird Lane. Any specific conditions imposed by the Commission should be read into any approval motion.







RESOLUTION # 2023-XX

A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT IN THE GENERAL AGRICULTURAL "A-1" DISTRICT FOR THE CONSTRUCTION OF A WORSHIP FACILITY AT: A tract of land being a part of a parent tract filed in Book 1596 at Page(s) 107-108 being situated in the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma, more particularly described as follows:

- Beginning at the SE Corner of the SE/4 of said Section 18;
- Thence N 00°55'16" W, along the East line of the SE/4 of said Section 18, a distance of 460.84 feet;
- Thence S 89°03'17" W a distance of 262.00 feet;
- Thence S 89°05'22" W a distance of 360.26 feet to the NE corner of a tract of land conveyed to Jerry W. and Linda K. Combrink by Warranty Deed filed in Book 1284 at Page 892 in the records of the Bryan County Clerk;
- Thence S 00°51'25" E, along the East line of said Combrink tract, a distance of 460.69 feet to the SE corner of said Combrink tract also being a point on the South line of the SE/4 of said Section 18;
- Thence N 89°05'21" E, along the South line of the SE/4 of said Section 18, a distance of 622.78 feet back to the Point of Beginning.
- Containing 6.58 Acres, more or less, as the case may be.

The above legal description was prepared by B.J. McIninch, PLS 1819 in the State of Oklahoma, on July 19, 2022. The basis of bearings for the above described tract being a Record Deed Bearing (Book 1596 at Page(s) 107-108) of N 00°55'16" W along the East line of the SE/4 of Section 18, Township 6 South, Range 9 East of the Indian Meridian and Baseline, in Bryan County, Oklahoma

(Petition of Lifesong Nazarene Church)

WHEREAS, a Public Hearing was held before the Durant Planning Commission regarding the proposed Conditional Use Permit contained in this Resolution; and

WHEREAS, the Durant Planning Commission has determined that the proposed development is in general conformance with the goals of the Comprehensive Plan of the City of Durant if developed according to the conditions contained in the Resolution; and

WHEREAS, the Durant Planning Commission has determined that the proposed use satisfies the criteria for conditional uses as set forth in the Zoning Code of the City of Durant if developed to the conditions contained in this Resolution; and

WHEREAS, the Durant Planning Commission has recommended approval of the conditions contained in the Resolution; and

WHEREAS, the City Council has reviewed the recommendation of the Durant Planning Commission and has determined that the Conditional Use Permit is appropriate.

NOW THEREFOR BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DURANT, OKLAHOMA, AS FOLLOWS:

Section 1: A Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section 1 as follows:

- I. PERMITTED AND CONDITIONAL USES
 - a. Lifesong Nazarene Church may be permitted to construct worship facility to be located at the aforementioned lot.

II. PLAN SUBMITTAL REQUIREMENTS

- a. Prior to issuance of any building permit, the petitioner shall submit to the Community Development Department for review and approval a set of plans as required. All MEP (Mechanical, Electrical, Plumbing) contractors will need to be licensed within the City of Durant and are required to be licensed in Oklahoma and in good standing with the Construction Industries Board of Oklahoma.. Should there be greater than 1 acre disturbed, the petitioner will obtain a stormwater permit through the Oklahoma Department of Environmental Quality (ODEQ) and submit a copy to Community Development Staff prior to the issuance of building permits.

III. SPECIFIC DEVELOPMENT REQUIREMENTS

- a. Building Codes – The structure shall meet all applicable building and fire codes as required and adopted by the City of Durant.
- b. Structure Setbacks – Any new structures, signage, and accessory structures shall be in accordance with the City of Durant Code of Ordinances.
- c. Parking Standards – All parking spaces and drive aisles shall be in accordance with all parking requirements as stated within the City of Durant Code of Ordinances.
- d. Signage - All signage shall meet the requirements as stated within the City of Durant Code of Ordinances, including the requirement of obtaining a sign permit.
- e. Lighting – Shall meet and follow the requirements as stated within the City of Durant Code of Ordinances.
- f. Fire Lanes and all Life Safety – As approved by the City of Durant Fire Marshal.
- g. Trash and Weeds – The area shall meet the requirements within the City of Durant Code of Ordinances.

IV. MISCELLANEOUS

- a. All applicable licenses and permits from other governmental and regulatory agencies must be obtained and kept current.

V. LIMITATIONS

- a. The continuation of the use permitted by the resolution shall be dependent upon the conditions established under the permit and this section. In the event of a change of conditions or noncompliance with conditions, the City Council shall have the authority to revoke the Conditional Use Permit after affording the owner/operator the right to be heard.
- b. In the event of a disagreement between any owner/operator and the Director of Community Development as to whether the use of the site meets the criteria or conditions set forth in the resolution, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council. The City Council shall make the decision on such disagreement, provided the owner/operator shall have the right to appeal such decision pursuant to the City of Durant Code of Ordinances and pursuant to any other available legal or equitable remedy.

Section 3: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 11th day of April 2023.

DANNY SHERRER, MAYOR
CITY OF DURANT, OKLAHOMA

ATTEST:

CYNTHIA J. PRICE
CITY CLERK

CONDITIONAL USE APPLICATION

Petition # PC2023-12
Fee \$ _____

APPLICANT INFORMATION

Name: DURANT FIRST CHURCH OF THE NAZARENE		Email: HUNTER1BSMITH@GMAIL.COM	Phone #1 918-839-2321
Mailing Address: P.O. BOX 1227		Phone #2	
City: DURANT	State: OKLAHOMA	Zip: 74702	Fax #
Applicant's Interest in Property: OWNER/USER			

____ Please use attached addendum if there is more than one applicant.

Physical Address of Proposed Conditional Use: 4001 N WASHINGTON AVE		Name of Project: LIFESONG CHURCH OF THE NAZARENE, NEW CHURCH BUILDING	
☐ Platted ☒ Un-Platted	Subdivision N/A	Lot N/A	Block N/A
Legal Description: THE EXISTING ±16.5 ACRE TRACT IS DESIRED TO BE SPLIT INTO THREE PARCELS. THE APPLICANT IS (If Un-platted) SEEKING APPROVAL TO LOCATE A CHURCH IN THE SOUTHERNMOST PARCEL. (SEE ATTACHED EXHIBIT 'A')			

Existing Zoning: A-1	Proposed Conditional Use: CHURCH/PLACE OF WORSHIP		
Present Use: A-1/PASTURE	Parking Spaces Required: 41	Parking Spaces Provided: 38 STANDARD, 4 ADA ACCESSIBLE	
Parcel Width: 460.84 FEET	Parcel Length: 622.78 FEET	Acres: 6.58 ACRES	Street/Road Frontage: 1,083.62 FEET
____ City Water (If City Water will be extended or improvements will be made, please explain:)			
____ City Sewer (If City Sewer will be extended or improvements will be made, please explain:)			
RURAL WATER DISTRICT #2. SEE ATTACHED EXHIBIT 'C'.			
____ Private Water ☒ Private Sewer			
Explain in your own words why your property should be rezoned. THE APPLICANT IS NOT SUBMITTING FOR A ZONING CHANGE. THE APPLICANT IS SEEKING APPROVAL TO LOCATE A CHURCH IN AN A-1 ZONE. THE CITY OF DURANT REQUIRES THAT COUNCIL GIVE APPROVAL FOR A CHURCH TO BE LOCATED IN AN A-1 ZONE. THE PROPERTY IS PREDOMINANTLY BOUNDED BY A-1 PROPERTY THAT IS CURRENTLY PASTURE, WITH SOME RESIDENTIAL STRUCTURES. IT IS ALSO ADJACENT TO AN R-1 PARCEL WITH STRUCTURE, AND SMALL C-2 PARCEL WITH STRUCTURE. THE PLACEMENT OF A CHURCH IN A-1 IS COMPLEMENTARY AND LOW IMPACT TO A-1, C-2, AND RESIDENTIAL ZONES.			

The applicant has prepared this application and supporting documentation and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant: Rev. D. Smith, President Date: 1/30/2023

Office Use Only

Date Filed		Date Payment Received		Notification Mailed		Comments	
Initial		Initial		Date Initial			
Proof of Publication Received				Property Posting Verified		Comprehensive Plan Recommendations	
Date		Initial		Date		Initial	
Staff Recommendation ____ Approve ____ Deny		PC Recommendation ____ Approve ____ Deny		City Council Action ____ Approve ____ Deny		Ordinance #	

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

Please describe the nature and operating characteristics of the proposed use:

CHURCH / PLACE OF WORSHIP

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

PAVED PARKING IN COMPLIANCE WITH CITY OF DURANT REQUIREMENTS WILL BE PROVIDED.

2. Screening of offensive areas (trash, loading areas, transformers, utility connections, detention ponds, etc.).

a. DUMPSTER AREA WILL BE SCREENED.

b. PROPANE TANK, ELECTRICAL TRANSFORMER, AND CONDENSING UNITS WILL BE EXPOSED TO VIEW.

c. STORMWATER DETENTION AREAS WILL BE EXPOSED TO VIEW.

3. Traffic Impacts:

VEHICLE ACCESS TO PROPERTY IS FROM WASHINGTON AVENUE AND MOCKINGBIRD LANE. SOME TRAFFIC INCREASE IS ANTICIPATED ON SUNDAY MORNINGS AND EVENINGS AND WEDNESDAY EVENINGS.

4. Protection of Neighborhoods:

REFER TO EXHIBIT 'B'

What licenses and permits (if any) are required for this proposed use?

NONE

Please list or describe any other reasons to support this Conditional Use Permit Application.

THE PROPERTY IN DISCUSSION IS PREDOMINANTLY BOUNDED BY EXISTING A-1, R-1 AND C-2 ZONED PROPERTY. THE PLACEMENT OF A PLACE OF WORSHIP IN A-1 IS COMPLEMENTARY AND LOW IMPACT TO A-1, C-2, AND RESIDENTIAL ZONES.

Exhibit 'B'

PROTECTION OF NEIGHBORHOODS

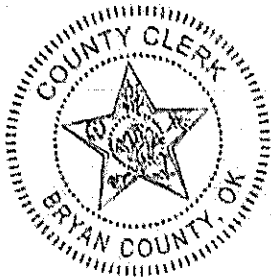
The property Owner's desire is to split the current ±16.5 acre parcel into 3 separate parcels, of ±9.0 acres, ±0.9 acres, and ±6.6 acres. This project does not propose a housing subdivision/addition/neighborhood, and none currently exist adjacent to the property.

The property is surrounded primarily by property zoned A-1. Small parcels zoned R-1 and C-2 abut portions of the property. The surrounding A-1 and R-1 parcels consist of pasture with single-family residences on acreages.

The proposed use of this property as a Church worship facility is complementary and low impact to the surrounding A-1 and R-1 uses.

The dumpster area will be screened from view. No new fencing or other screening is being proposed at this time. There is no existing fencing along the property lines. Existing chain link fencing around an existing residential structure on the proposed ±0.9 acre parcel will remain.

This project does not propose any new streets or alleys.



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Fee: \$ 22.00 Doc: \$ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

PERSONAL REPRESENTATIVE'S DEED

This indenture, made this 21st day of April, 2022, by and between Annita Burkhalter, the duly qualified and acting Personal Representative of the Estate of Ludie Iva Sullivan, Deceased, Grantor, and First Church of the Nazarene a/k/a Church of the Nazarene of Durant, Oklahoma, a not-for-profit corporation, Grantees.

WITNESSETH:

That whereas, under and by virtue of authority and power granted by the District Court for the County of Bryan, State of Oklahoma, in the estate of Ludie Iva Sullivan, Case No. PB-2020-73, Bryan County District Court, State of Oklahoma, in an Order Authorizing Sale of Real Property Pursuant to 58 O.S. § 239 dated April 5, 2022, which authorized Grantor to sell certain real property of the estate of Ludie Iva Sullivan, Deceased, situated in Bryan County, State of Oklahoma, specified and particularly described in said Order which has been recorded in the records of the County Clerk of Bryan County, Oklahoma, Grantor did sell the hereinafter described real property, at private sale, to Grantees for the sum of \$ 799,000.

Now, therefore, Annita Burkhalter, Personal Representative of the Estate of Ludie Iva Sullivan, Deceased, Grantor, pursuant to authority and power granted in the above-referenced Order, for and in consideration of the sum of \$ 799,000 to her paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantees, their heirs and assigns forever, all the right, title, interest and estate of the said Ludie Iva Sullivan, Deceased, at the time of her death, and also all the right, title and interest that the said estate may have acquired by operation of law or otherwise, in and to the following described real property situate in Bryan County, State of Oklahoma, to-wit:

TRACT 1: A TRACT OF LAND, BEING PART OF AN ORIGINAL TRACT OF LAND DESCRIBED IN BOOK 1211, PAGE 561, BEING A PART OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH A BASE GRID BEARING BEING S 89°05'21" W, BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA;

BEGINNING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 18;

THENCE, S 89°05'21" W, ALONG THE SOUTH LINE OF SE/4 OF SAID SECTION 18, A DISTANCE OF 622.78 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 899 AS SHOWN IN THE BRYAN COUNTY CLERKS OFFICE;

STATE OF OKLAHOMA

Bryan County

Documentary Stamps \$ 1,198.50



I hereby certify that the foregoing is a true, correct and full copy of the instrument herewith set out as appears of record in this office this 13 day of January, 2023
Tammy Reynolds County Clerk

THENCE, N 00°51'25" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 460.69 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 89°06'16" W, ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN BOOK 1284, PAGE 892, AND IN BOOK 1104, PAGE 762 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 199.05 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 815 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 00°51'17" W, ALONG THE EAST LINE OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 493.83 FEET TO THE NORTHEAST OF A PARCEL DESCRIBED IN BOOK 1390, PAGE 218 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, N 84°32'07" E, ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE, A DISTANCE OF 823.32 FEET TO SOUTHEAST CORNER OF A PARCEL DESCRIBED IN BOOK 860, PAGE 627 AS FILED IN THE BRYAN COUNTY CLERKS OFFICE;

THENCE, S 00°55'16" E, ALONG THE EAST LINE OF THE SE/4 OF SAID SECTION 18, A DISTANCE OF 1019.94 FEET BACK TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 16.51 ACRES;

BASIS OF BEARINGS: S 89°05'21" W, ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 EAST OF THE INDIAN MERIDIAN AND BASE LINE, BRYAN COUNTY, OKLAHOMA; BY R.T.K G.P.S. OBSERVATION, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83). THE AFORESAID PARCEL OF LAND DESCRIBED BY DAVID L. PAGE JR., PLS NO. 1566, ON DECEMBER 31, 2020;

together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, all the singular, the above-described premises, together with the appurtenances, unto the Grantees, their heirs and assigns forever.

GRANTOR RESERVES in and to all of the oil, gas and all other minerals of every kind or character in and under and that may be produced from the above described lands is hereby reserved by said GRANTOR, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and all other rights and privileges necessary for the economical operation of said land for the production and removal of said minerals

1-2022-744094 Book 1596 Pg: 108
04/26/2022 2:23 pm Pg 0107-0109
Fee: \$ 22.00 Doc: \$ 1,198.50
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

In witness whereof, Grantor, Personal Representative as aforesaid, has hereunto set his hand the day and year first above written.

Annita Burkhalter

Annita Burkhalter,
Personal Representative of the Estate of
Ludie Iva Sullivan

ACKNOWLEDGMENT

STATE OF Arkansas)
) ss.
COUNTY OF Benton)

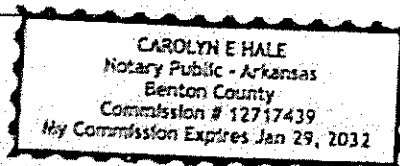
Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of April, 2022, personally appeared Annita Burkhalter, to me known to be the identical person who executed the within and foregoing instrument in his capacity as the duly and acting Personal Representative of the Estate of Ludie Iva Sullivan, deceased and acknowledged to me that she executed the same as his free and voluntary act and deed.

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

My commission expires: Jun 29, 2032

Carolyn E. Hale
Notary Public

Commission no. _____



I-2022-744084 Book 1596 Pg 109
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§ 156.021 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

The R-1 Single-Family District is established as a district in which the use of the land is for single-family dwellings, except as noted. It is the purpose and intent of this district to promote the development of and the continued use of the land for single-family dwellings and to prohibit commercial and industrial use or any other use which would substantially interfere with the development or continuation of single-family dwellings in this district. The intent is to further discourage any use in this district which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area. This district further encourages only those uses which because of character or size would not create additional requirements and costs for public services which are in excess of such requirements and costs if the district was not developed solely for single-family dwellings.

(Prior Code, § 157.021) (Ord. 1040, passed 4-12-1983)