

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
AGENDA**

June 1, 2021

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 April 27, 2021

2. Consider Items Removed from Consent

3. Information Items

4. Administration

- a. DISCUSSION of PC2021-15 Amending Chapter 156 Regarding subdivision regulations

5. Public Hearings

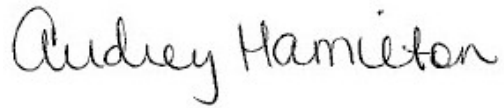
- a. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-13 a Rezoning request from the dual zoning of A-1, General Agriculture District and R-1, Single-Family Residential District to R-3 General Residential District for property located at 901 Wilson Street
- b. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-16 a Preliminary Plat request for property near Wilson Street and Larkspur Lane

6. New Business

ADJOURNMENT

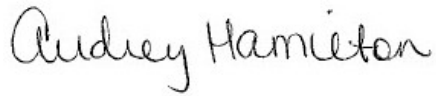
CERTIFICATE

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 28th day of April, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 28th day of May, 2021.

A handwritten signature in cursive script that reads "Audrey Hamilton".

Audrey Hamilton, 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 17th day of March, 2021 and that an agenda of said meeting was posted at the place of such meeting at 09:00 a.m. on the 23rd day of April, 2021.



Audrey Hamilton, City of Durant

MINUTES OF THE MEETING OF DURANT PLANNING COMMISSION
April 27, 2021 AT 5:30 PM, Roscoe J. Hatfield
Council Chambers,
300 West Evergreen,
Durant, Oklahoma

CALL TO ORDER

Planning Commission Chair Kevin Keener called the meeting to order at 5:33 p.m.

INVOCATION/FLAG SALUTE

Pastor Williams provided the invocation. Commission Member Knight led the flag salute.

ROLL CALL

Present:

Planning Commission Chairman Kevin Keener

Planning Commissioner Clent Horner (appeared at 5:38 p.m. after official roll call)

Planning Commissioner Shane Knight

Planning Commissioner Whitney Kerr

Absent:

Planning Commission Vice Chairman Drew Jackson

ORDER OF BUSINESS

1. Consent Items

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- a. CONSIDER APPROVAL OF REGULAR MEETING MINUTES of March 16, 2021

Motion was made by Commission Member Kerr and seconded by Commission Member Knight to approve the March 16th and March 31st minutes.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

- b. CONSIDER APPROVAL OF SPECIAL MEETING MINUTES of March 31, 2021
- c. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION ON AMENDING THE 2021 CALENDAR

Danielle O'Neal reviewed with the Planning Commission members a request to possibly amend the 2021 Calendar for Planning Commission meetings. Staff has had further discussion regarding the meeting dates and the length of time that it takes to go through the public hearing process. The applicant currently has a minimum 25-day period of time before they are able to come before the Planning Commission. Twenty (20) days is mandated by state statutes and the remaining five (5) is there to give staff time to put together the letters, newspaper information, maps, etc. The applicant currently waits an additional fourteen (14) days in between the Planning Commission and City Council meeting dates. Staff would like to have consideration of moving the date of the Planning Commission meeting to one week before the City Council meeting. This would make the Planning Commission date the first Tuesday of each month.

Motion was made by Commission Member Knight and seconded by Commission Member Horner to move the Planning Commission regular meeting date to the first Tuesday of the month beginning with the June meeting.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

2. Administration

- a. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-14 a request of an extension of the preliminary plat located near Washington and Mockingbird.

Danielle O'Neal reviewed with the Planning Commission members a request from Raquel Schmitz for an extension of the preliminary plat located near Washington Ave and Mockingbird Lane. The original preliminary plat was approved on April 16, 2018 and they received a 12-month extension last year. The applicant is requesting a 12-month extension. No changes are being requested to the approved preliminary plat.

Eric Schmitz spoke in support.

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

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

b. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-15
Amending Chapter 156 Regarding platting approvals

Danielle O'Neal reviewed with the Planning Commission members a request to amend Chapter 156 of the Durant Code of Ordinances regarding platting approvals. Staff has been reviewing and working to fix any errors or major issues within our current code of ordinances over the past few months. During this time, staff discovered that currently Chapter 156 is not fully in compliance with state statutes for how plats are approved. After discussion with the City Manager and City Attorney, it was decided to move forward with amending Chapter 156 so that the approval authority can be changed to reflect state statutes. No public notifications are required.

Motion was made by Commission Member Kerr and seconded by Commission Member Knight to table the item until the City Attorney has time to review and bring back for the June meeting.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

3. Public Hearings

a. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-08 a
Rezoning request from A-1, General Agriculture to R-2 Two-Family Residential
and a Preliminary Plat for property located near Cemetery Road and Rodeo
Road

Danielle O'Neal reviewed with the Planning Commission members a rezoning request from A-1, General Agriculture to R-2, Two-Family Residential and Preliminary Plat Request for property located near Rodeo Road and Cemetery Road. The subject property is approximately 5 acres in total, and the current preliminary plat shows

approximately 8 half acre lots. The applicant is planning to have duplex style homes built on each lot. Each lot will have an aerobic septic system and will be permitted through Oklahoma Department of Environmental Quality. City waters runs along Rodeo Road and the applicant shows a water line to go into the development. Water runoff is expected to run along the East side of the property and will be engineered by a licensed engineer. The Fire Marshal has stated that they will need to add one new fire hydrant inside the development. Once they have an engineered plan for a water line and for runoff, staff will ensure the City Engineer reviews and approves those plans. The current Land Use Map has this area as Agricultural; therefore, this request is generally not in compliance with the Comprehensive Plan. However, it should be noted that the Future Land Use Map and Comprehensive Plan are still being updated and this area could potentially change. No letters or comments have been received by staff at this point in time.

Brad Aycock, Representative of applicant, spoke in support.

Dustin Wolf spoke in support.

Sandra Levins spoke in opposition.

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

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

- b. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-10 a Rezoning request from R-3, General Residential to C-2 Highway Commercial and Commercial Recreation District for property located at 211 S 1st. Street

Danielle O'Neal reviewed with the Planning Commission members a rezoning request from R-3, General Residential to C-2, Highway Commercial and Commercial Recreation for property located at 211 S. 1st Avenue. The applicants want to convert a condemned dwelling into an operating commercial facility. The subject property is approximately 3,600 square feet and currently has a house on the lot. The area is made up of a mixture of Commercial Zoned, Industrial Zoned and Residential Zoned properties. The subject property does not meet the requirements for lot area that is required within the requested zoning type. It should also be noted that the lot does not meet the lot size requirements for the current zoning district either. The current Land Use Map has this area as general commercial land uses; therefore, this rezoning request is in compliance with the Comprehensive Plan. No letters or comments have been received by staff at this point in time.

Charles Maxey, Applicant, spoke in support.

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

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

- c. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-11 Rezoning request from R-3 General Residential to C-3 General Commercial for property located at 106 SE 3rd Avenue

Danielle O'Neal reviewed with the Planning Commission members a rezoning request from R-3, General Residential to C-3, General Commercial for property located at 106 SE 3rd Street. The applicants want to place a dispensary on the lot where there is currently a gas station. The subject property is approximately 16,240 square feet and currently has a gas station on the lot. The area is made up of a mixture of Commercial Zoned and Residential Zoned properties. The subject property does meet the requirements for lot area that is required within the requested zoning type. It should also be noted that the current use of this property is not in compliance with current zoning ordinances. The current Land Use Map appears to have this area as high density residential land uses; therefore, this rezoning request is not in compliance with the current Comprehensive Plan. However, it should be noted that the Future Land Use Map and Comprehensive Plan are still being updated and this area could potentially change. Staff has received one email opposing this request at this point in time.

Pastor Anthony G. Williams spoke in opposition.

Cathy Lucas spoke in opposition.

Beulah Boffman spoke in opposition.

Wanda Cummings spoke in opposition.

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

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

- d. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-12
Rezoning request from A-1 General Agriculture to I-1 Light Industrial for
property located near Hillcrest Avenue and McLean Drive

Danielle O'Neal reviewed with the Planning Commission members a rezoning request from A-1, Agriculture to I-1, Light Industrial for property located near Hillcrest and McClean. The applicants want to rezone this property for potential future industrial uses on the lot. The subject property is approximately 20 acres and currently is a vacant lot. The area is made up of a mixture of Industrial Zoned and Residential Zoned properties. The subject property does meet the requirements for lot area that is required within the requested zoning type. The current Land Use Map appears to have this area as low density residential land uses; therefore, this rezoning request is not in compliance with the current Comprehensive Plan. However, it should be noted that the Future Land Use Map and Comprehensive Plan are still being updated and this area could potentially change. No letters or comments have been received by staff at this point in time.

Lisa Taylor, Durant Industrial Authority Director, spoke in support.

Cathy Lucas spoke in opposition.

Wanda Cummings spoke in opposition.

John Last Name (inaudible) spoke in opposition.

Beulah Boffman spoke in opposition.

Dwight Vanderbien spoke in opposition.

Zim Spencer spoke in opposition.

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

Motion Passed with the following vote:

Ayes: Horner, Knight, Kerr

Nays: Keener

Abstain: None

- e. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION on PC2021-01,
the 2040 Comprehensive Plan and Future Land Use Map

Danielle O'Neal reviewed with the Planning Commission members an update to the Comprehensive Plan and the Future Land Use Map for the City of Durant. Staff has made several changes including creating an action item table rather than having the

action items within the document itself. There were other changes made within the Comprehensive Plan to give clarification, added in some items that would further help support the effort of Blue Zones. Staff was also able to complete a Future Land Use Map that includes a 3-mile buffer around city limits. Staff created a future land use map that incorporates mixed use, expands the CBD District and introduces mixed residential. The commercial area that was near the Sports Complex was changed to match the area and is now recreation. This recreation area could be anything as it pertains to recreation.

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

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None

4. New Business

There was no new business.

ADJOURNMENT

Motion made by Commission Member Horner and seconded by Commission Member Knight to adjourn the meeting.

Motion Passed with the following vote:

Ayes: Keener, Horner, Knight, Kerr

Nays: None

Abstain: None



THE CITY OF DURANT

Office of Community Development

Date: 06/01/2021
To: Planning Commission
Case: PC 2021-15
From: Danielle O'Neal, Community Development Director
Re: Amending Chapter 156 of the Durant Code of Ordinances regarding platting approvals

Request: Discuss possible amendments to Chapter 156 of the Durant Code of Ordinances regarding platting approvals.

Background: Staff has been reviewing and working to fix any errors or major issues within our current code of ordinances over the past few months. During this time, staff discovered that currently Chapter 156 is not fully in compliance with state statutes for how plats are approved.

11 O.S. 45-106 states, "before any plan, plat or replat of land within the corporate limits of a municipality shall be entitled to record in the office of the county clerk, it must be approved by the municipal governing body."

After discussion with the City Manager and City Attorney, it was decided to move forward with amending Chapter 156 so that the approval authority can be changed to reflect state statutes. No public notifications are required.

Since the last Planning Commission meeting there has been discussion about further amendments that could be included within this update.

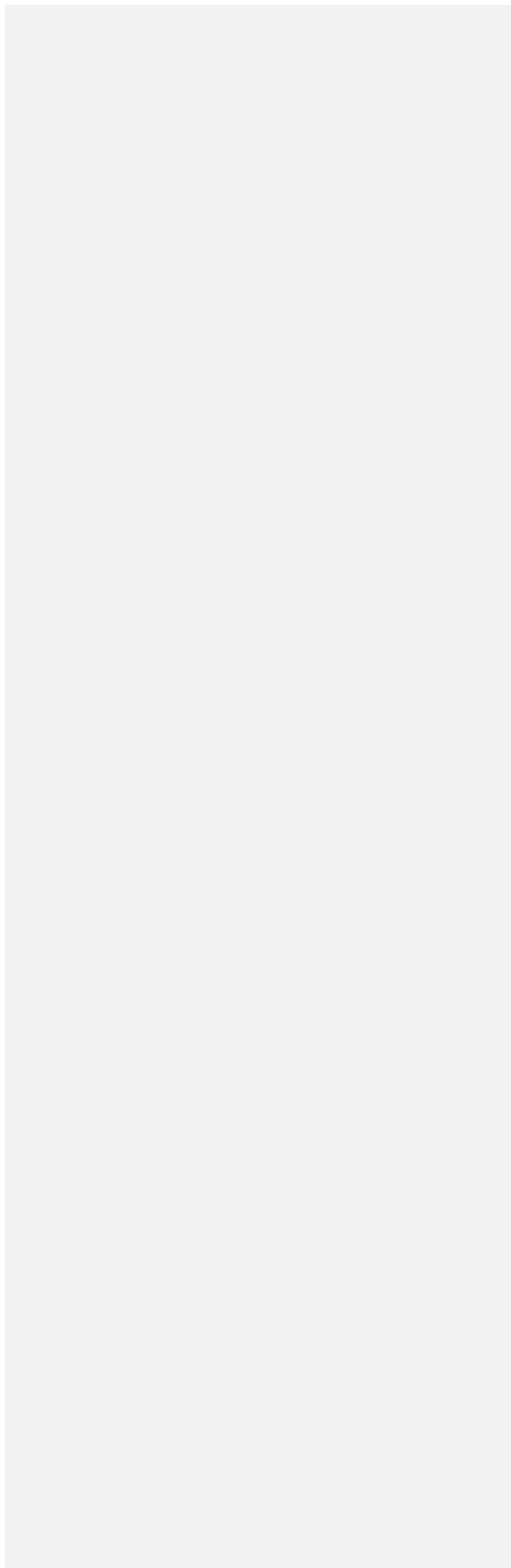
Analysis: Staff drafted an updated ordinance that updates the approval authority to where the Planning Commission and City Council will need to hear and approve each of the plats that come in. This draft does remove lot-splits out of the ordinance as well. The draft modifies a few details throughout the ordinance.

Required Action: Staff requests the Planning Commission to take no action on this item to allow for staff to complete some new amendments as well as getting the City Attorney to look over the ordinance.

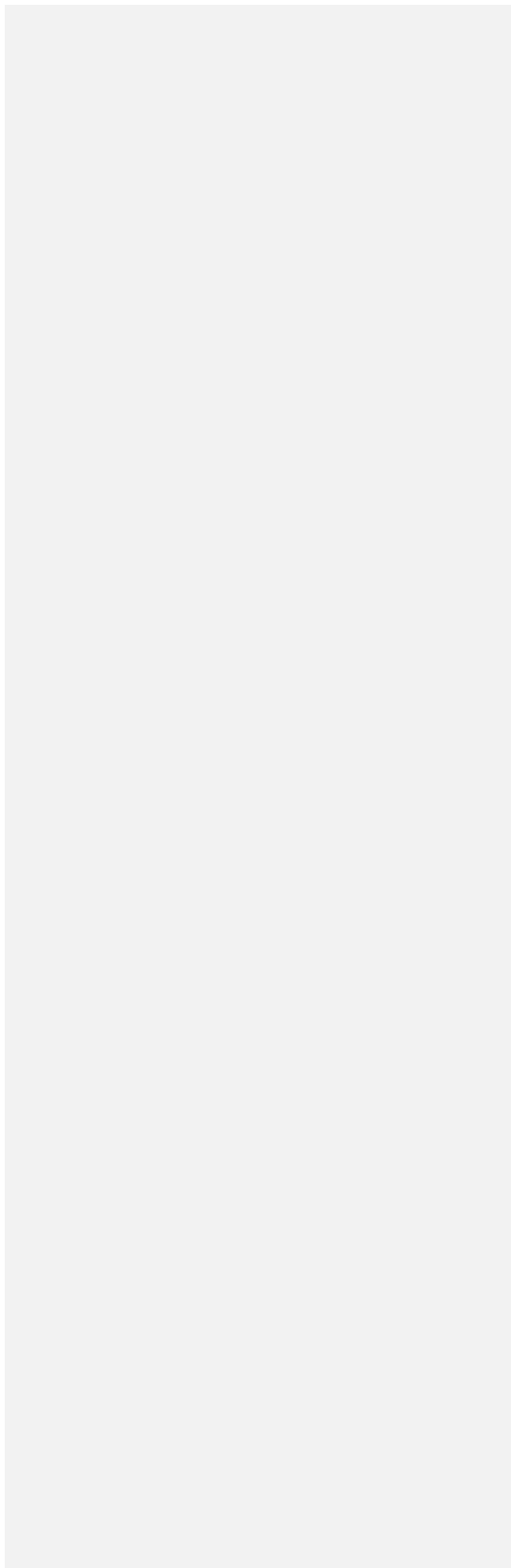
ATTACHMENT A

SUBDIVISION RULES
FOR THE
CITY OF DURANT

Ordinance _____



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GENERAL PROVISIONS

§ 156.001 PURPOSE AND INTENT.

(A) These regulations are designed to promote the health, safety, morals and general welfare of the community by establishing standards for the subdivision of land within the city's jurisdiction.

(B) The provisions of this chapter are specifically designed to lessen the congestion on streets; promote the orderly layout and use of land; secure safety from fire and other dangers; provide adequate light and air; facilitate adequate provisions for transportation, water, sewage, schools, parks, playgrounds and other public requirements; and protect neighborhood areas from the hazard of through traffic.

(C) These regulations are designed, intended and should be administered according to the purposes so to achieve the following:

- (1) Implement the Comprehensive Plan;
- (2) Provide for conservation of existing standard residential areas and prevent the development of slums and blight;
- (3) Harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of adjoining tracts;
- (4) Provide that cost of improvements which primarily benefit the tract of land being developed be borne by the owners or developers of the tract and that the cost of improvements which primarily benefit the whole community be borne by the whole community;
- (5) Provide the best possible design for the tract;
- (6) Reconcile any difference of interest; and
- (7) Establish adequate and accurate records of land subdivision.

§ 156.002 POLICY.

It is the policy of the Planning Commission and the city that these regulations are adopted for the purpose of establishing standards for reviewing of plans, plats and replats as provided for in 11 O.S. § 45-104.

§ 156.003 AUTHORITY.

(A) These subdivision regulations and minimum standards for land development are adopted by resolution of the Planning Commission and ratified by ordinance of the city in accordance with the provisions in 11 O.S. §§ 45-101 through 45-104.

(B) In all cases where these regulations provide for matters to be submitted to the Secretary of the Planning Commission those matters may be submitted to the Community Development Director or alternatively to the City Manager, and in all cases where these regulations provide for approvals by or actions to be taken by the Secretary of the Planning Commission those approvals or actions may be taken by the Community Development Director or alternatively the City Manager.

§ 156.004 VALIDITY.

If any section, clause, division, provision or portion of these regulations shall be held invalid, or unconstitutional, by any court of competent jurisdiction, such holding shall not affect any other section, clause, division, provision or portion of these regulations.

§ 156.005 ADMINISTRATION AND AMENDMENTS.

The Planning Commission and City Council may, from time to time, adopt, amend and make public rules and regulations for the administration of these regulations to the end that the public be informed and that

approval of plats be expedited. These regulations may be enlarged or amended by the City Council after public hearing, due notice of which shall be given as required by law.

§ 156.006 JURISDICTIONS.

These regulations and development standards shall apply to the following forms of land subdivision:

- (A) The division of land into two or more tracts, lots, sites or ~~parcels, any part of which, when subdivided, shall contain less than ten acres in area;~~
- (B) The division of land, previously subdivided or platted, into tracts, lots, sites or parcels ~~or less than ten acres in areas;~~
- (C) The dedication, vacation or reservation of any public or private easement through any tract of land regardless of the area involved, including those for use by public and private utility companies; or
- (D) The dedication or vacation of any street or alley through any tract of land regardless of the area involved.

§ 156.007 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ADDITION. One lot, tract or parcel of land lying within the corporate boundaries of the city which is intended for the purpose of development.

ALLEY. A minor right-of-way dedicated to the public use, which gives a secondary means of vehicular access to the back or side of properties otherwise abutting a street and may be used for public utility purposes.

AMENDED PLAT. A revised plat correcting errors or making minor changes to the original recorded final plat.

AMENITY. An improvement to be dedicated to the public or the common ownership of the lot owners of the subdivision and providing an aesthetic, recreational or other benefit, other than those prescribed by this ordinance.

BLOCK. A parcel of land, intended to be used for urban purposes, which is entirely surrounded by public streets, highways, railroad rights-of-way, public walks, parks or greenstrips, rural land or drainage channels or a combination thereof.

BOND. Any form of a surety bond in an amount and form satisfactory to the city.

BUILDING LINE or **SETBACK LINE.** A line or lines designating the area outside of which buildings may not be erected.

CAPITAL IMPROVEMENTS PROGRAM. The official proposed schedule of all future public projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project, as adopted by City Council.

CITY ENGINEER. The official with responsibility to review and release plans for construction projects, or his designee.

CITY. The City of Durant, Oklahoma.

COMMISSION. The Planning Commission for the City of Durant.

COMPREHENSIVE or GENERAL PLAN. A plan for development of the city prepared and adopted by the City Council, and including any part of such plan separately adopted and any amendment to such plan, or parts thereof.

CONSTRUCTION PLAN. The maps or drawings accompanying a plat and showing the specific location and design of public improvements to be installed in the subdivision or addition in accordance with the requirements of the Planning Commission as a condition of the approval of the plat.

CONTIGUOUS. Lots are contiguous when at least one boundary line of one lot touches a boundary line or lines of another lot.

CONVEYANCE PLAT. An interim plat recording the subdivision of property or defining a remainder of property created by the approval of a final plat for a portion of property, where approval of final development plans is not sought.

COUNCIL. The City Council of the City of Durant, Oklahoma.

COUNTY. Bryan County, Oklahoma.

DEDICATION PLAT. A plat prepared for the purpose of dedicating land or easements for rights-of-way to the city.

DEVELOPER. The person, business, corporation or association responsible for the development of the subdivision or addition. In most contexts the terms Developer and Property Owner are used interchangeably in these regulations.

DEVELOPMENT EXACTION. Any dedication of land or easements for, construction of, or contribution toward construction of a public improvement required as a condition of plat approval by the city under these regulations.

DEVELOPMENT. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, paving, drainage or utilities, but not agricultural activities.

DIRECTOR. The Director of the Community Development Department of the City of Durant, or his/her designee.

DRAINAGE WAY. All land areas needed to allow passage of the Base Flood, including sufficient access above the Base Flood elevation along each side of and parallel to the natural or excavated channel.

EASEMENT. A grant by the property owner to the public, a corporation or persons of the use of a strip of land for specific purposes.

ESCROW. A deposit of cash with the city in accordance with city policies.

FINAL PLAT. The map of a subdivision or addition to be recorded after approval by the Planning Commission and **City Council. Also, any** accompanying material and additional requirements as described in these regulations.

FLOODPLAIN. Any land area susceptible to being inundated by water from the base flood.

IMPROVEMENT AGREEMENT. A contract entered into by the developer and the city by which the developer promises to complete the required public improvements within the subdivision or addition within a specified time period following final plat approval.

LOT OF RECORD. A lot created prior to January 1, 2008, which is the date of enactment of these subdivision regulations for the City of Durant through Ordinance. No. 1573.

LOT, CORNER. A lot which has at least two adjacent sides abutting for the full lengths on a street, provided that the interior angle at the intersection of such two sides is less than 135 degrees.

LOT, DOUBLE FRONTAGE. A lot which runs through a block from street to street and which has two nonintersecting sides abutting on two or more streets.

LOT. A subdivision of a block or other parcel intended as a unit for the transfer of ownership or for development.

MAJOR PLAT. All plats not classified as minor plats, including but not limited to subdivisions of more than four (4) lots, or any plat requiring creation of any new street or extension of the city's facilities.

MINOR PLAT. A subdivision resulting in four or fewer lots and not requiring the creation of any new street or the extension of municipal facilities.

MUNICIPAL FACILITY. An improvement owned and maintained by the city.

OFF-SITE IMPROVEMENT. Any public improvement located outside the physical boundaries of the subdivision or addition to be platted.

PERIMETER STREET. Any existing or planned street which abuts the subdivision or addition to be platted.

PRELIMINARY PLAT. A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land that is approved by the Planning Commission and City Council.

PLAT. The plan or map for the subdivision or addition to be filed for record in the County where such subdivision or addition is located.

PLATTING. The act of preparing for approval and processing, pursuant to these regulations, the plan or map for the subdivision or addition to be filed for record in the County where such subdivision or addition is located.

PRIVATE STREETS & ALLEYS. A private vehicular access way shared by and serving two or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of these regulations. The term private street shall be inclusive of alleys.

PROPERTY OWNER. Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land comprising the subdivision or addition, or any representative or agent thereto, who has express written authority to act on behalf of such owner.

PUBLIC IMPROVEMENT. Any drainage way, roadway, parkway, sidewalk, utility, pedestrian way, off-street parking area, lot improvement, open space, or other facility for which the city or other governmental entity will ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

REMAINDER. The residual land left after platting of a portion of a tract. Platting of a residual may in some instances be required under the provisions of this ordinance.

REPLATTING. Any change in a map of an approved or recorded plat, except as permitted as an amended plat, that affects any street layout on the map or area reserved or dedicated thereon for public use or any lot line, or that affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions or additions. Replatting includes the combination of lots into a single lot for purposes of development. Replatting does require approval from the Planning Commission and City Council.

RESUBDIVISION. The replatting of a subdivision plat.

RIGHT-OF-WAY. A parcel of land occupied or intended to be occupied by a street or alley. Where appropriate right-of-way may include other facilities and utilities, such as sidewalks, railroad crossings, electrical, communication, oil or gas, water or sanitary or storm sewer facilities, or for any other special use. The use of right-of-way shall also include parkways and medians outside of pavement. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

ROADWAY. That portion of any street so designated for vehicular traffic and where curbs are normally placed, means that portion of the street between the curbs.

SECURITY. The letter of credit or cash escrow provided by the applicant to secure its promises in the improvement agreement.

SKETCH PLAT. A sketch preparatory to the preliminary plat or final plat, to enable the property owner to save time and expense in reaching general agreement with the Planning Commission and City Council as to the form of the plat and the objectives of these regulations.

STREET, COLLECTOR. A minor street as designated on the major street plan which collects traffic from other minor streets and serves as the most direct route to a major street or a community facility.

STREET, CUL-DE-SAC. A minor street having one end open to vehicular traffic and having one closed end terminated by a turnaround.

STREET, FRONTAGE OR SERVICE. A minor street auxiliary to and located on the side of a major street for service to abutting properties and adjacent areas and for control of access.

STREET, MAJOR. An arterial street which is designated on the major street plan or comprehensive plan.

STREET, MINOR. Any street not classified as a major street on the major street plan whose primary purpose is to provide access to adjacent properties.

SUBDIVIDER. Any person, firm, partnership, corporation or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined.

SUBDIVISION. A division of any tract of land situated within the corporate limits, or within the extraterritorial jurisdiction or regional planning district of the city, into two or more parts for the purpose of laying out any subdivision of any tracts of land or any addition to the city or for laying out suburban lots or building lots, or any lots, and streets, alleys or parts or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto for the purpose, whether immediate or future, of creating building sites.

SUBSTANDARD STREET. An existing street, or highway that does not meet the minimum specifications in the Thoroughfare Standards Ordinance and city Construction Standards and Specifications, or if a State Highway does not meet the minimum Standard Specifications of the Oklahoma Department of Transportation and is not constructed to the ultimate extent for the type of roadway it is designated for in the major thoroughfare plan. A standard street is a street or highway that meets or exceeds said standard specifications and major thoroughfare plan.

TEMPORARY IMPROVEMENT. Improvements built and maintained by an owner during construction of the development of the subdivision or addition and prior to release of the performance bond or improvements required for the short term use of the property.

GENERAL PROCEDURE

§ 156.020 PLAT APPROVAL.

For all cases of subdividing within the scope of these regulations, a plat of the land in question or an easement with a description in writing when appropriate shall be drawn and submitted to the Planning Commission and City Council for their approval or disapproval, as provided hereafter in these regulations.

§ 156.021 TIME LIMITATIONS.

(A) **Sketch Plats.** The applicant shall submit to the Community Development Department two copies including a digital copy of the proposed sketch plat. A notice of public hearing shall be published in an official paper or a newspaper of general circulation in the city at least 15 days prior to the date of the public meeting. Notice shall be mailed to all owners of property located within 300 feet of the subject property as provided by a certified abstractor's list as the applicant's cost at least 20 days prior to the hearing. The approval of a sketch plat by the Planning Commission and the City Council shall be valid for a period of two years. If a preliminary plat covering all or part of the land shown in a sketch plat has not been filed with the Secretary of the Planning Commission within two years of the date of approval of the sketch plat, then all approvals shall be void and the land owner shall have no rights or privileges based upon the former approval.

(B) **Preliminary Plats.** The applicant shall submit to the Community Development Department four copies including a digital copy of the preliminary plat and one copy of the preliminary plat check list. A notice of public hearing shall be published in an official paper or a newspaper of general circulation in the city at least 15 days prior to the date of the public meeting. Notice shall be mailed to all owners of property located within 300 feet of the subject property as provided by a certified abstractor's list at the

applicant's cost at least 20 days prior to the hearing. At the option of the applicant a preliminary plat may be submitted without the necessary improvement plans with a request for conditional approval from the **Planning Commission and the City Council**. After the granting of a conditional approval of such a partial submission of a preliminary plat, the applicant shall submit the necessary improvement plans within six months. If the improvement plans are not submitted within six months all conditional approvals shall be void. The **Planning Commission and the City Council** shall act upon all submissions related to the preliminary plats within 75 days of the receipt of materials or the plat shall be considered to have been approved. If a final plat covering all or part of the land shown in a preliminary plat has not been filed with the Community Development Department within two years after the approval of the preliminary plat, then all approvals shall be void.

(C) **Final Plats.** The applicant shall submit to the Community Development Department four copies **including a digital copy** of the final plat and two copies of the as-built plans for all improvements installed. A notice of public hearing shall be published in an official paper or a newspaper of general circulation in the city at least 15 days prior to the date of the public meeting. Notice shall be mailed to all owners of property located within 300 feet of the subject property as provided by a certified abstractor's list at the applicant's cost at least 20 days prior to the hearing. The **Planning Commission and City Council** shall act upon all submissions related to final plats within 75 days of the date of receipt of materials or the plat shall be considered to have been approved. If a final plat is not filed of record with the County Clerk within six months after the approval of the Planning Commission and City Council, then all approvals shall be void.

(D) **Certified Abstractor's List.** **The certified abstractor's list will expire after 60 days of issuance. It will remain at the owner's cost to provide an updated list to the Community Development Director.**

§ 156.022 OFFICIAL RECORDING.

Except as provided and lots of record established prior to the effective date of these regulations (January 1, 2008), no plat or other land subdivision instrument shall be filed in the office of the County Clerk until it shall have been approved by the Planning Commission and by the City Council as hereinafter set forth. All final plats shall be filed within two years of date of approval by the Planning Commission and City Council, and no lots shall be sold from any plat until recorded. Time extensions of the **two-year** filing requirement may be granted by the **Planning Commission and the City Council** upon review of the final plat and a finding that circumstances prevail substantially as of the time of original approval.

§ 156.023 AGENDA.

Each plat submitted for preliminary or final approval shall be placed on the agenda of the Planning Commission only after fulfilling the appropriate requirements of these regulations. However, a plat not meeting all of the requirements may be submitted providing the subdivider presents with the plat a written request for specific exceptions and explains the reasons therefore.

§ 156.024 FILING FEE.

(A) Fees, as set by the City Council by resolution or motion, shall be paid to the city at the time of submitting each of the respective plats and applications for a hearing before the Planning Commission or Board of Adjustments.

(B) No part of the subdivision **plat or lot-split plat**, or hearing fees shall be refundable.

§ 156.025 VARIATIONS AND EXCEPTIONS.

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in substantial hardship or inequity, the **City Council** may vary or modify, except as otherwise indicated, such requirements of design, but not of procedure or improvements, so that the subdivider may develop his or her property in a reasonable manner, but so, at the same time, that the public welfare and interests of the city are protected and that the general intent and spirit of these

regulations be preserved. Such modification may be granted upon written request of the subdivider stating the reasons for each modification and such action shall be taken by the affirmative vote of three-fourths of the regular membership of the Planning Commission and confirmed by a simple majority vote of the City Council.

§ 156.026 SURETY BOND.

In lieu of filing a surety bond the subdivider or developer may secure and place on deposit with the city an irrevocable letter of credit or comparable instrument from a title company, banking institution or similar financial institution, stating that money will be held in escrow until all offsite improvements have been completed to the city's satisfaction. Such letter of credit or financial instrument shall be drawn in favor of the city for the entire cost of improvements for water mains, paving, sanitary sewers, storm sewers and other drainage facilities as estimated by the subdivider's registered professional engineer and approved by the City Engineer. The ~~Building Official / Inspector or his or her designee, Inspection Department, a division of the Community Development Department~~ shall issue no building permit until the contractor submits offsite improvement plans for the project, conforming to the city standards, specifications and requirements. Upon completion of the public improvements the "as built" drawings shall be supplied by the developer's design engineer to the city.

§ 156.027 EXTENSION AND REINSTATEMENT PROCEDURE

(A) Sixty days prior to or following the lapse of approval for a sketch plat, preliminary plat, or final plat as provided in these regulations, the property owner may petition the ~~Planning Commission and the City Council~~ to extend or reinstate the approval. Such petition shall be considered at a public meeting of the ~~Planning Commission and shall be considered at the City Council.~~

(B) In determining whether to grant such requests, the ~~Planning Commission and the City Council~~ shall take into account the reasons for the lapse, the ability of the property owner to comply with any conditions attached to the original approval and the extent to which newly adopted subdivision regulations shall apply to the plat. The ~~Planning Commission and the City Council~~ shall extend or reinstate the plat, or deny the request, in which instance the property owner must submit a new application for approval.

(C) The ~~Planning Commission and the City Council~~ may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The ~~Planning Commission and the City Council~~ may also specify a shorter time for lapse of the extended or reinstated plat than is applicable to original approvals.

(D) The approval of a preliminary plat for a portion or phase of a sketch plat, or the approval of a final plat for a portion or phase of a preliminary plat, shall not automatically affect the expiration of approval of the sketch plat or preliminary plat as it pertains to the balance of the property. Extensions and reinstatement of a sketch plat, preliminary plat, or final plat may be approved under the provisions of this section.

§ 156.028 AMENDMENTS TO SKETCH PLAT OR PRELIMINARY PLAT

(A) At any time following the approval of a sketch plat or preliminary plat, and before the lapse of such approval, a property owner may request an amendment. The rerouting of streets, addition or deletion of alleys, or addition or deletion of more than 10% of the approved number of lots shall be considered a major amendment. The adjustment of street and alley alignments, lengths, and paving details; the addition or deletion of lots within 10% of the approved number and the adjustment of lot lines shall be considered minor amendments.

~~(B) The Community Development Director may approve or disapprove a minor amendment. Disapproval may be appealed to the Planning Commission under the terms of this Code. Major amendments may be approved by the Planning Commission at a public meeting in accordance with the same requirements for the approval of a sketch plat or preliminary plat.~~

Commented [DB1]: Went ahead and placed that extensions or reinstatements would be heard by both PC and Council.

If this needs to be different, please let me know.

(BC) *Approval.* The **Planning Commission and the City Council** shall approve, conditionally approve or disapprove any proposed ~~major~~ amendment and may make any modifications in the terms and conditions of preliminary plat approval reasonably related to the proposed amendment. **This shall occur at a public meeting in accordance with the same requirements for the approval of a sketch plat or preliminary plat.**

(CD) *Retaining Previous Approval.* If the applicant is unwilling to accept the proposed amendment under the terms and conditions required by the Planning Commission **and the City Council**, the applicant may withdraw the proposed ~~major~~ amendment ~~or appeal the action of the Planning Commission to the City Council in accordance with this Code.~~

§ 156.029 APPEALS TO CITY COUNCIL (NEW)

The applicant, Community Development Director, or two members of the City Council may appeal the decision of the Planning Commission with regard to a sketch plat, preliminary plat, final plat, replat, conveyance plat, development plat, lot-split, or other plat provided for in these regulations by filing a Notice of Appeal in the office of the Community Development Director, no later than ten (10) days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Planning Commission at a public meeting. Written notice of any appeal shall be sent to the property owner and shall stay the decision until the appeal is decided. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the Planning Commission and may, where appropriate, remand the plat or variance request to the Commission for further proceedings consistent with City Council's decision.

PLATTING PROCEDURES

§ 156.040 GENERAL.

(A) Whenever any subdivision of land is proposed, before any contract is made for the sale of any part of the land, before any permit for the erection of a structure in such proposed subdivision shall be granted, the owner of the ~~land or his or her agent~~ shall apply for and secure the approval of the **Planning Commission and the City Council** of such proposed subdivision. The proposed subdivision may be processed a standard subdivision ~~or a lot-split subdivision~~ as follows:

- (1) Standard subdivision:
 - (a) Sketch plat;
 - (b) Preliminary plat (and construction plans for improvements);
 - (c) Final plat;
 - (d) Building permit; and
 - (e) Occupancy permit;

~~(2) Lot-split (as required).~~

(B) Upon initial receipt of a subdivision proposal, the Community Development Director shall determine if the proposal shall be classified as a ~~minor or major~~ ~~minor or major standard~~ subdivision ~~or a re-plat, or a lot-split.~~ **If a subdivision is determined to be a lot-split,** ~~t~~he Community Development Director shall determine what information, drawings and procedure will be necessary for the submission of ~~the subdivision~~~~lot-split~~ to the Planning Commission **as well as to the City Council** in accordance with **these regulations and the policies of the Planning Commission and of the City Council.** The Community Development Director, shall consider in each case the nature of a proposed ~~subdivision~~~~lot-split~~ and the relationship of the proposal to surrounding land uses, topography, property shape, property size, adjacent ownership, public access and public facilities in order to determine the extent to which the platting

process must be followed. The above determinations of the Community Development Director may be reviewed and revised by the Planning Commission, and then the City Council upon request of the subdivider.

§ 156.041 CLASSIFICATION OF SUBDIVISIONS AND ADDITION AS MINOR OR MAJOR. (NEW)

(A) Before any land is platted, the property owner shall apply for and secure approval of the proposed subdivision plat or addition plat in accordance with the following procedures, unless otherwise provided by these regulations. Subdivisions are classified as major or minor depending on the number of lots proposed and the extent of public improvements required.

(1) Minor subdivisions shall create no more than four lots and do not require the creation of a new street or the extension of municipal facilities. Minor subdivisions may be approved for residential and non-residential properties. Conveyance plats may be approved under the procedure for minor subdivisions provided that they establish no more than four lots and do not create a new street or extend municipal facilities. Minor plat approval requires the submission of a final plat as described under these regulations, or the submission of a conveyance plat as described under these regulations. ~~The Community Development Director may approve minor plats or refer them to the Planning Commission for their action.~~

(2) Major subdivisions involve the creation of new streets, the extension of municipal facilities or the creation of more than four lots. Major subdivisions may be approved for residential and non-residential properties. Conveyance plats are considered major subdivisions if they create more than four lots or involve the creation of new streets or the extension of municipal facilities. The procedure for approving a major plat typically requires three steps: sketch plat, preliminary plat, and final plat. Sketch plats require approval by the Planning Commission ~~and the City Council~~. The sketch plat requirement may be omitted if the subdivision creates no more than one new street and the Community Development Director determines that sufficient information exist to begin preparation of a preliminary plat. A concept plan or preliminary site plan that contains sufficient information to provide for the proper coordination of the development may be required for non-residential property

Except as otherwise permitted, ~~both the Planning Commission's and the City Council's~~ approval of a preliminary plat is required prior to the construction of public improvements to the property. The preliminary plat and the associated engineering plans for the property may be amended during construction, with only major changes requiring reapproval by the ~~City Council~~ ~~Planning Commission~~.

Upon completion of the required public improvements, or the provision of a subdivision improvement agreement described in these regulations, the owner may submit a corrected final plat for the subdivision. Lots may be sold and building permits obtained after approval of the plat by the ~~Planning Commission and the City Council~~, and filing of the signed plat. The preliminary plat process may be omitted if the owner enters into a subdivision improvement agreement with the city and provides sufficient surety for all proposed public improvements. If the preliminary plat process is omitted, engineering plans must be submitted in conjunction with the final plat.

§ 156.042 SKETCH PLAT.

(A) *Purpose.* The purpose of the sketch plat is to provide the subdivider, the Planning Commission and the governing bodies an opportunity to identify any problems concerning the land use, general design and overall approaches to installation of improvements before the expenditure of large amounts of money and manpower in the preparation of more detailed platting documents. This step in the overall subdivision process is very important because it is at the initial part of the process when decisions are to be made that can have great value from the fulfillment of the comprehensive plan; or, conversely decisions wrongly made at this point can be very damaging to the fulfillment of the comprehensive plan. It is important that all of the land to be included in the proposed subdivision shall be included in the sketch plat so that an overview of an entire area can be accomplished.

(B) Before preparing the sketch plat the subdivider should review these regulations and discuss with the Community Development Director the procedures for the adoption of a subdivision plat and the general requirements as to the layout of streets and for any reservations of land, street improvements, drainage, sewerage, water supply, fire protection, the availability of services and similar matters.

(C) *Applicability.* A sketch plat shall be required as a condition precedent to approval of any application for a major plat, except where the Community Development Director determines:

- (1) The subdivision will result in no more than one new street and sufficient information exists to begin preparation of a preliminary plat, or
- (2) A concept plan, preliminary site plan or final site plan for the property provides sufficient information for the preparation of a preliminary plat.

(D) *Phasing of Development.* The **Commission and the Council** may permit a sketch plat for a major plat to be divided into two or more phases, as indicated on the sketch plat, provided each phase satisfies the requirements of this ordinance. In considering phasing of a sketch plat, the **Commission and the Council** may approve certain conditions as it deems necessary to assure the orderly development of the platted land. Such conditions may include but are not limited to temporary street and alley extensions, temporary cul-de-sacs, and off-site utility extensions.

(E) *Application Procedure and Requirements:*

(1) *Pre-application Conference.* Before preparing the sketch plat, the applicant is strongly encouraged to schedule an appointment and meet with the Community Development Director to discuss the procedures for approval of the plat and the requirements as to general layout of streets and or reservations of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services.

(2) *General Application Requirements.* Prior to platting of the land, the property owner shall file an application for approval of a sketch plat with the **CommissionCommunity Development Department**. The application and sketch plat shall meet the following minimum requirements:

- (a) The application shall include all contiguous holdings of the property owner with an indication of the portion which is proposed to be developed or offered, sold or leased, accompanied by an affidavit of ownership, which includes an address and telephone number of an agent who shall be authorized to receive all notices required by these regulations.
- (b) The study shall be drawn to scale of 1" = 200' or larger.
- (c) The lower right hand corner of the sketch plat shall contain a title block clearly showing the proposed name of the subdivision or addition, the name and address of the Owner and the Engineer or Surveyor responsible for the designer survey, the scale of the drawing, the date the drawing was prepared, and the legal description of the tract.
- (d) The sketch plat shall clearly show the limits of the tract and scale distances. True north shall be clearly indicated and shall be to the top or left of the study.
- (e) The sketch plat shall show the names of adjacent subdivisions or additions or the name of record owners of adjoining parcels of unplatted land.
- (f) The study shall contain the existing zoning on adjoining land, the location, width, and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights-of-way, utility and drainage easements, and topography with existing drainage channels or creeks, and other important features such as tree groupings, vegetation, political subdivisions or corporate limits and school district boundaries.
- (g) The study shall show the layout, names and width of proposed thoroughfares, collector streets, and intersections, and shall show a general configuration of proposed streets and alleys.

(h) The study shall show a general arrangement of land uses, including but not limited to park and school sites, municipal facilities, private open space, floodplains and drainage ways, phasing plan, and proposed non-residential and residential uses and densities.

(i) The study shall show the location and style of streetlights within the subdivision.

(j) The study shall show the location and sidewalks throughout the subdivision.

(3) *Additional Requirements Prerequisite to Preliminary Plat Approval.* Except as permitted, prior to the submittal of a preliminary plat, the applicant shall submit for approval a sketch plat, at a scale of 1" = 100' or larger, depicting all information required and the following additional items:

(a) The layout, names, and width of proposed streets, alleys, and easements.

(b) Layout, numbers, and approximate dimensions of proposed lots and all building lines.

(c) The location of proposed screening walls and/or other forms of screening shall be clearly indicated.

(d) Existing contours of the tract in intervals of two feet or less, referred to sea level datum.

(e) Existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes and locations included.

(f) Proposed water, sanitary sewer and storm sewer pipe lines with culverts, bridges, and other appurtenances or structures shown.

(g) Storm water retention or detention basins as required.

(h) Erosion mitigation of lots or roads next to creeks and drainage ways.

(i) General landscapetree survey information.

(4) *Standards for Approval.* No sketch plat shall be approved by the Planning Commission or the City Council for a plat which is intended for development unless it conforms to the Comprehensive Plan and the development ordinances of the city.

(5) *Approval Procedure.* After review of the sketch plat, the report and pertinent information as it relates to the plat recommendations of the Community Development Director and the exhibits submitted at a scheduled meeting, the Planning Commission shall recommend approval, conditional approval or disapproval the sketch plat. The sketch plat with the recommendation of the Planning Commission and the Community Development Director will be heard at a scheduled meeting of the City Council, who shall approve, conditionally approve or disapprove the sketch plat. One (1) copy of the proposed sketch plat shall be returned to the owner with the date of approval or disapproval and the reasons therefore accompanying the copy. If the Planning Commission disapproves the proposed sketch plat, the applicant may execute an appeal to the City Council in the manner prescribed in these regulations.

(6) *Effect of Approval.* Approval of the sketch plat in conformance to these procedures by the Planning Commission and the City Council constitutes authorization by the city for the property owner to submit application for approval of a preliminary plat subject to compliance with any conditions attached to approval of the sketch plat. The approval of any study or plat other than a preliminary plat does not certify the availability or capacity of infrastructure or that the property is suitable for development. The determination of infrastructure needs and capacity and the delineation of floodplain or other limitations on development will be done only during the review and approval of either a preliminary or final plat complete with required engineering plans and studies.

§ 156.043 PRELIMINARY PLAT.

(A) *Purpose.* The purpose of the preliminary plat is to provide an interim step in the procedure at which point the subdivider shall present drawings of the detail features of the subdivision. It is at this point that the items discussed at the sketch plat stage and as set down herein are prepared in a form from which determinations can be made as to the technical workability of the development proposal. If the subdivider is not required to go through the sketch plat process, the subdivider will be required to have a pre-application conference with city staff.

(B) After the Planning Commission and the City Council has approved the sketch plat, the subdivider may proceed with the preparation of the preliminary plat. After the subdivider has prepared the preliminary plat he or she may take either of the following actions:

(1) He or she may present the preliminary plat and preliminary plat checklist to the Planning Commission and the City Council and obtain approval thereof before proceeding with preparation of the improvement plans; or

(2) He or she may present the improvement plans and improvement plans checklist to the Planning Commission and the City Council at the time the preliminary plat and preliminary plat checklist are presented.

(C) Whenever the subdivider presents to the Planning Commission and City Council a preliminary plat and preliminary plat checklist, without improvement plans, the Planning Commission and the City Council may conditionally approve the preliminary plat, subject to Planning Commission and the Council approval of the improvement plans within six months following the preliminary plat conditional approval.

(D) After review of the preliminary plat, the Planning Commission and the City Council shall, within 60 days of its submission, approve, conditionally approve or reject the plat. The subdivider shall be notified in writing of this action, together with any conditions of approval or the reasons for rejection.

(E) Whenever the subdivider presents to the Planning Commission and the City Council the preliminary plat, preliminary plat checklist, improvement plans and improvement plans checklist and the Planning Commission and the City Council finds that the plat and improvement plans meet all the requirements of these regulations, it shall approve the preliminary plat and improvement plans by placing a certificate of approval upon each copy of the plat and plans. Such certificate of approval shall bear the signature of the Chairperson and Secretary of the Planning Commission and the Mayor of the City Council and shall provide that the approval given thereby does not constitute approval for purposes of recording.

(F) Approval of the preliminary plat shall not in all cases entitle the subdivider to approval of the final plat. Upon preliminary approval, if any conditions arise which would cause the preliminary plat to become unsatisfactory due to health, safety or welfare of the community, the Planning Commission shall recommend that the final plat be rejected.

(G) *Application Procedure and Requirements.* On forms approved by the city, the applicant shall file for approval of a preliminary plat, which conforms substantially with the sketch plat (if required) or alternate plan submitted by the applicant. The plat shall be prepared by or under the supervision of a registered public surveyor in the State of Oklahoma and shall bear his seal, signature and date on each sheet. The payment of all applicable fees shall be required at the time of submission.

(1) *General Application Requirement.* Copies of the proposed preliminary plat shall be at a scale of 1" = 100' or larger and in a form substantially as follows:

(a) The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting or abutting the boundary of the tract.

(b) True bearings and distances to the nearest established street lines and monuments, which shall be accurately described on the plat.

(c) Specific landscape plan: Specific tree survey.

(d) The exact layout including:

- (i) *Proposed street names* - Street names must be submitted to the Community Development Department for approval in accordance with the city's guidelines for the naming of streets. The Community Development Department will maintain an index of street names which will contain these guidelines. Street names and subdivision names are fixed at the time of approval of the preliminary plat. A fee, as set by the City Council by motion or resolution, will be charged to change street names and subdivision names after approval of the preliminary plat.
- (ii) The length of all arcs, radii, internal angles, points of curvature, length, and bearings of the tangents.
- (iii) All easements for rights-of-way provided for public services or utilities and any limitations of the easements.
- (iv) All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.
- (v) The location of the centerline of creeks or drainage ways should be tied with accurate dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks.
- (e) The accurate location, material, and size of all monuments approved by the City Engineer. Horizontal and vertical control data shall be established for a minimum of two (2) corners of the subdivision or addition. ~~One-inch~~One-inch iron rods shall be set at all block corners, angle points, points of corners, and points of tangents. One-half inch iron rods shall be set at all other lot corners.
- (f) The accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.
- (g) Building setback lines ~~for residential properties~~.
- (h) Location of streetlights
- (i) Location and construction drawings for sidewalks throughout the subdivision
- (jh) Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.
- (kli) Proposed name of the subdivision or addition. The name shall not duplicate, be the same in spelling or alike in pronunciation with any other recorded subdivision.
- (lj) Names of adjacent subdivisions or additions or the name of record owners of adjoining parcels of unplatted land.
- (mk) Name and address of the property owner, the owner's Surveyor, and the owner's Engineer.
- (nl) North point, scale, and date.
- (om) Legal description according to the real estate records maintained by the County Clerk's office and area calculations.
- (pa) Location by section, town, range, township, county and state.
- (ge) Additional documents necessary for dedication or conveyance of easements or rights-of-way, as required by the city. The city may, in some instances, require the conveyance of fee simple title for certain rights-of-way.
- (rp) Entry easements to allow city inspectors to enter the property being platted for the purpose of inspecting the construction of the public improvements.

(sq) Important features such as existing permanent buildings;

- (1) Large trees and water courses;
- (2) Parks and other public lands;
- (3) railway lines or easements;
- (4) Existing public easements;
- (5) Oil and gas lines or wells as shown on the records of the Oklahoma Corporation Commission (including abandoned or gas or oil wells and dry holes which remain unplugged),
- (6) Existing utilities including sewer, water mains, culverts and other underground structures within the tract or immediately adjacent thereto, showing pipe sizes and grades indicates;
- (7) Contours at intervals of 2 feet which are referenced to USGS data; and
- (8) Any other relevant feature necessary for a full and complete understanding of the proposed subdivision.

(tr) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.

(us) Copies of any private restrictions to be included in the deeds shall be attached to the preliminary plat.

(vt) Regulatory flood boundaries, and the ten (10) year flood boundaries.

(2) *Other Required Documents and Information to Be Filed With Preliminary Plat.*

- (a) Proposed covenants and deed restrictions, if any.
- (b) Source of water supply.
- (c) Provisions for sewage disposal.
- (d) Construction Plans

(3) *Standards for Approval.* No preliminary plat shall be approved by the Planning Commission or by the City Council unless the following standards have been met:

- (a) The plat substantially conforms with the approved sketch plat or other study as provided in these regulations.
- (b) The construction plans have been reviewed by the City Engineer.
- (c) Provision for installation and dedication of public improvements has been made.
- (d) The plat conforms to applicable zoning and other regulations.
- (e) The plat meets all other requirements of these regulations.

(4) *Timing of Public Improvements:*

- (a) The ~~Planning Commission~~City Council may require that all public improvements be installed, offered for dedication, and ready for acceptance by the city prior to the signing of the final plat ~~by the Chairman of the Planning Commission~~.

The ~~Planning Commission~~City Council may permit or require the deferral of the construction of public improvements if in its judgment, deferring the construction would not result in any harm to the public, or offer significant advantage in coordinating the site's development with adjacent properties and off-site public improvements. Any

required public improvement(s) approved for deferred construction must be provided for as required prior to the approval of the final plat.

(b) If the ~~Planning Commission~~ **City Council** does not require that all public improvements be installed, offered for dedication and accepted by the city prior to signing of the final plat ~~by the Chairman~~, it shall require that the applicant execute an improvement agreement and provide security for the agreement as provided in these regulations.

(c) This procedure shall also apply to the approval of a final plat if the preliminary plat is omitted.

(5) *Approval Procedure.* After review of the preliminary plat, the report and **pertinent information from the** ~~recommendations of the~~ Community Development Director concerning the land study and the application, the report and recommendation of the City Engineer on the construction plans, and any exhibits submitted at a public meeting, the applicant shall be advised of any required changes and/or additions. The **Planning Commission and the City Council** shall approve or disapprove the preliminary plat. One (1) copy of the proposed preliminary plat shall be returned to the owner with the date of approval, conditional approval ~~or disapproval~~ and the reasons therefore accompanying the plat. ~~If the Planning Commission City Council disapproves the proposed preliminary plat, the applicant may execute an appeal in the manner prescribed in these regulations.~~

(6) *Effect of Approval* - Approval of a preliminary plat by the **Planning Commission and the City Council** constitutes authorization for the City Engineer to release construction plans subject to his final approval and for the City Engineer to authorize for the property owner to commence grading of the site and construction of such public improvements as are required by the **Planning Commission and the City Council**. Approval of a preliminary plat also authorizes the property owner, upon fulfillment of all requirements and conditions of approval, to submit for approval an application for final plat approval. Upon release of the construction plans, the City Engineer may, upon request of the applicant, issue a certificate indicating the construction plans have been released and construction of the improvement is thereafter authorized. Additional certificates may be issued by the City Engineer authorizing the construction of private utilities on a phased schedule. The certificate shall read as follows:

"The preliminary plat for (insert name of the subdivision or addition) as approved by the City of Durant **Planning Commission and the City of Durant City Council** on (insert date of approval) is authorized for use with engineering plans for the construction of public improvements as approved by the City Engineer. A final plat shall be approved by the **Planning Commission and the City Council** upon the completion of all public improvements or the provision of a subdivision improvement agreement under the terms of the Subdivision Ordinance and submission of a final plat in compliance with ~~Section 3.6 of~~ the Subdivision Ordinance of the City of Durant.

Zoning regulations that affect exterior appearance of a single-family house or the landscaping of a single-family lot and that are adopted after approval of a preliminary plat for a single-family residential development, shall not apply for a period of two years from the latter of the date of plat approval or the date of the acceptance of public improvements related to the plat."

(7) *Lapse of Preliminary Plat Approval.* The approval of a preliminary plat shall be effective for a period of two (2) years from the date that the preliminary plat is approved by the **City Council** ~~Planning Commission or the City Council~~, at the end of which time the applicant must have submitted and received approval for a final plat. If a final plat is not submitted and approved within two (2) years, or an extension is not granted in accordance with these regulations, the preliminary plat approval shall be null and void, and the applicant shall be required to submit a sketch plat for review subject to the then existing zoning restrictions and subdivision regulations.

(H) *Construction Plan Procedure and Requirements:*

(1) *General Application Requirement.* Construction plans shall be prepared by or under the supervision of a professional engineer or architect registered in the State of Oklahoma as required by state law governing such professions. Plans submitted for review by the city shall be dated and bear the responsible engineer's or architect's name, serial number and the designation of "engineer," "professional engineer," or "P.E." or "architect" and an appropriate stamp or statement near the engineer's or architect's identification, stating that the documents are for preliminary review and are not intended for construction. Final plans acceptable to the city shall bear the seal and signature of the engineer or architect and the date signed on all sheets of the plans. Public works construction in streets, alleys or easements which will be maintained by the city shall be designed by a professional engineer registered in the State of Oklahoma.

(2) *Construction Plan Review Procedure.* Copies of the construction plans, and the required number of copies of the plat shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls and other special features. All materials specified shall conform to the design standards of the city. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made. The City Engineer will release the plans for construction, after approval of the preliminary plat by the Planning Commission and the City Council and payment of all inspection fees. Upon such release, each Contractor shall maintain one set of plans, stamped with city release, on the project at all times during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.

(3) *Failure to Commence Construction.* If construction has not commenced within one (1) year after approval of the plans, resubmittal of plans may be required by the City Engineer for meeting current standards and engineering requirements. "Construction" shall mean installation of city maintained public improvements.

§ 156.044 FINAL PLAT.

(A) *Purpose.* The purpose of the final plat is to create a record document which accurately describes the subdivided land, both as to accurate dimensions, and as to legal provisions which are pertinent to the subdivision. Much of the reason for this step is to make the transfer of the land more simple~~simpler~~ and certain. Land sales by reference to a legally filed plat are generally less complicated and more likely to provide the precise legal situation sought. The certainty of such sales derives from the assurance of an accurate survey and processes designed to assure the provision of facilities necessary to service the land.

(B) At the time the final plat and final plat checklist are submitted to the Community Development Department, the subdivider shall take one of the following courses of action:

(1) If the subdivider elects to, deposit the surety bond as specified in § 156.026, he or she shall submit plans for all improvements required under this chapter, such plans to bear the approval of the Planning Commission and the City Council. Upon completion of a portion of the construction of the required improvements, the Planning Commission~~City Council~~ may release a portion of the surety bond in the amount of the costs of the constructed improvements, as estimated by the City Council, Planning Commission, Secretary or municipal staff. Before any portion of the surety bond may be released, the City Engineer, City Building Inspector or City Manager shall approve the as-built plans and specifications for that portion of the improvements for which the subdivider has requested release of the surety bond;

(2) If the subdivider elects to complete all improvements as specified in the preliminary plat, he or she shall submit the as-built specifications and as-built original tracings of all improvements. If the Secretary of the Planning Commission~~Community Development Director or his or her designee~~ finds that the as-built plan and specifications comply with requirements, and that the actual construction is as shown in the plans and specifications, he or she shall endorse his or her approval thereon.

(C) All actions of the Planning Commission, whether recommending approving of final plats for all or part of an area shown in a preliminary plat shall, in so far as the plat involves dedications to the public, constitute only an authorization for the subdivider to submit the plat to the City Council to which the dedications are proposed. Such Planning Commission actions shall not constitute an acceptance of dedication or a commitment to accept dedication.

(C) *Applicability.* A final plat shall be required for subdivisions of property and the recording of single lots in accordance with these regulations.

(D) *Application Procedure and Requirements.* A final plat for minor subdivisions may be approved by the Community Development Director. A final plat for minor or a major subdivision shall require approval by the Planning Commission and the City Council. Final plats shall comply to the preliminary plat where applicable. The application shall be accompanied by the following:

(1) Four (4) mylar and (4) paper copies of the proposed final plat bearing all information specified in these regulations and the following:

(a) The final plat shall be clearly and legibly prepared by a Surveyor or Engineer. The size of the map shall not be less than 22 inches by 34 inches and shall be drawn to the scale of one inch equals 100 feet, unless the Community Development Director authorizes a different scale in writing.

(b) *Notice Statement.* "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."

(c) Name of subdivision and the name and number of any larger subdivision of which this tract now subdivided was once a part.

(d) Number of lots and the acreage platted

(e) *Boundary Lines.* The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting the boundary of the tract.

(f) *Bearing Distances.* True bearings and distances to the nearest established street lines and monuments, which shall be accurately described on the plat

(g) *Property Offered For Dedication.* The accurate outline of all property which is offered for dedication for public use, and of all property that may be reserved by covenant in the deeds for the common use for the common use of the property owners in the subdivisions, with the purpose indicated thereon.

(h) The exact layout including:

(i) Street and alley lines, including their names, bearings, angles of intersection and widths (including widths along the line of any intersecting street):

(ii) The length of all arcs, radii, internal angles, points of curvature, length, and bearings of the tangents.

(iii) All easements for rights-of-way provided for public services or utilities and any limitations of the easements.

(iv) All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.

(v) The location of the centerline of creeks or drainage ways with accurate dimensions in feet and hundredths of feet with bearings and angles.

(i) The accurate location, material, and size of all monuments approved by the City Engineer.

(k) Building setback lines for residential all properties within the platted area.

(k) Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.

(l) In case the subdivision is traversed by water course, channel, stream, or creek, the prior or present location of such water course, channel, stream, or creek shall be shown on the plat and the boundary of the regulatory flood and the ten (10) year flood. It will be assumed that there is no significant difference between the two (2) and the regulatory flood will be used, unless the owner shows the ten (10) year flood on the map.

(m) North point, scale, and date.

(n) Legal description according to the real estate records maintained by the County Clerk's office and area calculations.

(o) Names of adjacent subdivisions or additions or the name of record owners of adjoining parcels of unplatted land.

(pe) Location by section, town, range, township, county and state.

(qp) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.

(2) Formal irrevocable offers of dedication to the public of all streets, local government uses, utilities, parks, and easements, in a form approved by the City Attorney. The plat shall be marked with a notation indicating the formal offers of dedication.

(3) The improvement agreement and security, if required, in a form satisfactory to the City Attorney and in an amount established by the Planning Commission City Council upon recommendation of the City Engineer and shall include a provision that the property owner shall comply with all the terms of the final plat approval as determined by the City Council Planning Commission.

(4) As-built construction plans, where applicable.

(5) Covenants and deed restrictions, if any.

(5) Accurate legal description.

(6) Certification by a Registered Public Surveyor to the effect that the plat represents a survey made by him and that all the monuments shown thereon actually exist, and that their location, size, and material description are correctly shown, and that the survey correctly shows the location of all visible easements and rights-of-way and all rights-of-way, easements and other matters of record affecting the property being platted.

(7) The County Clerk's Office and applicable state statutes may require additional information additional information to be submitted or included on the final plat

(E) *Standards for Approval.* No final plat shall be approved by ~~the Community Development Director,~~ the Planning Commission or the City Council unless the following standards have been met:

(1) The plat substantially conforms to the preliminary plat.

(2) Required public improvements have been constructed and are ready to be accepted, and/or an improvement agreement has been accepted by the city providing for the subsequent completion of improvements.

(3) The plat conforms to applicable zoning and other regulations.

(4) Provision has been made for adequate public facilities under the terms of this ordinance.

(5) The plat meets all other requirements of this ordinance.

(F) *Approval Procedure.* After review of the final plat, the Community Development Director shall place the final plat for consideration on the agenda of a public meeting of the Planning Commission and City Council. ~~Minor plats may be approved by the Community Development Director or referred to the~~

~~Planning Commission in accordance with these regulations. In the event of disapproval, reasons for disapproval shall be stated.~~ One copy of the final subdivision plat shall be returned to the applicant with the date of approval, conditional approval or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat.

~~(G) Appeals. If the Planning Commission disapproves the final plat, the applicant may appeal to the City Council in the manner prescribed in these regulations.~~

Commented [DB2]: Deleting this unless we have a different way for an appeal, if we do then I can add that appeal process in.

(H) *Certificate of Compliance.* Upon final approval of a final plat required by these regulations, the Planning Commission and the City Council shall issue to the person applying for approval a certificate stating that the final plat has been approved by the Planning Commission and/or the City Council. For purposes of this section, final approval shall not occur until all conditions of approval have been met.

(I) *Signing and Recording of Final Plat.*

(1) When an improvement agreement and security are required, the Chairman of the Planning Commission and/or the Mayor, if approval has been granted by the City Council, and the Community Development Director or City Engineer shall endorse approval on the final plat after the agreement and security have been approved by the Planning Commission and the City Council and all the conditions pertaining to the final plat have been satisfied.

(2) When installation of public improvements is required prior to recordation of the final plat, the Chairman of the Planning Commission and/or the Mayor, if the plat has been approved by the City Council, and Community Development Director or City Engineer shall endorse approval on the final plat after all conditions of approval have been satisfied and all public improvements satisfactorily completed. There shall be written evidence that the required public improvements have been installed in a manner satisfactory to the city as shown by a certificate signed by the City Engineer stating that the necessary dedication of public lands and installation of public improvements has been accomplished.

(3) It shall be the responsibility of the applicant to file the final plat with the County Clerk. Simultaneously with the filing of the final plat, the applicant shall record such other agreements of dedication and legal documents as shall be required to be recorded by the City Attorney. The final plat, bearing all required signatures, shall be recorded after final approval and within ten working days of its receipt. One (1) copy of the recorded final plat shall be returned to the City prior to the issuance of any building permits.

(J) *Effect of Approval.* Approval of a final plat shall certify compliance with the regulations of the City of Durant pertaining to the subdivision of land. An approved and signed final plat may be filed with the County as a record of the subdivision of land and may be used to reference lots and interests in property thereon defined for the purpose of conveyance and development as allowed by these regulations.

(K) *Lapse of Final Plat Approval.* The approval of a final plat shall be effective for a period of six (6) months from the date that the final plat is approved by the Planning Commission and/or the City Council, at the end of which time the applicant must have met the requirements for recording of the final plat with the County Clerk. If the applicant has not met the requirements for recording of the final plat with the County Clerk within six (6) months, or an extension is not granted in accordance with these regulations, the final plat approval shall be null and void, and the applicant shall be required to submit a new plat for review subject to the then existing zoning restrictions and subdivision regulations. No Certificate of Occupancy or Change of Occupancy permit will be allowed for the property until the applicant has met the requirements for filing of the final plat with the County Clerk.

§ 156.045 CONVEYANCE PLATS (NEW)

(A) *Purpose.* A conveyance plat may be used solely for the purpose of subdividing land and the recording of same, or recording a single existing lot or parcel created by other means. A conveyance plat may be used to convey the property or interests therein; however, a conveyance plat does not constitute approval for development of the property and is not intended for immediate development. A conveyance plat is an interim step in the subdivision and development of land.

(B) *Applicability.* Conveyance plats may be used in lieu of a final plat to record the subdivision of property in the following instances:

- (1) To record the remainder of a tract larger than five acres created by the final platting of a portion of the property provided that the remainder is not intended for immediate development.
- (2) To record the subdivision of property into parcels five acres or smaller in size that are not intended for immediate development, and where all public improvements exist prior to approval and minimum frontage requirements are met. All public rights-of-way must be dedicated and all abutting streets and utilities must be installed and accepted by the city. Installation of on-site improvements may be delayed if development of other tracts is not affected.

(C) *Application Procedure and Requirements.*

(1) *Application Requirements.* The property owner shall submit an application, together with other supporting documents and fees, to the Community Development Director by an official submittal date. A conveyance plat and associated documents shall include all information required for a final plat and the additional information listed below:

(a) Construction plans shall not be required except where street, utility and drainage improvements are proposed by the owner. Construction plans, easements, and dedications as appropriate shall be submitted concurrent with the conveyance plat or any subsequent replat. The construction plans, if any, shall be prepared by or under the supervision of a professional engineer registered in the State of Oklahoma and shall bear his seal on each sheet.

(b) All conveyance plats must be titled "Conveyance Plat" and carry the following wording:

"A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Regulations of the City of Durant. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the city Ordinance and State Law."

(2) *Standard for Approval:*

(a) *Access.* All tracts, parcels, lots or sites created by a conveyance plat shall have frontage and access to an existing or proposed public street defined in the City's Comprehensive Plan or major street plan or an existing standard street meeting city construction standards and accessing the existing city street system.

(b) *Reservation of Rights-of-Way.* Conveyance plats must provide for the reservation of future rights-of-way of planned roadways. Right-of-way reservation acknowledges the future obligation to dedicate right-of-way for public thoroughfares and streets specified in the city's Comprehensive Plan or approved land study or major street plan. Reservation of right-of-way does not grant any right or interest in the property to the city or other entity. The final alignment may be adjusted upon final platting in order to meet engineering design standards.

(c) *Dedication of Rights-of-Way.* Dedication of right-of-way shall be required where a conveyance plat is used to record the remainder of a tract created by the final platting of a portion of the property. The required right-of-way dedication shall be limited to that which is necessary to provide access to the property proposed for final plat approval and to complete turn lanes, intersections and transitions in road pavement width resulting from development of the property proposed for final plat approval.

(3) *Approval Procedure.* A conveyance plat meeting all requirements of the city may be placed on the consent agenda of the Planning Commission and City Council. Conveyance plats

shall be approved provided they comply with all appropriate ordinances and the Comprehensive Plan. The **Planning Commission and the City Council** must approve, conditionally approve or deny a conveyance plat no later than 30 days from the date of application. If denied, the **Planning Commission and the City Council** shall provide a written explanation of the reason for denial. If the **City Council Planning Commission** fails to approve or deny the application within 30 days of the official submission date, the conveyance plat shall be deemed approved. A conveyance plat **qualifying as a minor plat** shall be reviewed and acted upon **by the Community Development Director** in accordance with these regulations.

(4) *Signing and Filing:*

(a) After the approval of the conveyance plat by the **Planning Commission and the City Council**, and the correction of the conveyance plat as required by the **Planning Commission and the City Council**, the property owner may file the conveyance plat with the County. The owner shall file the conveyance plat within six months from the date of approval. Any conveyance plat which has not been filed with the County within six months of the date of approval shall be void. Prior to filing with the County the property owner may withdraw and void a conveyance plat. Any conveyance plat withdrawn and/or voided, must be resubmitted under current regulations and procedures and reapproved by the **Planning Commission and the City Council** and filed with the County. Prior to filing, the Chairman of the Planning Commission **and Mayor of the City Council or the Community Development Director** shall endorse approval of the conveyance plat. One (1) copy of the recorded final plat shall be returned to the City within ten (10) days of filing.

(b) No final plat processed and approved in association with a conveyance plat shall be filed without the concurrent filing of the associated approved conveyance plat.

(5) *Effect:*

(a) Conveyance plat approval and acceptance by the city does not relieve the owner from obligations, including fees, required by other sections of this or other ordinances of the city pertaining to the improvement of the property or extension of services as required to make the property suitable for development.

(b) Neither reservation nor dedication of right-of-way shall relieve the property owner from obligations for street construction or assessments associated with public street improvement programs. Easements for access, utilities and drainage may be recorded on conveyance plats.

(c) Final Platting Requirements

(i) No building permits shall be issued nor permanent utility service provided for land which has only received approval as a conveyance plat. Notwithstanding the above, the Community Development Director may authorize temporary building permits, temporary occupancy permits, and temporary utility service.

(ii) A conveyance plat may be superseded by a preliminary plat or final plat in total or in part through compliance with the procedures and requirements of this ordinance.

(d) Agricultural Use. The use of a conveyance plat shall not prohibit the use of the subdivided land for agricultural uses as permitted in the zoning regulations of the city.

§ 156.046 DEVELOPMENT PLAT (NEW)

(A) This section applies to the platting and development of any single parcel greater than five acres or the subdivision and development of any property into parts, each part being greater than five acres.

The term "development" means the new construction or the enlargement of any exterior dimension of any building, structure, or improvement. The term "improvement" shall include the construction of a utility, road, parking, or drainage system. The term shall also apply to the grading of land or clearance of trees, except as may be permitted for valid agricultural use of the property.

(B) A development plat must be prepared by a registered professional land surveyor as a boundary survey showing:

- (1) Each existing or proposed building, structure or improvement or proposed modification of the external configuration of the building, structure or improvement;
- (2) Each easement and right-of-way within or abutting the boundary of the surveyed property; and
- (3) The dimensions of each street, sidewalk, alley, square, park, or other part of property intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, sidewalk, alley, square, park, or other part; and
- (4) Any additional information as required by this ordinance to apply for the approval of a plat

(C) The requirements and standards for design, reservation, construction, completion, maintenance, cost participation and escrow for public improvements applying to the approval of a plat shall also apply to a development plat.

(D) Development plats shall be processed under the same procedures and are subject to the same fees as apply to a plat. The procedures for a minor subdivision may be used when applicable.

(E) A development plat shall be approved if it conforms to the following standards:

- (1) The general plans, rules, and ordinances of the city concerning its current and future streets, sidewalks, alleys, parks, playgrounds, and public utility facilities; and
- (2) The general plans, rules, and ordinances for the extension of the city or the extension, improvement, or widening of its roads, streets, and public highways within the municipality.

(F) New development may not begin on the property until the development plat is filed with and approved by the city. Approved development plats and other agreements of dedication and legal documents as required shall be recorded with the County Clerk by the applicant.

§ 156.047 LOT-SPLITS (REPLACES OLD LOT SPLIT 156.044)

~~(A) Application. Whenever any lot split is proposed to be made, the owner or his agent shall submit to the Community Development Director an application for review and approval which shall consist of:~~

- ~~(1) An application form as prescribed by the Community Development Director;~~
- ~~(2) Four copies of each certified survey prepared by a land surveyor registered in the State of Oklahoma, showing the dimensioned location of structures and easements thereon, together with the precise nature, location and dimensions of both of the following:~~

~~(a) The proposed new lot; and~~

~~(b) The remaining portion of the original lot after the split.~~

- ~~(3) The Community Development Director may require additional plat information regarding adjacent property, in order to ensure that future access needs can be met;~~

~~(B) Review and Action by Community Development Director. Lot split requests shall be administered by the Community Development Director or their official designee. The Community Development Director shall not approve a lot split if:~~

~~(1) A new public street or alley is needed; or~~

~~(2) All easement requirements have not been satisfied; or~~

~~(3) Substandard or unusable lots according to the subdivision, building, and zoning regulations would be created; or~~

~~(4) The lot split will create lots violating the "spirit" of the size of lots in the same and surrounding subdivisions; or~~

~~(5) The lot has previously been split in accordance with these regulations (requires a minor subdivision).~~

~~(C) Recording of Lot Split. The lot split approval certificate and the survey plats for both new lots created shall be recorded with the County Clerk by the applicant within 7 days of approval by the Review Committee. One of the four copies shall be returned to the Community Development Department 7 within 7 days of its recording with the County Clerk.~~

~~(D) Appeal. In the event of denial by the Community Development Director, the application for a lot split may be submitted to the Planning Commission, for a fee as set by the City Council by motion or resolution, as a regular agenda item for their review, modification, approval or denial. In the event of denial by the Planning Commission, the application for a lot split may be submitted to the City Council, for a fee, as a regular agenda item for their review, modification, approval or denial.~~

§ 156.048 REPLATTING OF LAND

(A) *Replat Required.* Unless otherwise expressly provided for herein, a property owner who proposes to replat any portion of an already approved final plat, other than to amend or vacate the plat, must first obtain approval for the replat under the same standards and by the same procedures prescribed for the platting of land by these regulations. The Community Development Director may waive or modify requirements for a sketch plat under circumstances where the previously approved sketch plat is sufficient to achieve the purposes set forth in these regulations. Replats shall include the same information as previously described platting procedures.

(B) *Replatting Without Vacating Preceding Plat.* A replat of a final plat or portion of a final plat may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) Is signed and acknowledged by only the owners of the property being replatted;
- (2) Is approved, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, by the Planning Commission and City Council; and
- (3) Does not attempt to amend or remove any covenants or restrictions previously incorporated in the final plat.

(C) *Additional Requirements for Certain Replats.*

(1) A notice of the public hearing shall be published in an official paper or a newspaper of general circulation in the city at least 15 days prior to the date of the public hearing. Notice shall be mailed to all owners of property located within 300 feet of the subject property as provided by a certified abstractor's list at the applicant's cost at least 20 days prior to the hearing;

(2) If the proposed replat requires a variance, and the owners of 20 percent or more of the area of lots to whom notice is required to be given under Subsection (b) file with the Planning Commission and City Council a written protest of the replatting before or at the hearing, approval of the replat will require the affirmative vote of four of the Planning Commission City Council members. In computing percentages of ownership, each lot is considered equal to all other lots regardless of size or number of owners, and the owners of each lot are entitled to cast only one vote per lot. The area of streets and alleys shall be included in computing the percentage of land area.

(3) Any replat which adds or deletes lots must include the original lot boundaries.

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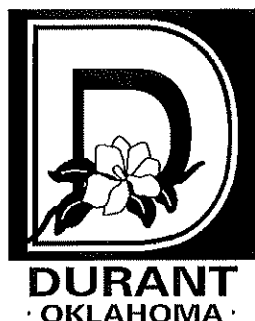
§ 156.999 PENALTY.

(A) Except as provided in these regulations and lots of record established prior to the effective date of this ordinance, no building permit shall be issued for any new structure or change, improvement or alteration of any existing structure on any tract of land which does not comply with all of the provisions of this chapter.

(B) Except as provided in these regulations and lots of record established prior to the effective date of this ordinance, the city shall withhold all public improvements and utilities, including the maintenance of streets and the provision of sewage facilities and water service, from all tracts, lots or additions, the platting of which has not been officially approved by ~~the Community Development Director,~~ the Planning Commission, or City Council and for which a certificate of compliance has not been issued pursuant to these regulations.

(B) A violation of this chapter shall be deemed an offense and shall be punishable as provided in § 10.99 and in accordance with applicable state law. Any person, partnership or corporation violating any of the provisions of this chapter upon conviction thereof shall be punished as provided in § 10.99.

(C) The city may issue citations to suspected violators of this chapter, which citations shall state the violation that is alleged, the time of the observation of the offense, any correction of the violation which is sought, the time allowable for the accomplishment of the correction and the further action which will be taken to seek remedy should correction not be accomplished. The issuance of such citations does not preclude the filing of charges in district court, nor shall the issuance of such citations be a mandatory process precedent to the filing of charges in district court.



THE CITY OF DURANT

Office of Community Development

Date: 06/01/2021
To: Planning Commission
Case: PC 2021-13
From: Danielle O'Neal, Community Development Director
Re: Rezoning Request from the dual zoning A-1, Agriculture and R-1, Single-Family Residential to R-3, General Residential for the property located at 901 Wilson Street.

Request: Consider a request from Don Losawyer, for a rezoning of the property located at 901 Wilson from the dual zoning A-1, Agriculture and R-1, Single-Family Residential to R-3, General Residential.

Current Zoning: A-1, Agriculture and R-1, Single-Family Residential

Requested Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	R-1	Single Family Uses
West	PUD	Senior Living / Residential Uses
South	R-1	Single Family Uses
East	R-1 / A-1	Single-Family Uses

Applicant: Don Losawyer

Background: Applicants approached staff regarding the rezoning of this property for potential residential development. The lot does have city water running along the street. The lot does have sewer lines that run along the western half of the property. The majority of this property is zoned as A-1, Agriculture; however, there is a strip along the East side of the property that abuts Briarwood that is zoned as R-1, Single-Family Residential.

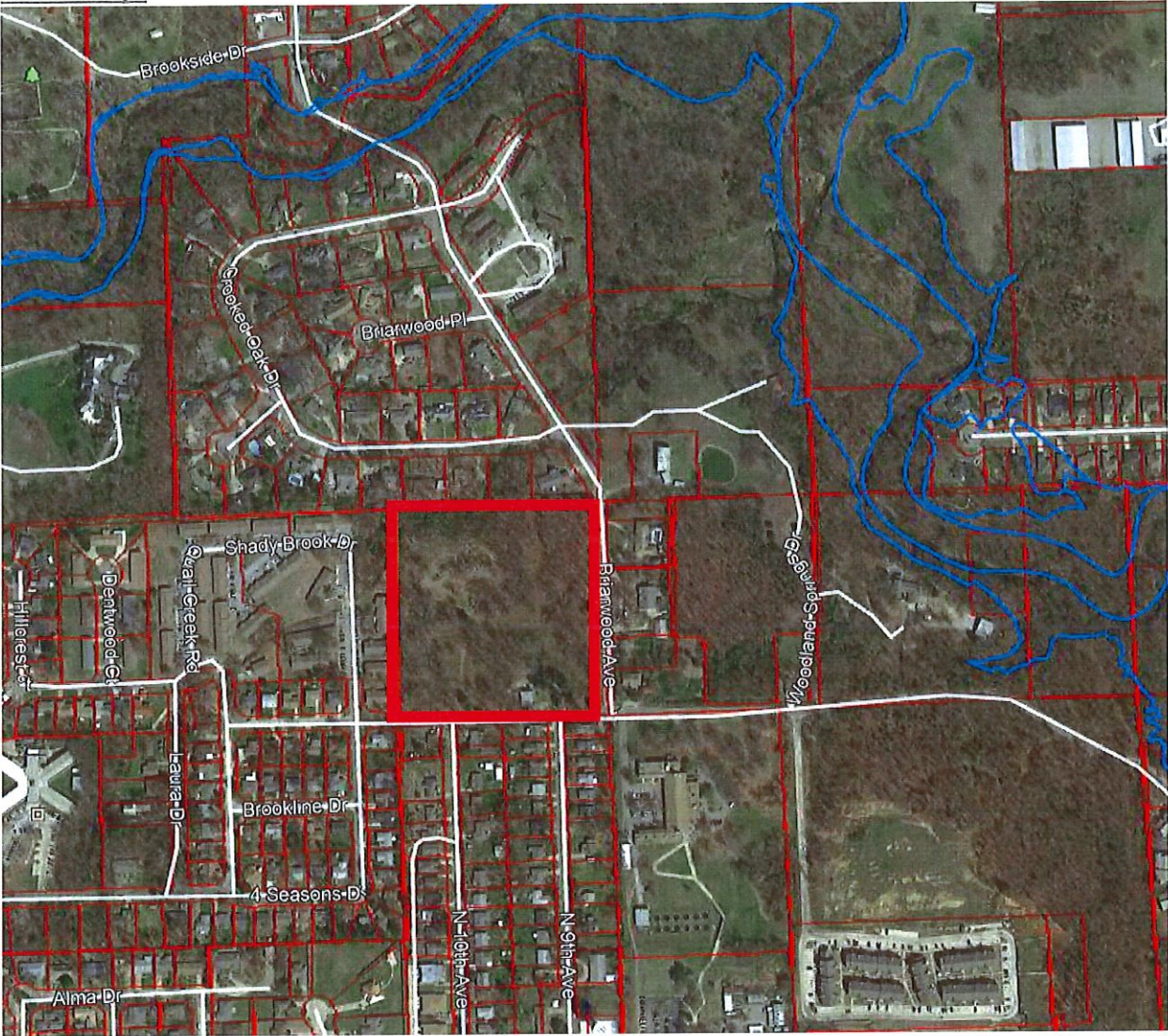
Notifications have been made to the surrounding property owners and at the time of this report staff has received several emails and letters in opposition of this rezoning request. Those letters and information provided by the citizens is attached to this report.

Analysis: The aforementioned property is approximately 8.5 acres and currently has a house on the lot. The area is made up of a mixture of Residential Zoned and Agriculture Zoned properties. The subject property does meet the requirements for lot area that is required within the requested zoning type.

The current Land Use Map appears to have this area as low density residential land uses; therefore, this rezoning request is not in compliance with the current Comprehensive Plan. However, it should be noted that we are currently working on an updated Comprehensive Plan and Future Land Use Map.

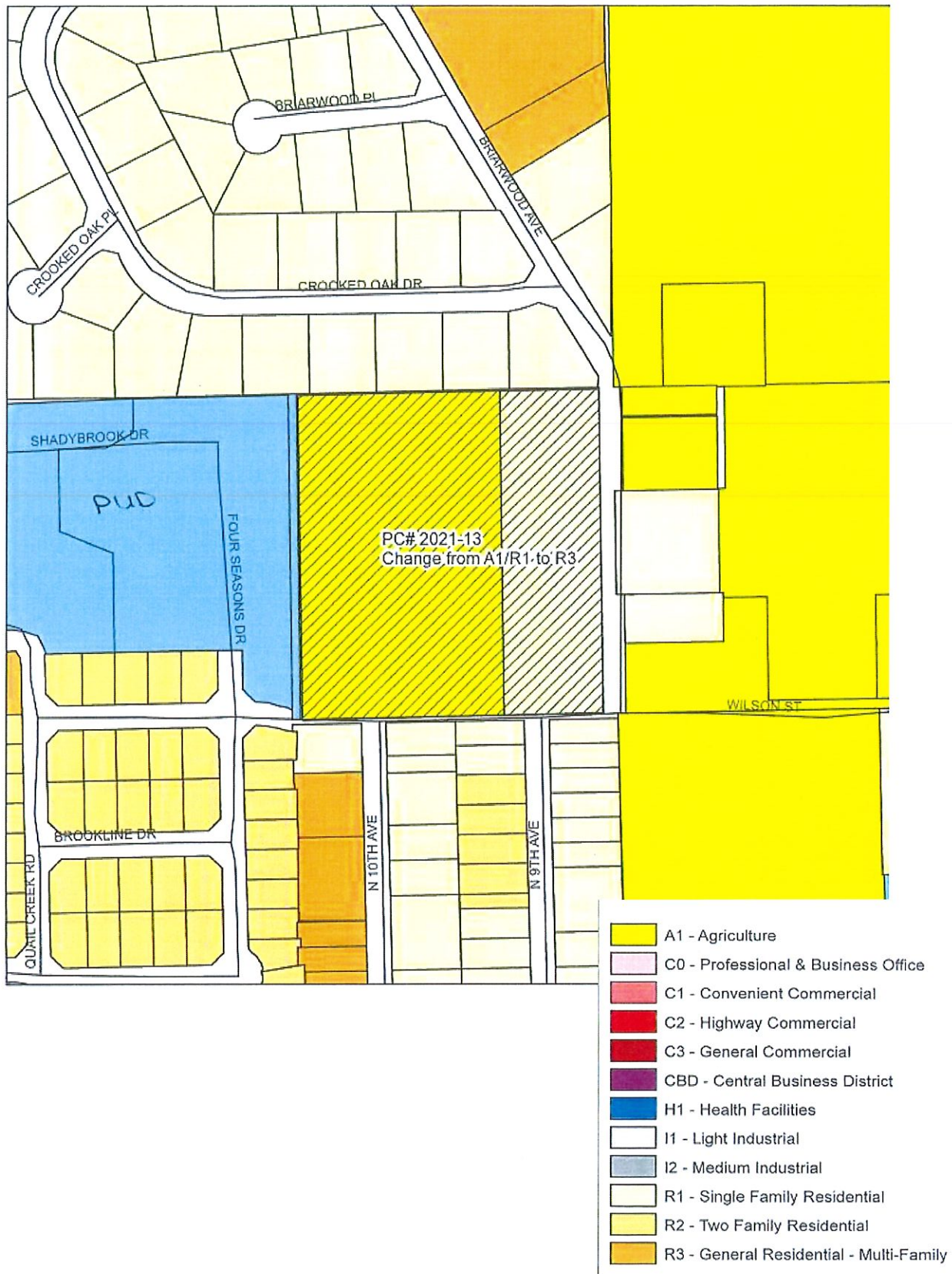
Required Action: Hold a public hearing to recommend approval or denial of the rezoning request for the property located 901 Wilson. Any specific conditions imposed by the Commission should be read into any approval motion.

Aerial Maps

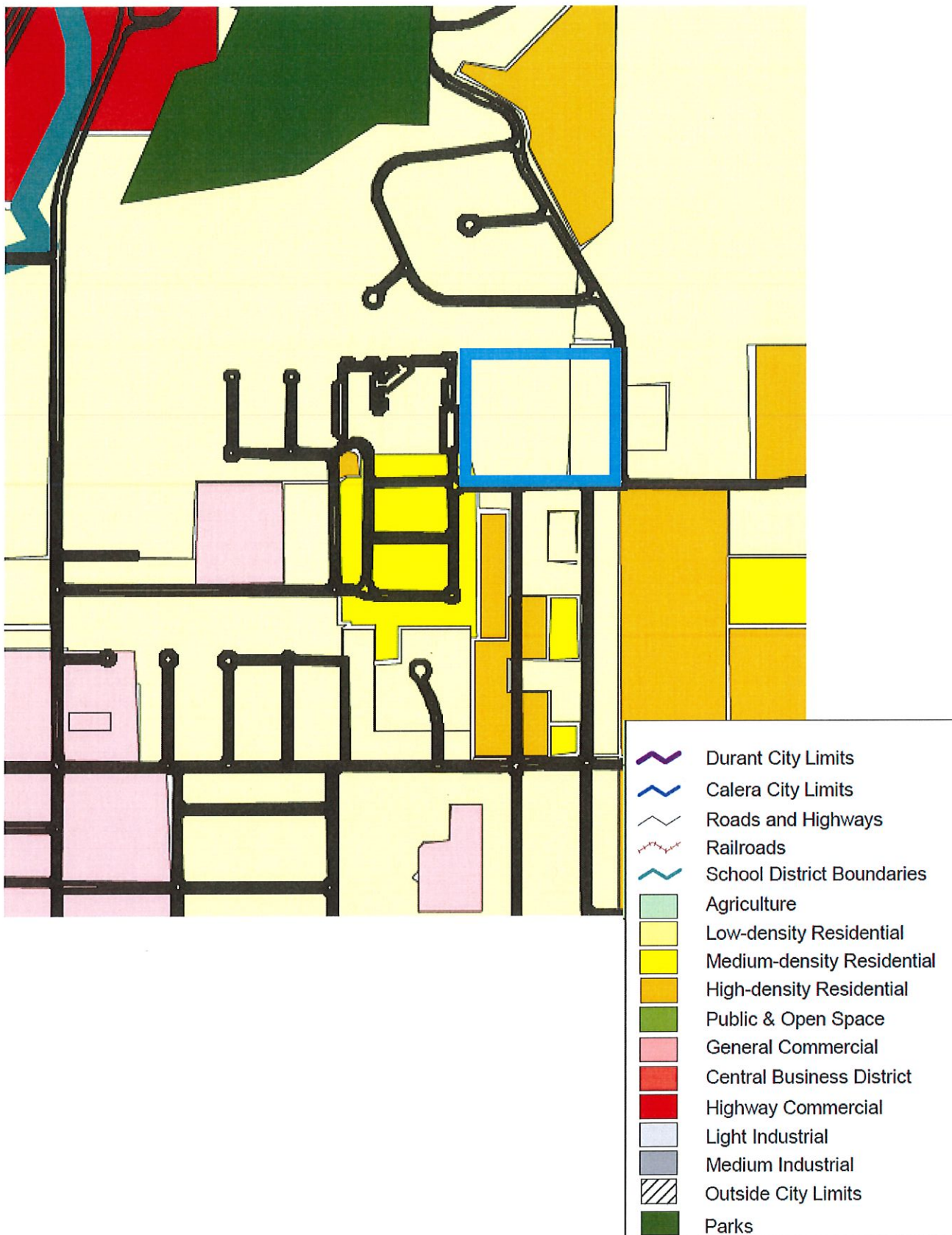




Zoning Map



Future Land Use Map



§ 157.023 R-3 GENERAL RESIDENTIAL DISTRICT.

This residential district is intended to provide for a complete range of density in population from low to fairly high. It is established as a district in which the principal uses of the land are for multi-family dwellings and similar higher density residential development. The intent is to encourage the development and the continued use of land for multi-family dwellings and to prohibit commercial and industrial uses or any other use which would substantially interfere with the development or continuation of multi-family dwellings in this district. It is further intended to discourage any use which would generate traffic which serves the multi-family dwelling or similar residential uses in this district and discourage any use which, because of its characteristics or size, would create additional requirements and costs for public services which are in excess of such requirements and costs if the district were developed solely for multi-family or other similar residential uses.

(`93 Code, § 12-210) (Ord. 1040, passed 4-12-83)

REZONING APPLICATION

Petition # PC 2021-13
Fee \$ 300

APPLICANT INFORMATION

Name: <u>DON R. LOSAWYER</u>	Email: Point of Contact: <u>Danny Khoury</u> <u>dkhoury@barkerengineers.com</u>	Phone #1 Danny: <u>580-931-9045</u>
Mailing Address: <u>73 W. Lowwood DR.</u>		Phone #2 Owner:
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>901 Wilson St, Durant, OK 74701</u>			
☐ Platted ☒ Un-Platted	Subdivision <u>N/A</u>	Lot <u>N/A</u>	Block <u>N/A</u>
Legal Description: (If Un-platted) <u>A part of SE/4, SE/4 of Sec. 20, T-6-S, R-9-E</u>			

☐ Deed Attached (required) If applicant is not owner listed on deed, owner consent must be included.

Request Rezoning From: <u>A-1 and R-1</u>		Request Rezoning To: <u>R-3 / General Residential</u>	
Present Use:		Proposed Use:	
Parcel Width:	Parcel Length:	Acres: <u>8.55</u>	Street/Road Frontage: <u>617.50 Feet</u>
<u>Durant</u> City Water (If City Water will be extended or improvements will be made, please explain:)			
<u>Durant</u> 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 of Applicant

Date

Office Use Only

Date Filed	Date Payment Received	Notification Mailed Date	Comments
Initial	Initial	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 #

REZONING SUPPORTING INFORMATION

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

Increased housing demand

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.

Yes the zoning change is consistent with the Comprehensive Plan.

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

limited new housing units available for rent in Durant

73 Wilwood Drive
Durant OK 74701

-2012-649399 Book 1305 Pg: 1
3/19/2012 11:33 am Pg 0001-0006
Fee: \$ 23.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

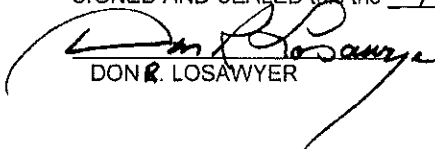
That DON R. LOSAWYER AND ELOISE LOSAWYER, H&W
of the first part, in consideration of the sum of Ten and More (\$10.00) Dollars, the receipt
of which is hereby acknowledged, do hereby quit claim, grant, bargain, sell and convey
unto DON AND ELOISE LOSAWYER LIVING TRUST, TRUSTES DATED MARCH 20,
1989 party of the second part, the following described real property and
premises, situated in BRYAN County, State of Oklahoma, to-wit:

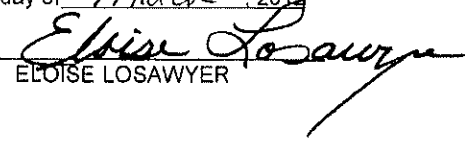
SEE EXHIBIT "A"

together with all the improvements and the appurtenances there unto belonging, and
warrant the title to the same,

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

SIGNED AND SEALED this the 19 day of March, 2012


DON R. LOSAWYER

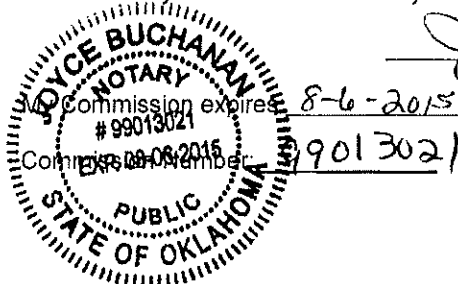

ELOISE LOSAWYER

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF BRYAN) ss.

Before me, the undersigned, A Notary Public in and for said County and State, on
this 19 day of MARCH, 2012, personally DON R. LOSAWYER
AND ELOISE LOSAWYER, H&W to me
known to be the identical person who executed the within and foregoing instrument, and
acknowledged to me that she executed the same as their free and voluntary act and deed
for the uses and purposes therein set forth.

WITNESS my hand and Seal the day and year last above written.




NOTARY PUBLIC



Exhibit "A"

Ownership Report

3/12/2012

Page 2

A001-00-331-004-0-001-00	DURANT	S50' LT 4	BLK 331	BOOK/PAGE	1016 / 641	
LOSAWYER, DON R & ELOISE				School District	I-72 Durant	771
73 WILDWOOD DR				Land Use	UrbanRes	
				Acres	0.000	✓
				Lots	1.000	
DURANT, OK 74701-0000						
A001-00-331-005-0-000-00	DURANT	LT 5	BLK 331	BOOK/PAGE	1016 / 642	
LOSAWYER, DON R & ELOISE				School District	I-72 Durant	
73 WILDWOOD DR				Land Use	UrbanRes	✓
				Acres	0.000	
				Lots	1.000	
DURANT, OK 74701-0000						
A001-00-367-001-0-000-00	DURANT	N70' OF E90' LT 1	BLK 367	BOOK/PAGE	1023 / 938	
LOSAWYER, DON R & ELOISE				School District	I-72 Durant	
73 WILDWOOD DR				Land Use	UrbanRes	✓
				Acres	0.000	
				Lots	1.000	
DURANT, OK 74702-1396						
A015-00-002-003-0-000-00	ALFORD	LT 3 BLK 2		BOOK/PAGE	927 / 499	
LOSAWYER, DON R & ELOISE				School District	I-72 Durant	1001
73 WILDWOOD DR				Land Use	UrbanRes	✓
				Acres	0.000	
				Lots	1.000	
DURANT, OK 74701-0000						
A285-00-003-009-0-000-00	DURANT/TWINOAKS	LT 9 BLK 3		BOOK/PAGE	976 / 944	
LOSAWYER, DON R & ELOISE				School District	I-72 Durant	
73 WILDWOOD DR				Land Use	UrbanRes	✓
				Acres	0.000	
				Lots	1.000	
DURANT, OK 74701-0000						
A399-09-06S-09E-4-016-00	SEC 9-6-9	TRACT 105 (PT SESESE OF SEC 9-6-9 BEG AT SE/C SWSWSW OF SEC 10 W ALONG SEC LINE 900' INTO THE SESESE OF SEC 9 TH N250', E900', S250' POB		BOOK/PAGE	861 / 1030	
LOSAWYER, DON R & ELOISE				School District	I-72 Durant	
73 WILDWOOD DR				Land Use	UrbanCom	
				Acres	1.380	
				Lots	0.000	
DURANT, OK 74701-0000						
A399-20-06S-09E-3-010-00	SEC 20-6-9 SE SE SW LESS PT SOLD TO CITY (8.55A)			BOOK/PAGE	888 / 1035	901
LOSAWYER, DON R & ELOISE				School District	I-72 Durant	✓
73 WILDWOOD DR				Land Use	UrbanRes	
				Acres	8.550	
				Lots	0.000	
DURANT, OK 74701-0000						

3/12/2012

EXHIBIT "A"

Ownership Report

Page

1

0000-09-06S-09E-1-003-00
 LOSAWYER, DON R & ELOISE
 73 WILDWOOD DR

SEC 9-6-9, PT E2SENE, BEG SE COR NE N00.0143E
 308', N89.5717W 115', S20.0243W 327.77', S89.5717E
 227.10' POB

BOOK/PAGE 865 / 254
 School District I-72 Durant
 Land Use RuralRes
 Acres 1.210
 Lots 0.000

CHUBB

DURANT, OK 74701-0000

0000-33-06S-09E-1-014-00
 LOSAWYER, DON R & ELOISE
 73 WILDWOOD DR

SEC 33-6-9 BEG 250'W SE/C SWNE,
 N150', W75', S150', E75' POB

BOOK/PAGE 1178 / 393
 School District I-72 Durant
 Land Use RuralRes
 Acres 0.250
 Lots 0.000

87

DURANT, OK 74701-0000

0005-00-014-001-0-000-00
 LOSAWYER, DON R & ELOISE
 73 WILDWOOD DR

LTS 1-4 INCL BLK 14 BLUE

BOOK/PAGE 1047 / 205
 School District I-2 Rock Creek
 Land Use RuralRes
 Acres 0.000
 Lots 4.000

✓

DURANT, OK 74701-0000

A001-00-015-004-0-000-00
 LOSAWYER, DON R & ELOISE
 73 WILDWOOD DR

DURANT LT 4 BLK 15

BOOK/PAGE 1217 / 454
 School District I-72 Durant
 Land Use UrbanRes
 Acres 0.000
 Lots 1.000

1103

DURANT, OK 74701-0

A001-00-070-001-0-002-00
 LOSAWYER, DON R & ELOISE
 73 WILDWOOD DR

DURANT S66 2/3' OF N133 1/3' LT 1 BLK 70

BOOK/PAGE 1016 / 669
 School District I-72 Durant
 Land Use UrbanRes
 Acres 0.000
 Lots 1.000

✓

DURANT, OK 74701-0000

A001-00-253-006-0-001-00
 LOSAWYER, DON R & ELOISE
 73 WILDWOOD DR

DURANT S2 LT 6 BLK 253

BOOK/PAGE 967 / 1239
 School District I-72 Durant
 Land Use UrbanRes
 Acres 0.000
 Lots 0.500

✓

DURANT, OK 74701-0000

A001-00-291-005-0-001-00
 LOSAWYER, DON R & ELOISE
 73 WILDWOOD

DURANT N75' OF LT 5 BLK 291

BOOK/PAGE 1166 / 146
 School District I-72 Durant
 Land Use UrbanRes
 Acres 0.000
 Lots 0.420

✓

DURANT, OK 74701-0

-2012-649399 Book 1305 Pg: 3
 3/19/2012 11:33 am Pg 0001-0006
 Fee: \$ 23.00 Doc: \$ 0.00
 Tammy Reynolds - Bryan County Clerk
 State of Oklahoma

3/12/2012

EXHIBIT "A"

Ownership Report

Page

2

A001-00-291-005-0-003-00	DURANT	S55' LT 5	BLK 291	BOOK/PAGE	1166 / 146
LOSAWYER, DON & ELOISE				School District	I-72 Durant
73 WILDWOOD				Land Use	UrbanRes
				Acres	0.000
				Lots	0.290

DURANT, OK 74701-0

A001-00-292-007-0-002-00	DURANT	E50' OF S90' LT 7	S2 LT 8	BOOK/PAGE	1272 / 196
LOSAWYER, DON & ELOISE	BLK 292			School District	I-72 Durant
73 WILDWOOD DR				Land Use	UrbanRes
				Acres	0.000
				Lots	2.000

DURANT, OK 74701-0000

B001-00-040-005-0-000-00	LTS 5-7 INCL BLK 40	ACHILLE	BOOK/PAGE	1103 / 963
LOSAWYER, DON & ELOISE			School District	I-3 Achille
73 WILDWOOD DR			Land Use	UrbanRes
			Acres	0.000
			Lots	3.000

DURANT, OK 74701-0000

0000-34-06S-10E-1-009-00	SEC 34-6-10	BEG 650.15'W, 380.48'S NE/ COR OF	BOOK/PAGE	1105 / 471
LOSAWYER, DON R	SEC, S0022	E281.50', N8957 E202.90', SWLY 365.86'	School District	I-2 Rock Creek
73 WILDWOOD DR	ALONG RR	ROW, N0022 W377.80', N8957 E150' POB	Land Use	RuralRes
			Acres	1.500
			Lots	0.000

DURANT, OK 74701-0000

0005-00-013-001-0-000-00	LTS 1-6 INCL BLK 13	BLUE	BOOK/PAGE	1105 / 471
LOSAWYER, DON R			School District	I-2 Rock Creek
73 WILDWOOD DR			Land Use	RuralRes
			Acres	0.000
			Lots	6.000

DURANT, OK 74701-0000

0443-00-008-001-0-000-00	TIMBERLINE RESORT 4	LOT 1 BLK 8	BOOK/PAGE	1
LOSAWYER, DON R			School District	I-4 Colbert
73 WILDWOOD DR			Land Use	RuralRes
			Acres	0.000
			Lots	1.000

DURANT, OK 74701-0

A326-00-001-009-0-001-00	WILDWOOD ESTATES	PT OF LT 9, DES AS BEG AT	BOOK/PAGE	872 / 790
LOSAWYER, DON R	SE/C LT 9, N10.2302E	15.19' TPOB, N841613W	School District	I-1 Silo
73 WILDWOOD DR	63.09', S82.0606W 82.80',	N12.0158E 136', N86.0340E	Land Use	UrbanRes
			Acres	0.000
			Lots	1.000

DURANT, OK 74701-0000

-2012-649399 Book 1305 Pg: 4
 3/19/2012 11:33 am Pg 0001-0006
 Fee: \$ 23.00 Doc: \$ 0.00
 Tammy Reynolds - Bryan County Clerk
 State of Oklahoma

3/12/2012

EXHIBIT 'A'

Ownership Report

Page

1

0000-10-06S-09E-3-014-00

LOSAWYER, DON

73 WILDWOOD DR

SEC 10-6-9 A CERTAIN TRACT BEING PT OF
SEC 9 & 10 DES AS BEG AT SE/C SWSWSW OF SEC
10, W900' INTO SEC 9,N250', E900',S250' POB

BOOK/PAGE 1166 / 147
School District I-72 Durant
Land Use RuralCom
Acres 3.780
Lots 0.000

DURANT, OK 74701-0000

A001-00-248-003-0-001-00

LOSAWYER, DON

73 WILDWOOD DR

DURANT E65' LT 3 BLK 248

BOOK/PAGE 825 / 1078
School District I-72 Durant
Land Use UrbanRes
Acres 0.000
Lots 0.500

DURANT, OK 74701-0000

A001-00-259-002-0-000-00

LOSAWYER, DON

73 WILDWOOD DR

DURANT LT 2 BLK 259

BOOK/PAGE 863 / 205
School District I-72 Durant
Land Use UrbanRes
Acres 0.000
Lots 1.000

DURANT, OK 74701-0000

A001-00-304-006-0-001-00

LOSAWYER, DON

73 WILDWOOD DR

DURANT W80' LT 6 BLK 304

BOOK/PAGE /
School District I-72 Durant
Land Use UrbanRes
Acres 0.000
Lots 0.400

DURANT, OK 74701-0000

A285-00-001-012-0-000-00

LOSAWYER, DON

73 WILDWOOD DR

DURANT/TWINOAKS S40' LT 12 & ALL LT 13 BLK 1

BOOK/PAGE 982 / 778
School District I-72 Durant
Land Use UrbanRes
Acres 0.000
Lots 1.000

DURANT, OK 74701-0000

A285-00-003-006-0-000-00

LOSAWYER, DON

73 WILDWOOD RD

TWIN OAKS LT 6 LESS N45', LT 7 BLK 3

BOOK/PAGE /
School District I-72 Durant
Land Use UrbanRes
Acres 0.000
Lots 1.200

DURANT, OK 74701-0000

A001-00-291-005-0-002-00

LOSAWYER, DON & ELOISE

73 WILDWOOD

DURANT S55' OF N130' OF LT 5
BLK 291

BOOK/PAGE 1166 / 146
School District I-72 Durant
Land Use UrbanRes
Acres 0.000
Lots 0.290

DURANT, OK 74701-0

-2012-649399 Book 1305 Pg: 5
3/19/2012 11:33 am Pg 0001-0006
Fee: \$ 23.00 Doc: \$ 0.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

3/12/2012

EXHIBIT 11
Ownership Report

Page 3

A326-00-001-010-0-000-00
LOSAWYER, DON R
73 WILDWOOD DR

WILDWOOD ESTATES LOT 10, BLK 1

BOOK/PAGE /
School District I-1 Silo
Land Use UrbanRes
Acres 0.000
Lots 1.000

DURANT, OK 74701-0000

A326-00-001-011-0-000-00

WILDWOOD ESTATES L 11, BLK 1

BOOK/PAGE /
School District I-1 Silo
Land Use UrbanRes
Acres 0.000
Lots 1.000

LOSAWYER, DON R
73 WILDWOOD DR

DURANT, OK 74701-0000

A326-00-001-012-0-000-00

WILDWOOD ESTATES L 12, BLK 1

BOOK/PAGE /
School District I-1 Silo
Land Use UrbanRes
Acres 0.000
Lots 1.000

LOSAWYER, DON R
73 WILDWOOD DR

DURANT, OK 74701-0000

Date: 3/19/2012

Property Assessment Information
Glendel Rushing, Bryan County Assessor
Durant, Oklahoma 74702

Parcel Number 0280-00-001-169-0-000-00

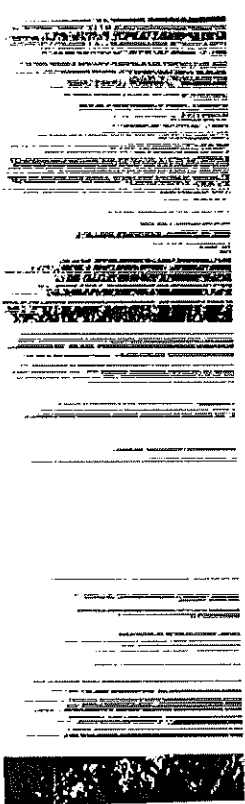
Name LOSAWYER, DON R & ELOUISE

Owner Number 102,640.00

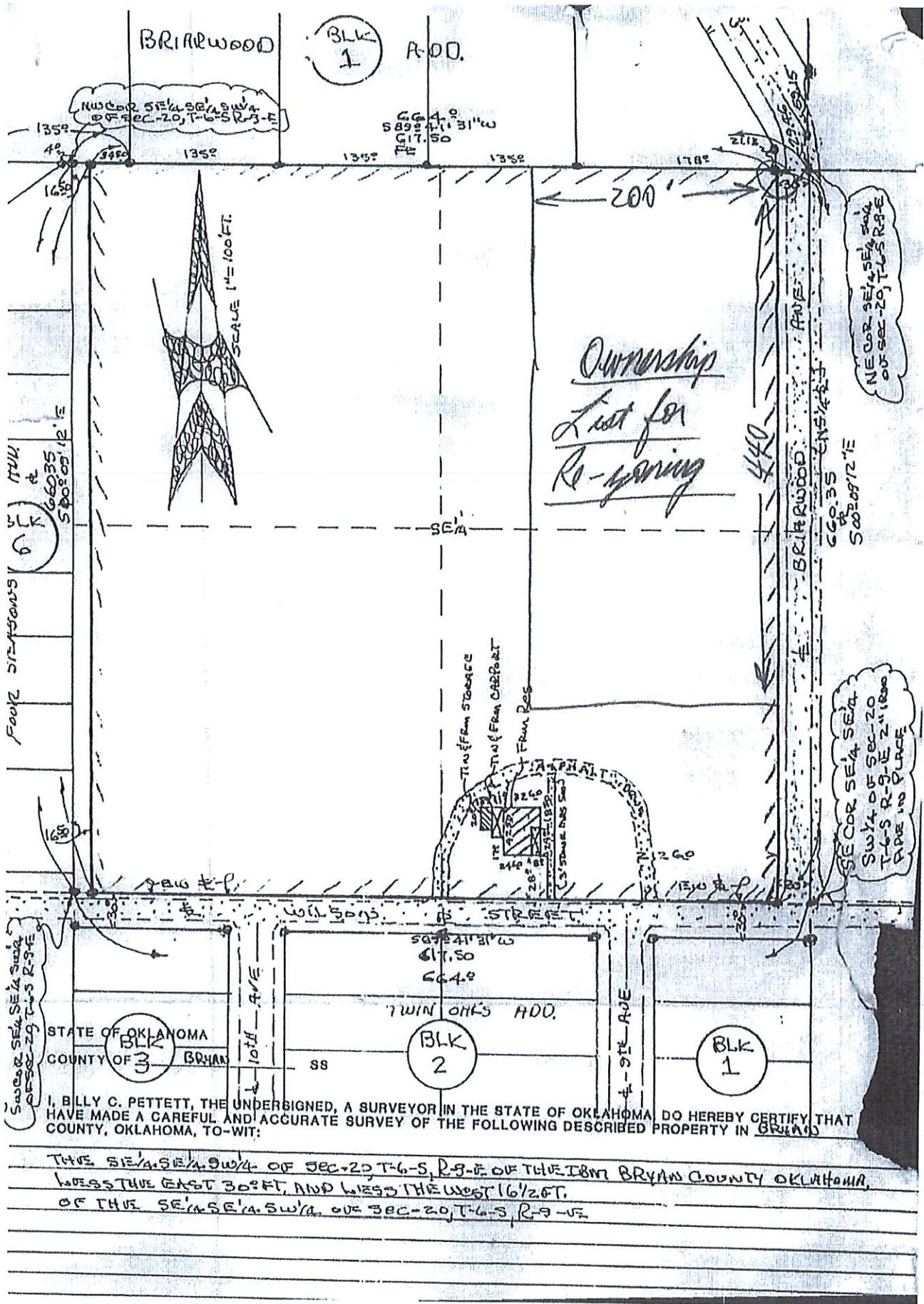
School District I-1 Rural
Deed Book/Page 853 / 903
Tax ID: 14,334

Legal Description

LAKWOOD RANCHETTES LOT 169

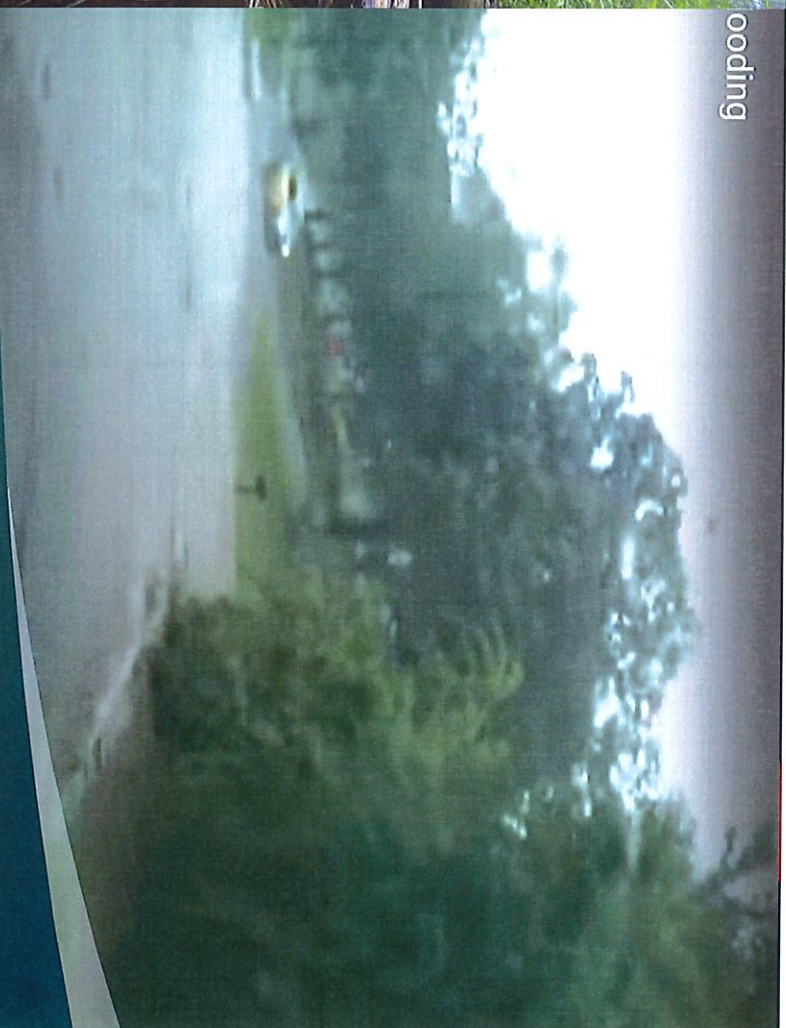


Acres
Lots 1.000
Land Use RuralRes





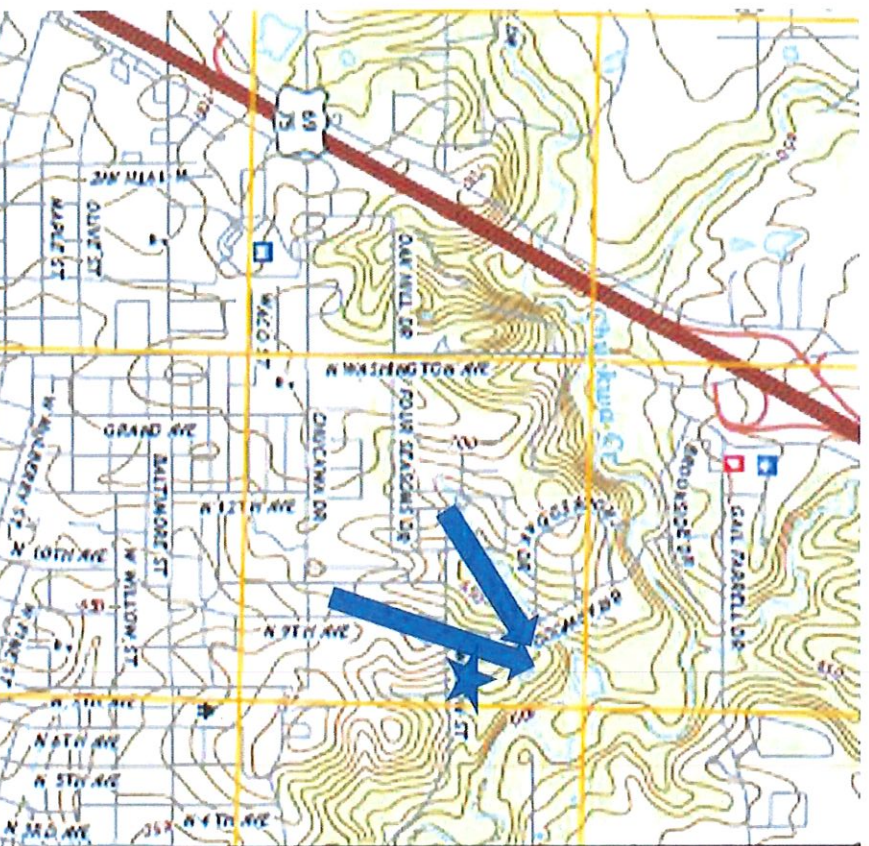
ooding



Drainage, street, and traffic issues regarding Zoning case PC
2021-13 (Losawyer)

USGS Contour Map Showing extent of drainage area that includes Losawyer Property

Drainage in Rezoning Application Area from USGS Contour Map



Blue arrows show direction of water flow which drains most of the Four Seasons Addition, Lahoma Landing Addition, Four Seasons Nursing Home, And Village Apartments.

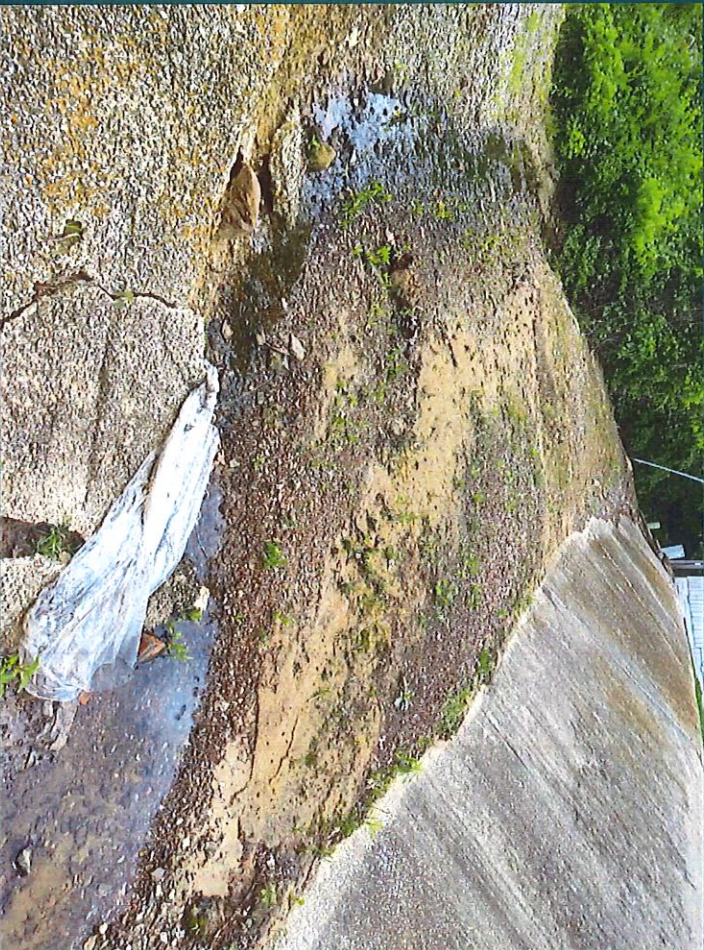
Blue Star shows location of Losawyer Property which carries drainage of areas listed above.

Drainage, Street, and Traffic Issues Related to Zoning Case PC 2021-13

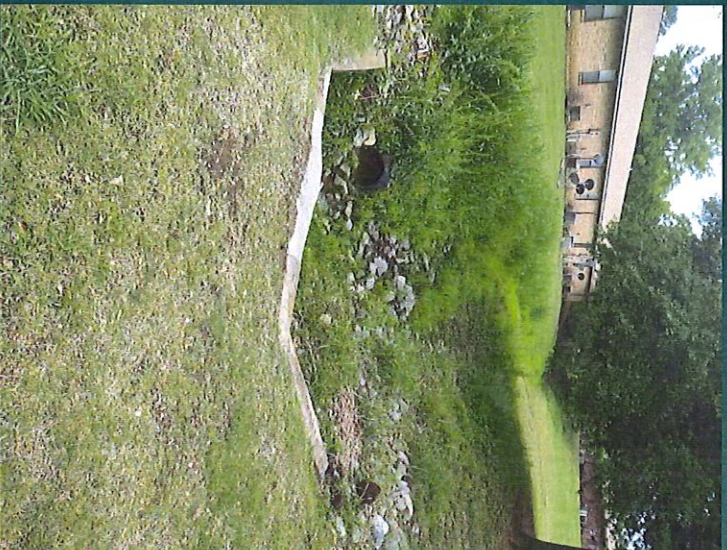


Exposed drainage
pipe immediately
upstream of
Losawyer property
showing erosion due
to inadequate size
and maintenance

Upstream of Losawyer Property near Village Apartments showing poorly maintained drainage channels.

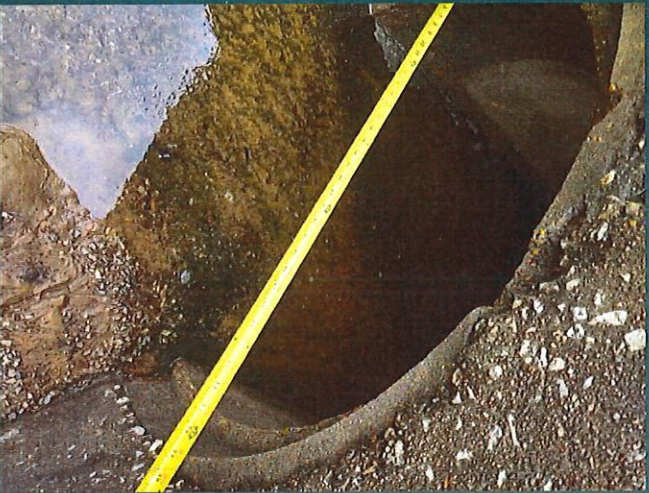


Picture on left looking west, picture on right looking east toward Losawyer Property. Pipe is exposed indicating under capacity causing erosion

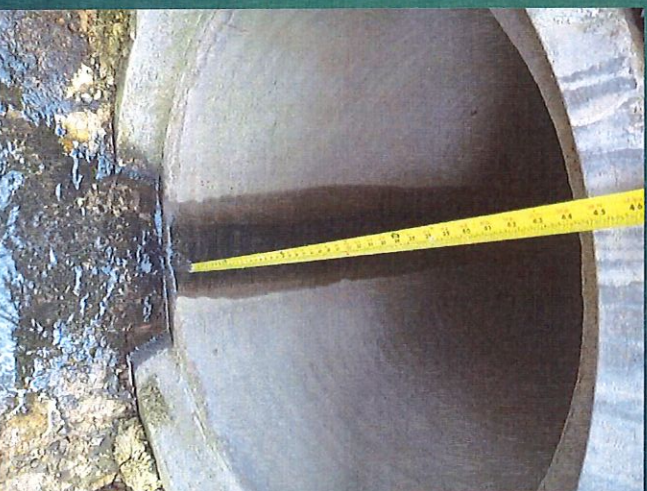


Drainage Structures Sizes Immediately Upstream of Losawyer Property

35 inches approx.



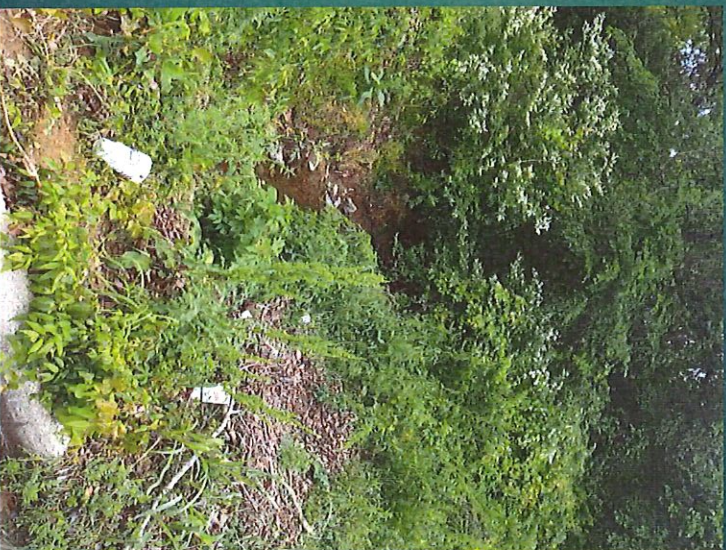
45 inches approx.



Drainage Structure Immediately upstream from Losawyer Property-Lack of Maintenance and undersizing of structures are evident.



Drainage immediately downstream from Losawyer property between 901 and 905 Crooked Oak Dr. Although the ditch was cleaned fairly recently it quickly fills with silt and debris following a significant rainfall.



On left, debris in yard from recent rain due to street functioning as drainage detention facility.

On right, owner of property at 905 Crooked Oak Dr. had built a dike in attempt to save driveway being undercut by erosion. The street floods several times a year. A video from 6 years ago: <https://www.youtube.com/watch?v=pvJlECcJcUE>



Briarwood flooding



Briarwood flooding



Routine
flooding on
Crooked Oak
and Briarwood
below
Proposed
Zoning Case

Pipe Diameter at Crooked Oak Immediately downstream from Losawyer property.



- ▶ Note: The pipe diameter at Crooked Oak is 36 inches approximately, substantially smaller than the structures upstream of the Losawyer property which measured as much as 45 inches diameter. This indicates that the drainage structures were not engineered correctly and are under capacity. Also, the amount of street flooding which occurs both upstream and downstream from the Losawyer property indicates that the 10 year storm design standard in the Durant City Code has not been met.

Wilson Street Immediately Adjacent to Losawyer property includes an offset intersection. The photo on right shows street adjacent to property with 22 foot width, significantly below the city's street width standard in the building code which varies from 26-32 feet. Wilson is a section line road which generally would be classified as a major street requiring 32 feet width , 10 feet more than the street width at present.



From the Durant City Code:

(1) The paved width of all streets shall be adequate to serve the existing and future estimated traffic load for the facility. Lane width for all streets shall be as follows:

- (1) All major streets shall have lanes for traffic movement of not less than 11 feet or more than 12 feet in width, and lanes for parallel parking or emergency stopping of not less than 10 feet in width; and
- (2) All minor streets shall have lanes for traffic movement of not less than 9 feet or more than 12 feet in width and lanes for parallel parking of not less than 8 feet in width. Streets should be developed in accordance with the general standards given in the code of the city.

Thank you for your consideration
regarding these issues that affect
this zoning case.

May 25, 2021
Durant Planning Com. Durant
Community Development Director

RE: Protest of Zoning Case PC 2021-13 (Losawyer)

Dear Chairman and Members:

In January 1977 we moved into our brand new home at 905 Crooked OAK Drive.

Shortly thereafter intense development began up the hill South in the wooded area which became The Village Apt's, and further development in the Four Seasons Area.

As far as we know, no comprehensive study was done regarding the drainage system and area streets especially regarding the flow of the creek on the East side of my property.

During heavy rains, the flooding of the creek has caused major damage and erosion to my property, now causing my drive and garage foundation to erode to alarming degrees.

Durant Planning Com.
Page 2
May 25, 2021

Let me state my extreme concern regarding the development of this tract proposed for development, as I am fighting at this time to protect my property from washing away.

I also need to mention that some years ago a huge Sewer truck came across my property by the creek to service a sewer overflow. They made ruts which caused the creek to erode a good portion of my land and make matters worse. They never came back to repair this, even tho they said they would.

I am stating at this time my opposition to rezoning the tract to (R-3) (high density apartments). And I respectfully request before this body grants ANY building permits of any kind on this tract, that a city engineer come and look at my problem stated above, to help me in any way possible and give me advice on SAVING my land.

Respectfully,

Jerry Wages (Jerry Wages)
Homeowner - 905 Crooked Oak

Tel-580-775-3912

Against rezoning property at 901 Wilson

1 message

Angelia Kerr <kerr718@hotmail.com>

Sun, May 16, 2021 at 11:36 PM

To: planning@durant.org

I am strongly opposed to rezoning the property at 901 Wilson to R-3. I live at 1009 Wilson and I am not in favor of the change.

There are few roads in and out of our area. Coming from first street on Wilson are apartments that have people parking on one side of the street. If a car parked on the other side also, no one could go down the street. Cars have to pull into the line of parked cars to let cars from the other direction pass.

Wilson is very curvy and we have to be careful of cars from the opposite direction driving in the middle of the road. Wilson is narrow and doesn't have a center line marked. People jog/walk in the road and deer and other wildlife is seen there.

We have the Village where elderly people live, many of whom have cars and visitors who drive cars. Plus it is common to have the fire truck and ambulance, with sirens, drive by my house going to the village at all hours.

My corner floods when it rains and freezes when the weather is cold enough.

Kids play up and down the roads creating a situation where we need to be on the watch for them. They play ball in the roads, ride skateboards and bicycles.

There is an amount of crime in the area. The Village has their share as have I. Christmas decorations and potted plants have been stolen from my yard. I've had a car window shot out and a visitor had a truck window broken out and the contents of the truck were stolen.

In conclusion, due to the poor road conditions in and out of the neighborhood, kids playing in the roads, elderly people living in the Village, and the crime in this neighborhood, all of which will increase, I urge the planning committee and the city council to deny the zone change at 901 Wilson.

Angelia Kerr
1009 Wilson
Durant, Oklahoma

Sent from my iPhone

May 25, 2021

Durant Planning Commission Durant
Community Development Director

RE: Protest of Zoning Case PC 2021-13 (Losawyer)

Dear Chairman and Members of Durant Planning Commission and Community Development Director,

Thank you for the opportunity to convey to our concerns about Zoning Case PC 2021-13. We, the undersigned residents of Durant, are protesting this case and urge that this case be denied for the following reasons:

1. When the application was submitted, and up until the City Council Meeting of May 11, 2021, the Comprehensive Plan for the City of Durant called for this property to be low-density residential (R-1) usage. We would not object to this application if the proposed use was for R-1 on the entire tract, but we do object to rezoning the tract to high density apartments (R-3).
2. While the updated Comprehensive Plan was presented to the City Council on May 11 called for this tract to be mixed use residential, this recommendation was made without an analysis of the drainage systems and area streets that would be affected by approving high density apartments on this tract.
3. The drainage system for the City of Durant, both upstream and downstream of this tract, does not meet the City Code standard of drainage structures designed and maintained to accommodate a 10-year flood. The current structures flood several times annually.
4. Approving high density apartments for the tract under this case would cause a large percentage of this tract to be paved and covered with structures, leading to a substantial increase in downstream drainage and flooding.
5. To our knowledge there has been no drainage study by the City of Durant to determine if the drainage structures in place can accommodate the drainage flows in compliance with the City Code drainage standards, or whether Wilson Street meets the city street standards.
6. Wilson Street adjacent to this tract is a narrow street leading to an offset intersection at 9th/Briarwood and is not constructed to the city's residential street standards (26-32 feet). Wilson is a section line road but it is not designed as a major street to accommodate high density residential traffic.
7. We believe the change in use will change the character of the area and will lead to lower property values for homeowners in the area.

Thank you for your consideration,

Undersigned homeowners and residents of the City of Durant.

Signature	Address	Telephone	Email address
Rosa J. Agnew	914 Crooked Oak Dr	380 580-9450	
P J H	2404 Briarwood Ave	580 380-5466	
Lennie Huff	2404 Briarwood Ave	580 380-5466	
Jay Mess	1620 Nth 9th Ave	817-714-0301	
Jess W B II	1628 N 9th	580-380-1168	
Sam Buntz	908 Crooked Oak Dr	580-926-5803	psbuntz2@aol.com
Paul Buntz	908 Crooked Oak	580-760-0663	paul.buntz@gmail.com
Joe K	913 Crooked Oak	214 864 2912	B23351K@gmail.com
Jane Juntz	907 Crooked Oak	580-931 7921	janejuntz@gmail.com
Paul Juntz	907 Crooked Oak	580-931 7037	carlunited@gmail.com
Tom Seben	402 Crooked Oak	580-916 2213	trereh.lebanc@gmail.com
Monika Borna	906 Crooked Oak	580-378 2385	
Larry J. J.	906 Crooked Oak	405 439-0635	
B. J. J.	1005 Crooked Oak Pl	580-320-3024	bmallett@choctawnation.com
Krista Mallett	1005 Crooked Oak Pl	918 580-9620	kmallett@choctawnation.com
Tamara J. J.	910 Crooked Oak Dr.	903 436-7625	tamaratompkins@gmail.com
Liz Watson	910 Crooked Oak Dr	903 821-0144	" " " " " "
Michelle Brooks	1643 N. 9th Ave	225-615 4969	mlbrooks215@gmail.com
Lillian Merck	602 NE 2nd	224 921 8706	
Jeremy Brooks	1643 N 9th Ave	225 210 5084	Jb.brooks4673@gmail.com
Ryan Johnson	1637 N. 9th Ave	580-916-6194	
Cecile Kampelun	1636 N. 9th Ave	920-1346	cecile.k@hotmail.com
Kyle Maxwell	1645 N. 9th Ave	903-327	

2193

Signature	Address	Telephone	Email address
Cheryl Phelps	923 Crooked Oak	831-524-1377	Cherylphelpsmac.com
Caroline Hill	1923 Parkway Cir	580-230-1880	carolinehill@aatt.com
Ronald Starnes	923 Crooked OAK	580-513-1197	RSTARNESPROPERTIES@YAHOO.COM
Don Thomas	920 Crooked Oak Dr	580-775-8742	186ccarief@gmail.com
L. T.G. Lori Thomas	920 crooked oak dr	580-775-2660	LoriThomas1123@gmail.com
Julius Mark	1002 Crooked Oak Pl.	580-924-9334	rashop@sbcglobal.net
William Erick Hill	931 CROOKED OAK DR	580-380-3707	william.erick.hill@gmail.com
Angelate	931 Crooked Oak	580 380 3711	angela.everythingnice@gmail.com
Shirley	916 Crooked Oak Dr	623 703 1416	swons@hotmail.com
Mary Ann Stewart	921 Crooked Oak Dr	580-920-3611	Mary1932stewart@yahoo.com
James E. Clay	925 Crooked Oak Dr	580-920-6888	bckky2020@gmail.com
Doris Campbell	922 Crooked Oak	580-920-8761	doriscampbell@hotmail.com
Stacy Reynolds	2200 Fair Season Dr	580-920-5303	stacy-reynolds@yahoo.com
Betty Morris	623 N 12th	580-924-5818	610knorris@sbcglobal.net
Tom Brown	1003 Crooked Oak	580 924 2119	TCRISWELDS@SBCGLOBAL.NET
Reba Criswell	1003 Crooked Oak Pl	580 924 2119	Same as Tom
Marshall	1005 Brookside	924-5802	mst0647@gmail.com



Drainage, street, and traffic issues regarding Zoning case PC 2021-13 (Losawyer)

USGS Contour Map Showing extent of drainage area that includes Losawyer Property

Drainage in Rezoning Application Area from USGS Contour Map



Blue arrows show direction of water flow which drains most of the Four Seasons Addition, Lahoma Landing Addition, Four Seasons Nursing Home, And Village Apartments.

Blue Star shows location of Losawyer Property which carries drainage of areas listed above.

Drainage, Street, and Traffic Issues Related to Zoning Case PC 2021-13



Exposed drainage pipe immediately upstream of Losawyer property showing erosion due to inadequate size and maintenance

Upstream of Losawyer Property near Village Apartments showing poorly maintained drainage channels.



Picture on left looking west, picture on right looking east toward Losawyer Property. Pipe is exposed indicating under capacity causing erosion



Drainage Structures Sizes Immediately Upstream of Losawyer Property

35 inches approx.



45 inches approx.



Drainage Structure Immediately upstream from Losawyer Property-Lack of Maintenance and undersizing of structures are evident.



Drainage immediately downstream from Losawyer property between 901 and 905 Crooked Oak Dr. Although the ditch was cleaned fairly recently it quickly fills with silt and debris following a significant rainfall.



On left, debris in yard from recent rain due to street functioning as drainage detention facility.

On right, owner of property at 905 Crooked Oak Dr. had built a dike in attempt to save driveway being undercut by erosion. The street floods several times a year. A video from 6 years ago: <https://www.youtube.com/watch?v=pvJjECcJcUE>





Routine flooding on Crooked Oak and Briarwood below Proposed Zoning Case

Pipe Diameter at Crooked Oak Immediately downstream from Losawyer property.



- Note: The pipe diameter at Crooked Oak is 36 inches approximately, substantially smaller than the structures upstream of the Losawyer property which measured as much as 45 inches diameter. This indicates that the drainage structures were not engineered correctly and are under capacity. Also, the amount of street flooding which occurs both upstream and downstream from the Losawyer property indicates that the 10 year storm design standard in the Durant City Code has not been met.

Wilson Street Immediately Adjacent to Losawyer property includes an offset intersection. The photo on right shows street adjacent to property with 22 foot width, significantly below the city's street width standard in the building code which varies from 26-32 feet. Wilson is a section line road which generally would be classified as a major street requiring 32 feet width , 10 feet more than the street width at present.



From the Durant City Code:

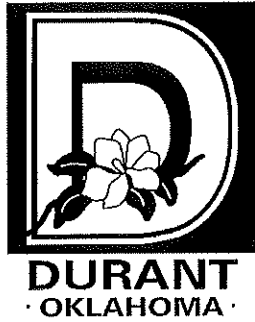
(I) The paved width of all streets shall be adequate to serve the existing and future estimated traffic load for the facility. Lane width for all streets shall be as follows:

(1) All major streets shall have lanes for traffic movement of not less than 11 feet or more than 12 feet in width, and lanes for parallel parking or emergency stopping of not less than 10 feet in width; and

(2) All minor streets shall have lanes for traffic movement of not less than 9 feet or more than 12 feet in width and lanes for parallel parking of not less than 8 feet in width. Streets should be developed in accordance with the general standards given in the code of the city.



Thank you for your consideration
regarding these issues that affect
this zoning case.



THE CITY OF DURANT

Office of Community Development

Date: 06/1/2021
To: Planning Commission
Case: PC 2021-16
From: Danielle O'Neal, Community Development Director
Re: Preliminary Plat Request for property located near Wilson Street and Larkspur Lane.

Request: Consider a request from Midcontinental Real Estate, LLC, for a Preliminary Plat Request for property located near Wilson Street and Larkspur Lane.

Current Zoning: R-3, General Residential

Surrounding Properties:

Direction	Zoning	Use
North	A-1	Single Family Homes
East	A-1 / R-1	Single Family Homes
South	R-3	Multi Family Uses
West	R-1 / A-1	Single Family Homes

Applicant: Midcontinental Real Estate, LLC

Background: Applicants approached staff regarding filing for a preliminary plat for a housing development that contains approximately 51 lots. The applicant stated that this development would be made up of single-family style homes. There is currently rural water in the area, and city sewer is also shown to be in the area as well.

Notifications have been made to the surrounding property owners and at the time of this report staff has received several letters/emails and phone calls protesting the request and asking questions. Staff did receive a phone call in support of the request. Those letters/emails are attached to this report.

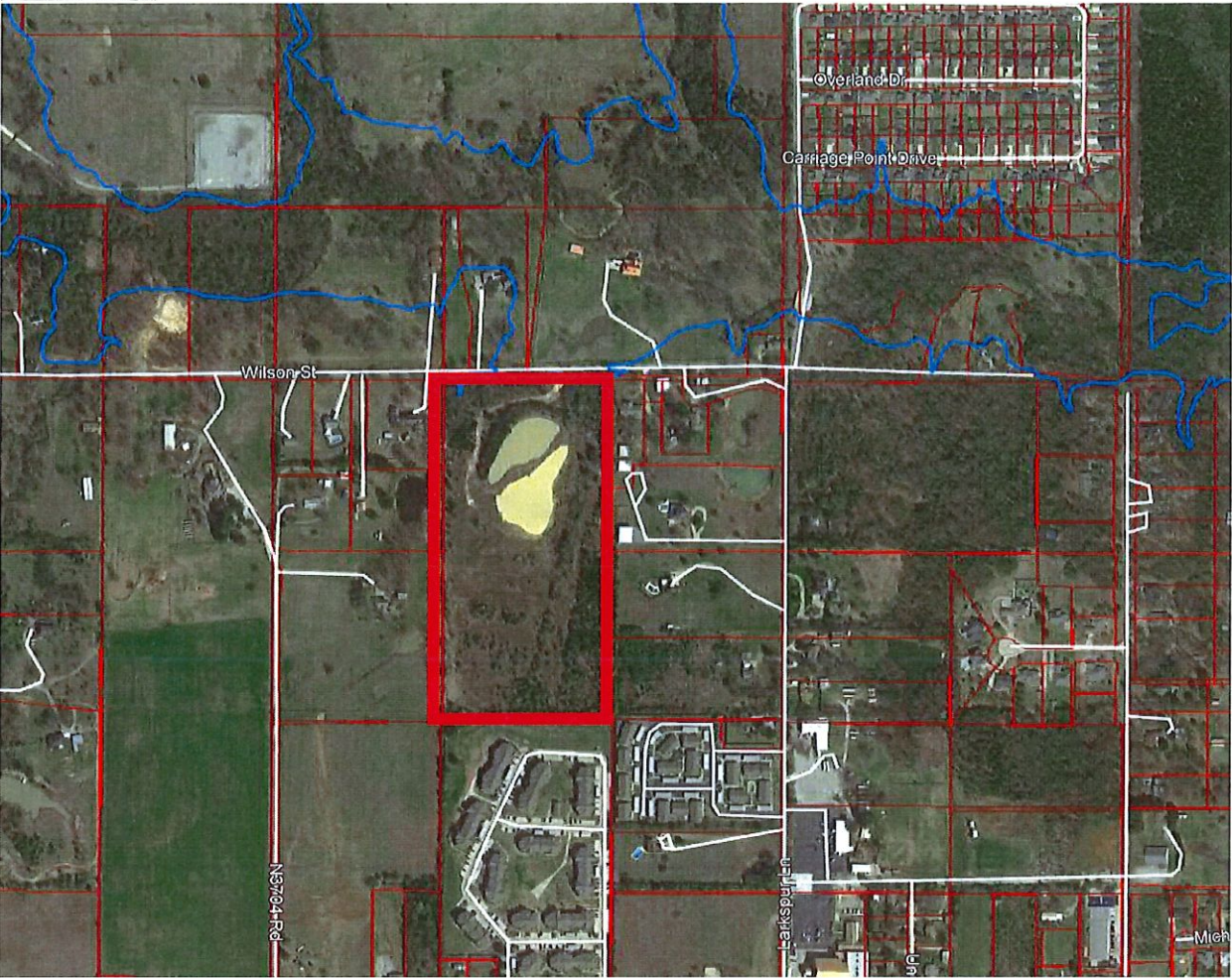
Analysis: The subject property is approximately 20 acres in total, and the current preliminary plat shows approximately 51 lots with 50 of them buildable. Each lot is approximately 100 feet by 120 feet. There is a lot that will be used for detention purposes only and there is also an area that runs along the entire west side of the development that will be used for water run-off. The applicant stated they are planning to have single-family style homes built on each lot with their own driveways. Rural water runs along Wilson and there is a sewer line that runs along Wilson as well as on the West side of the property.

Staff has reviewed this plat and there are no issues that have been expressed by staff and each member has signed off on the plat.

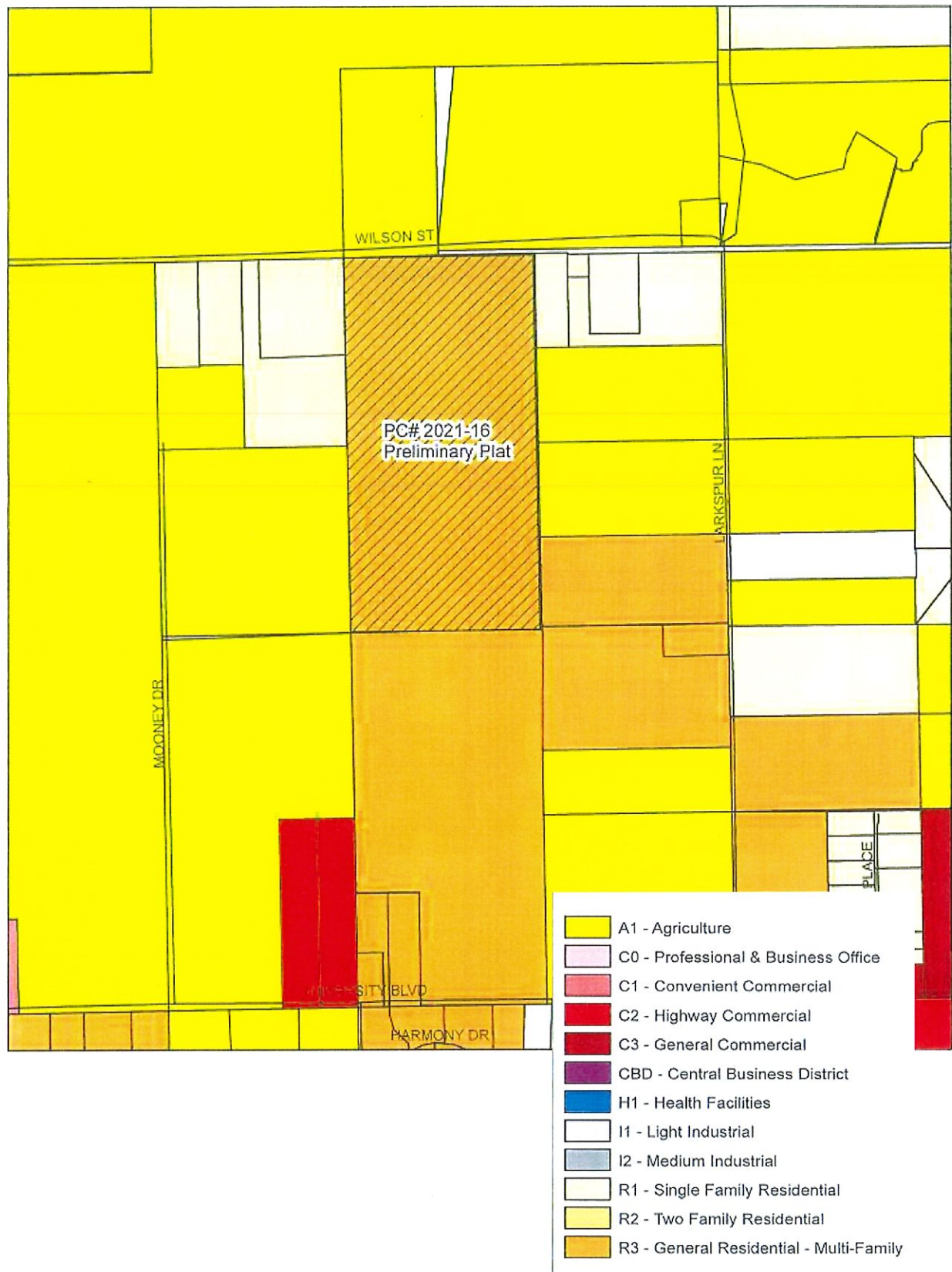
The current Future Land Use Map has this area as Low Density Residential; therefore, this request is generally in compliance with the Comprehensive Plan. It should be noted that the Future Land Use Map and Comprehensive Plan are still being updated and this area could potentially change.

Required Action: Hold a public hearing and recommend approval or denial of the Preliminary Plat request for property located near Wilson Street and Larkspur Lane. Any specific conditions imposed by the Commission should be read into any approval motion.

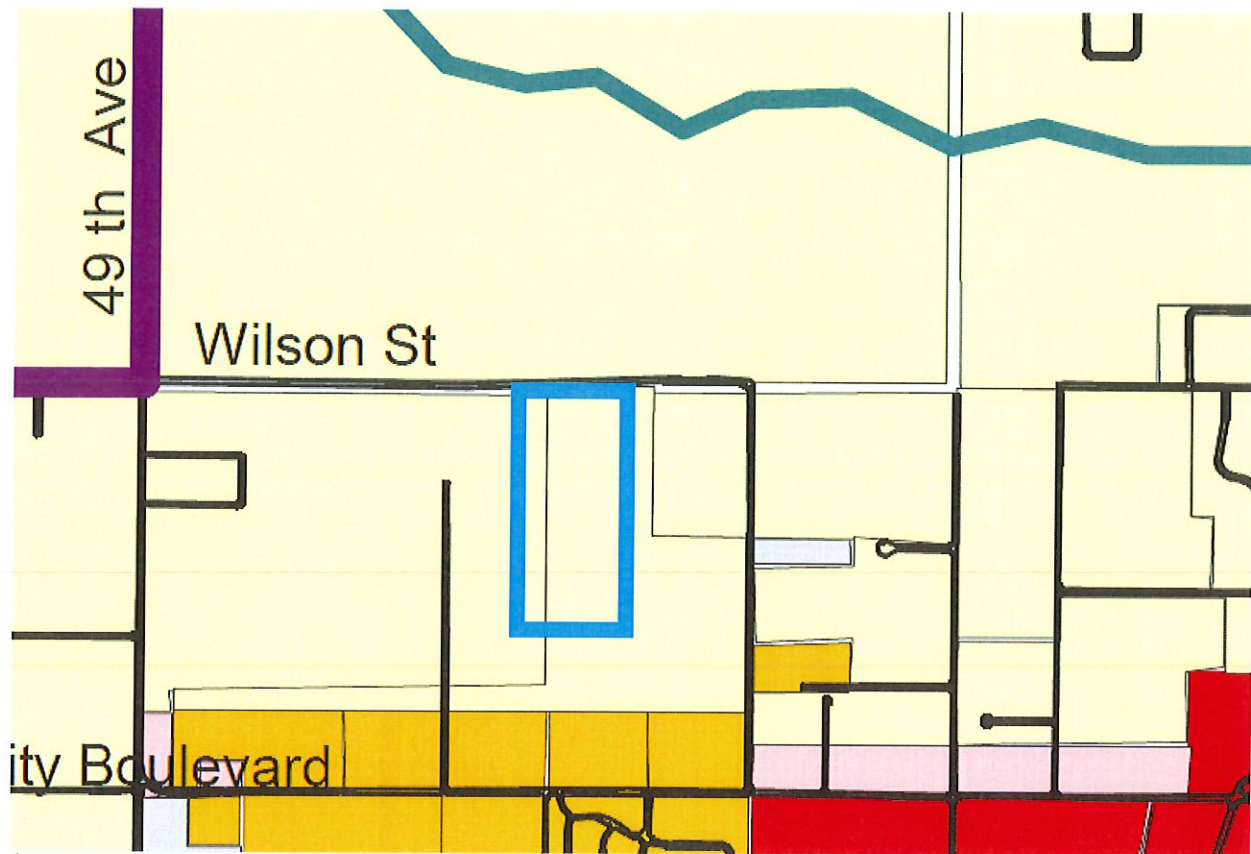
Aerial Maps



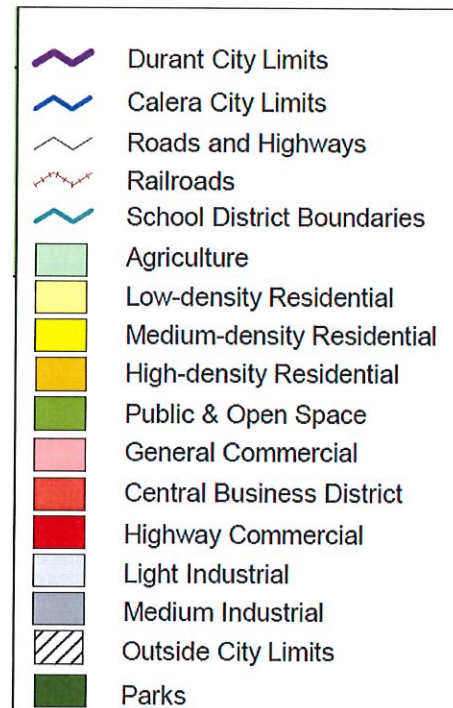
Zoning Map



Future Land Use Map



Approximate Location



COMMUNITY DEVELOPMENT PLAT SIGN OFF SHEET

KASH ACRES (Wilson & Larkspur)

Department	Signature	Date	Notes
Com Dev Director Danielle O'Neal		5/27/21	
M&O Randy Cartrell		05-14-2021	
Streets John Cain		05/12/21	
Fire Marshal Wade Boyd		5/24/21	Pending turn radius. per email 5/27 satisfied with radius
Building Official Marc Hall		5-25-21	Pending: Building lines being 25' per email conversation satisfied 5/27
Engineer Brandon Wall		05/08/21	No comments

§ 156.043 PRELIMINARY PLAT.

(A) Purpose. The purpose of the preliminary plat is to provide an interim step in the procedure at which point the subdivider shall present drawings of the detail features of the subdivision. It is at this point that the items discussed at the sketch plat stage and as set down herein are prepared in a form from which determinations can be made as to the technical workability of the development proposal.

(B) After the Planning Commission has approved the sketch plat, the subdivider may proceed with the preparation of the preliminary plat. After the subdivider has prepared the preliminary plat, he or she may take either of the following actions:

(1) He or she may present the preliminary plat and preliminary plat checklist to the Planning Commission and obtain approval thereof before proceeding with preparation of the improvement plans; or

(2) He or she may present the improvement plans and improvement plans checklist to the Planning Commission at the time the preliminary plat and preliminary plat checklist are presented.

(C) Whenever the subdivider presents to the Planning Commission a preliminary plat and preliminary plat checklist, without improvement plans, the Planning Commission may conditionally approve the preliminary plat, subject to Planning Commission approval of the improvement plans within six months following the preliminary plat conditional approval.

(D) After review of the preliminary plat, the Planning Commission shall, within 60 days of its submission, approve, conditionally approve or reject the plat. The subdivider shall be notified in writing of this action, together with any conditions of approval or the reasons for rejection.

(E) Whenever the subdivider presents to the Planning Commission the preliminary plat, preliminary plat checklist, improvement plans and improvement plans checklist and the Planning Commission finds that the plat and improvement plans meet all the requirements of these regulations, it shall approve the preliminary plat and improvement plans by placing a certificate of approval upon each copy of the plat and plans. Such certificate of approval shall bear the signature of the Chairperson and Secretary of the Planning Commission and shall provide that the approval given thereby does not constitute approval for purposes of recording.

(F) Approval of the preliminary plat shall not in all cases entitle the subdivider to approval of the final plat. Upon preliminary approval, if any conditions arise which would cause the preliminary plat to become unsatisfactory due to health, safety or welfare of the community, the Planning Commission shall recommend that the final plat be rejected.

(G) Application procedure and requirements. On forms approved by the city, the applicant shall file for approval of a preliminary plat, which conforms substantially with the sketch plat (if required) or alternate plan submitted by the applicant. The plat shall be prepared by or under the supervision of a registered public surveyor in the State of Oklahoma and shall bear his or her seal, signature and date on each sheet. The payment of all applicable fees shall be required at the time of submission.

(1) *General application requirement.* Copies of the proposed preliminary plat shall be at a scale of one inch equals 100 feet or larger and in a form substantially as follows:

(a) The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets intersecting the boundary of the tract.

(b) True bearings and distances to the nearest established street lines and monuments, which shall be accurately described on the plat.

(c) Specific tree survey.

(d) The exact layout including:

1. Proposed street names. Street names must be submitted to the Community Development Department for approval in accordance with the city's guidelines for naming streets. The Community Development Department will maintain an index of street names which will contain these guidelines. Street names and subdivision names are fixed at the time of approval of the preliminary plat. A fee, as set by the City Council by motion or resolution, will be charged to change street names and subdivision names after approval of the preliminary plat.

2. The length of all arcs, radii, internal angles, points of curvature, length, and bearings of the tangents.

3. All easements for rights-of-way provided for public services or utilities and any limitations of the easements.

4. All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.

5. The location of the centerline of creeks or drainage ways should be tied with accurate dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks.

(e) The accurate location, material, and size of all monuments approved by the City Engineer. Horizontal and vertical control data shall be established for a minimum of two corners of the subdivision or addition. One inch iron rods shall be set at all block corners, angle points, points of corners, and points of tangents. One-half inch iron rods shall be set at all other lot corners.

(f) The accurate outline of all property which is offered for dedication for public use with the purpose indicted thereon, and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.

(g) Building setback lines for residential properties.

(h) Special restrictions including, but not limited to, drainage and floodway, fire lanes, and screening.

(i) Proposed name of the subdivision or addition. The name shall not duplicate, be the same in spelling or alike in pronunciation with any other recorded subdivision.

(j) Names of adjacent subdivisions.

(k) Name and address of the property owner, the owner's surveyor, and the owner's engineer.

(l) North point, scale, and date.

(m) Legal description according to the real estate records maintained by the County Clerk's office and area calculations.

(n) Location by section, town, range, township, county and state.

(o) Additional documents necessary for dedication or conveyance of easements or rights-of-way, as required by the city. The city may, in some instances, require the conveyance of fee simple title for certain rights-of-way.

(p) Entry easements to allow city inspectors to enter the property being platted for the purpose of inspecting the construction of the public improvements.

(q) Important features such as existing permanent buildings:

1. Large trees and water courses;
2. Parks and other public lands;

3. Railway lines;
4. Existing public easements;
5. Oil and gas lines or wells as shown on the records of the Oklahoma Corporation Commission (including abandoned or gas or oil wells and dry holes which remain unplugged).
6. Existing utilities including sewer, water mains, culverts and other underground structures within the tract or immediately adjacent thereto, showing pipe sizes and grades indicates;
7. Contours at intervals of two feet which are referenced to USGS data; and
8. Any other relevant feature necessary for a full and complete understanding of the proposed subdivision.

(r) Title of document and a vicinity sketch drawn to a scale of a maximum of 2,000 feet to the inch.

(s) Copies of any private restrictions to be included in the deeds shall be attached to the preliminary plat.

(t) Regulatory flood boundaries, and the ten-year flood boundaries.

(2) *Other required documents and information to be filed with preliminary plat.*

(a) Proposed covenants and deed restrictions, if any.

(b) Source of water supply.

(c) Provisions for sewage disposal.

(d) Construction plans.

(3) *Standards for approval.* No preliminary plat shall be approved by the Planning Commission or by the City Council unless the following standards have been met:

(a) The plat substantially conforms with the approved sketch plat or other study as provided in these regulations.

(b) The construction plans have been reviewed by the City Engineer.

(c) Provision for installation and dedication of public improvements has been made.

(d) The plat conforms to applicable zoning and other regulations.

(e) The plat meets all other requirements of these regulations.

(4) *Timing of public improvements.*

(a) 1. The Planning Commission may require that all public improvements be installed, offered for dedication, and ready for acceptance by the city prior to the signing of the final plat by the Chairman of the Planning Commission.

2. The Planning Commission may permit or require the deferral of the construction of public improvements if in its judgment, deferring the construction would not result in any harm to the public, or offer significant advantage in coordinating the site's development with adjacent properties and off-site public improvements. Any required public improvement(s) approved for deferred construction must be provided for as required prior to the approval of the final plat.

(b) If the Planning Commission does not require that all public improvements be installed, offered for dedication and accepted by the city prior to signing of the final plat by the Chairman, it shall

require that the applicant execute an improvement agreement and provide security for the agreement as provided in those regulations.

(c) This procedure shall also apply to the approval of a final plat if the preliminary plat is omitted.

(5) *Approval procedure.* After review of the preliminary plat, the report and recommendations of the Community Development Director concerning the land study and the application, the report and recommendation of the City Engineer on the construction plans, and any exhibits submitted at a public meeting, the applicant shall be advised of any required changes and/or additions. The Planning Commission shall approve or disapprove the preliminary plat. One copy of the proposed preliminary plat shall be returned to the owner with the date of approval, conditional approval or disapproval and the reasons therefor accompanying the plat if the Planning Commission disapproves the proposed preliminary plat, the applicant may execute an appeal in the manner prescribed in these regulations.

(6) *Effect of approval.* Approval of a preliminary plat by the Planning Commission constitutes authorization for the City Engineer to release construction plans subject to his or her final approval and for the City Engineer to authorize for the property owner to commence grading of the site and construction of such public improvements as are required by the Planning Commission. Approval of a preliminary plat also authorizes the property owner, upon fulfillment of all requirements and conditions of approval, to submit for approval an application for final plat approval. Upon release of the construction plans, the City Engineer may, upon request of the applicant, issue a certificate indicating the construction plans have been released and construction of the improvement is thereafter authorized. Additional certificates may be issued by the City Engineer authorizing the construction of private utilities on a phased schedule. The certificate shall read as follows:

"The preliminary plat for (insert name of the subdivision or addition) as approved by the City of Durant Planning Commission on (insert date of approval) is authorized for use with engineering plans for the construction of public improvements as approved by the City Engineer. A final plat shall be approved by the Planning Commission upon the completion of all public improvements or the provision of a subdivision improvement agreement under the terms of the Subdivision Ordinance and submission of a final plat in compliance with Section 3.6 of the Subdivision Ordinance of the City of Durant.

Zoning regulations that affect exterior appearance of a single-family house or the landscaping of a single-family lot and that are adopted after approval of a preliminary plat for a single-family residential development, shall not apply for a period of two years from the latter of the date of plat approval or the date of the acceptance of public improvements related to the plat."

(7) *Lapse of preliminary plat approval.* The approval of a preliminary plat shall be effective for a period of two years from the date that the preliminary plat is approved by the Planning Commission or the City Council, at the end of which time the applicant must have submitted and received approval for a final plat. If a final plat is not submitted and approved within two years, or an extension is not granted in accordance with these regulations, the preliminary plat approval shall be null and void, and the applicant shall be required to submit a sketch plat for review subject to the then existing zoning restrictions and subdivision regulations.

(H) Construction plan procedure and requirements.

(1) *General application requirement.* Construction plans shall be prepared by or under the supervision of a professional engineer or architect registered in the State of Oklahoma as required by state law governing such professions. Plans submitted for review by the city shall be dated and bear the responsible engineer's or architect's name, serial number and the designation of "engineer," "professional engineer," or "P.E." or "architect" and an appropriate stamp or statement near the engineer's or architect's identification, stating that the documents are for preliminary review and are not intended for construction. Final plans acceptable to the city shall bear the seal and signature of the engineer or architect and the date signed on all sheets of the plans. Public works construction in

streets, alleys or easements which will be maintained by the city shall be designed by a professional engineer registered in the State of Oklahoma.

(2) *Construction plan review procedure.* Copies of the construction plans, and the required number of copies of the plat shall be submitted to the City Engineer for final approval. The plans shall contain all necessary information for construction of the project, including screening walls and other special features. All materials specified shall conform to the design standards of the city. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made. The City Engineer will release the plans for construction, after approval of the preliminary plat by the Planning Commission and payment of all inspection fees. Upon such release, each contractor shall maintain one set of plans, stamped with city release, on the project at all times during construction. This procedure shall also apply to approval of a final plat, if a preliminary plat is omitted.

(3) *Failure to commence construction.* If construction has not commenced within one year after approval of the plans, resubmittal of plans may be required by the City Engineer for meeting current standards and engineering requirements. **CONSTRUCTION** shall mean installation of city maintained public improvements.

(Ord. 1573, passed 11-13-07)

Subdivision/Plat Application

Preliminary Plat: ☒

Final Plat: ☐

Petition #

PC 2021-16

Fee \$

300

Expedited Fee \$

APPLICANT INFORMATION Point of Contact: Danny Khoury

Name: Midcontinental Real Est, LLC	Email: dkhoury@barkerengineers.com	Phone #1 580-931-9045
Mailing Address: 1700 Delivery Ln		Phone #2
City: Durant	State: Oklahoma	Zip: 74701
Applicant's Interest in Property: Owner / User		Fax #

SURVEYOR INFORMATION

Name: Chappell Land Surveying, PC	Email: ctrey@chappellsurveying.com	Phone #1 580-326-6688
Mailing Address: P.O. Box 863		Phone #2
City: Hugo	State: Oklahoma	Zip: 74743
Surveyor Oklahoma License Number: 1673		Fax #

ENGINEER INFORMATION

Name: H. Wayne Barker P.E.	Email: wbarker@barkerengineers.com	Phone #1 580-931-9045
Mailing Address: 3902 University Blvd.		Phone #2
City: Durant	State: OK	Zip: 74701
Engineer Oklahoma License Number: 18513		Fax #

LAND INFORMATION

Legal Description: A piece or parcel of land being the W/2 of the NW/4 of the NE/4 of section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma. Containing 20.05 Acres, More or Less.	Parcel Number:
Proposed Subdivision Name: Kash Acres	Current Zone: R - 3
Proposed Use: General Residential	Proposed Zone: R - 3
Current Property Owner's Name: Midcontinental Real Est, LLC	

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:

4/27/2021

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:

Residential Housing

STATE HOW THE FOLLOWING ISSUES WILL BE ADDRESSED:

1. Parking:

Attached parking at every individual house.

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

N/A

3. Traffic Impacts:

Vehicles will access the property from Wilson St.

4. Protection of Neighborhoods:

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

Please list or describe any other reasons to support this Subdivision/Final Plat Application.

WARRANTY DEED

1-2018-709776 Book 1485 Pg: 280
12/17/2018 8:23 am Pg 0280-0281
Fee: \$ 15.00 Doc: \$ 336.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

THAT **Jason Mauck and Kimberly Mauck**, husband and wife, parties of the first part, in consideration of the sum of Ten (\$10.00) and more Dollars, the receipt of which is hereby acknowledged, do by these presents, grants, bargain, sell and convey unto **Midcontinental Real Estate, LLC, 1400 Bryan Dr., Durant, OK 74701**, the property herein described, party of the second part, and its grantees and assigns, all of the following described real property and premises, situated in Bryan County, State of Oklahoma, to-wit:

See Exhibit "A"

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 grantees and assigns, forever, free, clear and discharged of and from all former grants, titles, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND SEALED this 16th day of November, 2018.

STATE OF OKLAHOMA
Bryan County
Documentary Stamps \$ 336.00

Jason Mauck

Kimberly Mauck



STATE OF OKLAHOMA)
) SS. ACKNOWLEDGMENT
COUNTY OF MARSHALL)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 16th day of November, 2018, personally appeared **Jason Mauck and Kimberly Mauck**, wife and husband, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal on this 16th day of November, 2018.

Notary Public

My Commission expires: August 16, 2020

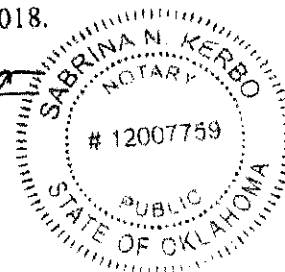


Exhibit "A"

W/2 W/2 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, LESS AND EXCEPT THE FOLLOWING FOUR TRACTS:

Tract I: All that part of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows, to-wit: Beginning at the center of said Section 25; Thence North along the quarter section line of said section a distance of 396 feet; Thence East a distance of 110 feet; Thence South and parallel to said quarter section line a distance of 396 feet to a point on the South line of the NE/4 of said Section; Thence West along said line a distance of 110 feet to the Point of Beginning.

Tract II: The South 190 feet of the South 396 feet of the West 110 feet of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma.

Tract III: All that part of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, which is bounded and described as Beginning at a point on the South line of the NE/4 of said Section 25, 110 feet East of the center of said Section 25; Thence North parallel to the West line of said NE/4 a distance of 396 feet to the South line thereof; Thence West along South line a distance 110 feet to the Point of Beginning.

Tract IV: All of Lot 1, Block 1 of HIGH MEADOW ADDITION to the City of Durant, Oklahoma, as recorded by Plat or Record in Book 1188 Page 132, deed Records, Bryan County, Oklahoma.

TOGETHER with an Easement for the Right of Way purposes across the East 20 feet of the South 190 feet of the South 396 feet of the West 110 feet of the SW/4 SW/4 NE/4 of Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma

AND LESS AND EXCEPT all oil, gas, coal, and other mineral rights or interest currently outstanding of record and all oil, gas, coal and other mineral rights or interest currently not outstanding of record. It being the intent of Grantors to reserve unto Grantors all mineral interests to which Grantors may be entitled;

1-2018-709776 Book 1485 Pg: 281
12/17/2018 8:23 am Pg 0280-0281
Fee \$ 15.00 Doc \$ 336.00
Tammy Reynolds - Bryan County Clerk
State of Oklahoma



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Danielle O'Neal <doneal@durant.org>

New Addition On Wilson

1 message

Pamela Rutherford <pamelalyn84@gmail.com>

Thu, May 27, 2021 at 11:16 AM

To: mmorris@durant.org, planning@durant.org

Dear Mr. Morris, and any others it may concern:

I would like to voice my opinion and concerns on the new neighborhood being considered on Wilson just west of Larkspur. I live in Heritage Crossing, and have for the last 6 years. When I first began looking into this neighborhood 11 years ago, I was assured that Larkspur would be run further north, to provide 2 exits for our neighborhood.

As I am sure you are well aware, that has not been done, leaving us with 1 exit out of Heritage Crossing, despite essentially doubling the number of residents with the new additions past Carriage Point. Our 1 tiny exit to Larkspur is a mess of an intersection, with limited visibility at best. That intersection feeds to Wilson and Larkspur, which are both sorely in need of widening and reinforcing. I drive a small SUV, and when meeting vehicles I am within inches of being run off the road due to limited space. I used to meet vehicles a lot less frequently, and with adding the large number of residences on Wilson, that issue will continue to be further compounded.

We desperately need another exit from Heritage Crossing. If the creek floods the bridge (as it has in the past) there is no entrance and no exit for residents or emergency vehicles. Heaven forbid the bridge wash out, and we are all stuck here. If there were a fire or other emergency, we are also trapped. That's the first and biggest issue that I want to share my concern about. I think things like that, that are huge safety issues need to be remedied before considering adding more traffic and residents to an already congested area.

Larkspur and Wilson must be widened, and the issues of traffic exiting onto University from Larkspur need to be dealt with as well. It is nearly impossible to turn left onto University as you are leaving Walmart to head to our neighborhoods, and adding 50 or more houses to the mix will further worsen that issue as well. Please pump the brakes on this project, and consider our dire need for these other issues to be handled first.

Thank you for your time!

Pamela Rutherford

Heritage Crossing Resident



Danielle O'Neal <doneal@durant.org>

New Housing event

1 message

'Mark Turvey' via Community Development <planning@durant.org>

Thu, May 27, 2021 at 8:33 AM

Reply-To: Mark Turvey <markturvey14@yahoo.com>

To: "mmorris@durant.org" <mmorris@durant.org>, "planning@durant.org" <planning@durant.org>

Mr. Morris and planning committee, I would like to voice my concerns on Lakespur street handling another new housing development that will be on Wilson street. I live in Heritage which has doubled in size with still just one opening for this development. We must use Lakespur or Wilson to enter or leave. I'm self employed which I pull a trailer and when meeting cars it is a very tight squeeze and many go into the ditch or stop when trying to pass on Lakespur.

I'm excited that Durant is growing with a possible new housing development, but the streets in the area are not ready for more drivers on a daily basis.

Thanks for your time, and I hope you really check this out, it isn't good.

Thanks,
Mark Turvey



Danielle O'Neal <doneal@durant.org>

4012 Wilson str.

1 message

Cindy Soltis <cindy.soltis2@gmail.com>
To: planning@durant.org

Wed, May 26, 2021 at 2:18 PM

We own the property across from the land that MIDCONTINENTAL REAL ESTATE plans to develop on Wilson str. After they cleared the land our property has been affected by water drain off and a large amount of sand that has come both over and under the road. The ditches on both sides of the street are full of sand and it has damaged the street as well. Currently we can not access part of our front yard to clean it or mow. When it's not raining there is so much dust that it's hard to stay outside.

The sand has also washed into our neighbor's pond and negatively affected it also. We feel that the additional traffic and deteriorating road conditions will be a concern for the neighborhood also.

Please find attached pictures of our property that have been taken over several months and it continues to get worse after every rain.

Please feel free to call with any questions.

Cindy Soltis
580-916-1730

6 attachments

IMG_0721.jpg
2115K

IMG_0722.JPG
405K



IMG_1044.jpg
1674K



IMG_1544.jpg
2039K



IMG_1545.jpg
2585K



IMG_2144.jpg
5504K















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Danielle O'Neal <doneal@durant.org>

Fwd: Proposed Development on Wilson Rd

2 messages

Oden Grube <ogrube@durant.org>

Wed, May 26, 2021 at 11:52 AM

To: John Dean <jdean@durant.org>, Danielle Barker <dbarker@durant.org>

Sent from my iPhone

Begin forwarded message:

From: Mike Morris <mmorris@durant.org>

Date: May 26, 2021 at 11:03:47 AM CDT

To: John Dean <jdean@durant.org>, Oden Grube <ogrube@durant.org>

Subject: Fwd: Proposed Development on Wilson Rd

FYI. I just got this and am still digesting it. Anycomments will be appreciated.

Mike Morris

----- Forwarded message -----

From: Tamera Tignor <ttignor75@gmail.com>

Date: Tue, May 25, 2021 at 3:55 PM

Subject: Proposed Development on Wilson Rd

To: <mmorris@durant.org>

Good Afternoon Mr. Morris:

I would like to express my concerns about the proposed development on Wilson Road between Larkspur and 49th Street.

I am retired from the Dallas City Attorneys Office, we had a home built and moved to Durant 2 years ago. We live at 3508 Lazy Lane. Here are my concerns with the planned development:

1. The Heritage Crossing neighborhood currently has one way in and out. There is already issues with the crooked street at the stop sign, which some people fail to stop.
2. As of a few weeks ago, the Fire Dept did not know we were down here, my husband had to put out a fire behind one of the homes on Prairie Crossing because the Fire Dept couldn't find us (this came from the crew that finally showed up after the fire was out) there was no street sign on that street until after the fire, I reminded the City Manager that we were still without proper signage. The street sign went up shortly after that incident.
3. Larkspur is not wide enough, Wilson isn't much better for the existing homes down Larkspur and the Heritage Crossing neighborhood
4. There is a urgent need for traffic signals on University. I have contacted the city manager on many occasions regarding the need for a traffic signal at University and University Plaza, I was told it was planned but so far, nothing has taken place. Gates and Hwy 70 needs a traffic signal as well, we have seen many accidents at that intersection in our two years. In addition to traffic signals whomever owns the vacant lots at University and University Plaza needs to keep the grass cut, it serves as a site obstruction to those trying to navigate the already dangerous intersection.

5. There is a possibility more homes will be going in at the north end of Larkspur which will connect Madison Ridge to Larkspur, bringing additional stress to Larkspur, it will be a shortcut to Walmart and Main Street from Madison Ridge. We do not need more traffic on a street that is already struggling with existing traffic issues.

It's next to impossible to get something as simple as a street sign out of the city. It took me over a year to get a stop sign and street sign on Prairie Crossing, there are still no street lights north of Carriage Point on Larkspur. Additional development is not a good idea until the city gets its infrastructure straightened out.

Please pass this on to the Planning Commission. Infrastructure must be in place before any sort of positive growth can take place in a city.

Thank you
Tamera Barton Tignor
[3508 Lazy Ln.](#)
[Durant, OK 74701](#)

Danielle O'Neal <doneal@durant.org>

Wed, May 26, 2021 at 12:35 PM

To: Oden Grube <ogrube@durant.org>

Cc: John Dean <jdean@durant.org>, Danielle Barker <dbarker@durant.org>

Thank you for passing this along. I will be sure this gets into the Planning Commission packets.

Thank you,

Danielle O'Neal
Community Development Director

City of Durant
300 W. Evergreen
Durant, OK 74701

Direct Line: (580) 931-6613

Sent from my Android device

[Quoted text hidden]



Danielle O'Neal <doneal@durant.org>

Opposition to planned Development on Wilson Rd

1 message

Tamera Tignor <ttignor75@gmail.com>
To: planning@durant.org

Wed, May 26, 2021 at 11:40 AM

Please be advised that I am in opposition to the planned development on Wilson Road between Larkspur and 49th Street.

I am a resident of Heritage Crossing on the northern end of Larkspur. There is only one way in and one way out of this neighborhood, which is Larkspur. There are 8 streets down here with approx 30 homes on each street. Larkspur is not wide enough to accommodate the current usage, adding more to both Larkspur and Wilson would only create more traffic issues on two streets that are already not wide enough for 2 vehicles to pass each other. Until Durant can update its infrastructure to accommodate existing traffic, we do not need more development in this area. Infrastructure update should include widening of roads, repair of roads and proper signaling at busy intersections (University and University Place, Gates and Hwy 70). You cannot have any positive growth within a city with a broken infrastructure.

Tamera Barton Tignor
[3508 Lazy Ln, Durant, OK 74701](#)
Heritage Crossing Neighborhood



Danielle O'Neal <doneal@durant.org>

FW: Opposition to the Wilson Housing Development

2 messages

denarymel@gmail.com <denarymel@gmail.com>

Wed, May 26, 2021 at 10:36 AM

To: planning@durant.org

I am concerned about the proposed Wilson Housing Development. I live on 3500 Heritage Drive and must use either Larkspur or Wilson every time I leave my house.

- Larkspur is simply too narrow.
 - Many times I have to drive off into the grass when I meet a larger vehicle. If you look at the sides of the road, you'll see that is a common occurrence.
 - There are three children who stay at that one house at the top of the hill on Larkspur, and they play close to the road.
 - You narrowly miss the mailbox by the residential housing if you're meeting another vehicle there.
- We need a three-way stop sign at the junction of Wilson and Larkspur.
 - There's no logical reasoning behind the missing stop sign, and it is confusing.
 - When traffic increases – and it is already a fairly busy junction – that one road on the curve that is missing a stop sign will cause more issues.
 - The brush by the stop signs needs to be cleared as well, it's hard to see when stopped.
- Victory Life school
 - Currently, there is ONE school sign coming from the North on Larkspur that lists 20mph 8-4. There is not one from the other direction, only a 30mph sign. Does that mean only one side of the road – which is opposite the school – is 20mph 8-4?
 - The sign needs to be both directions, and flashing only when needed, not 8-4 every day. There is no way to know when school is in session, so 20mph 8-4 every day is not realistic and is not obeyed. I polled those I knew, only a couple were even aware of the one sign.

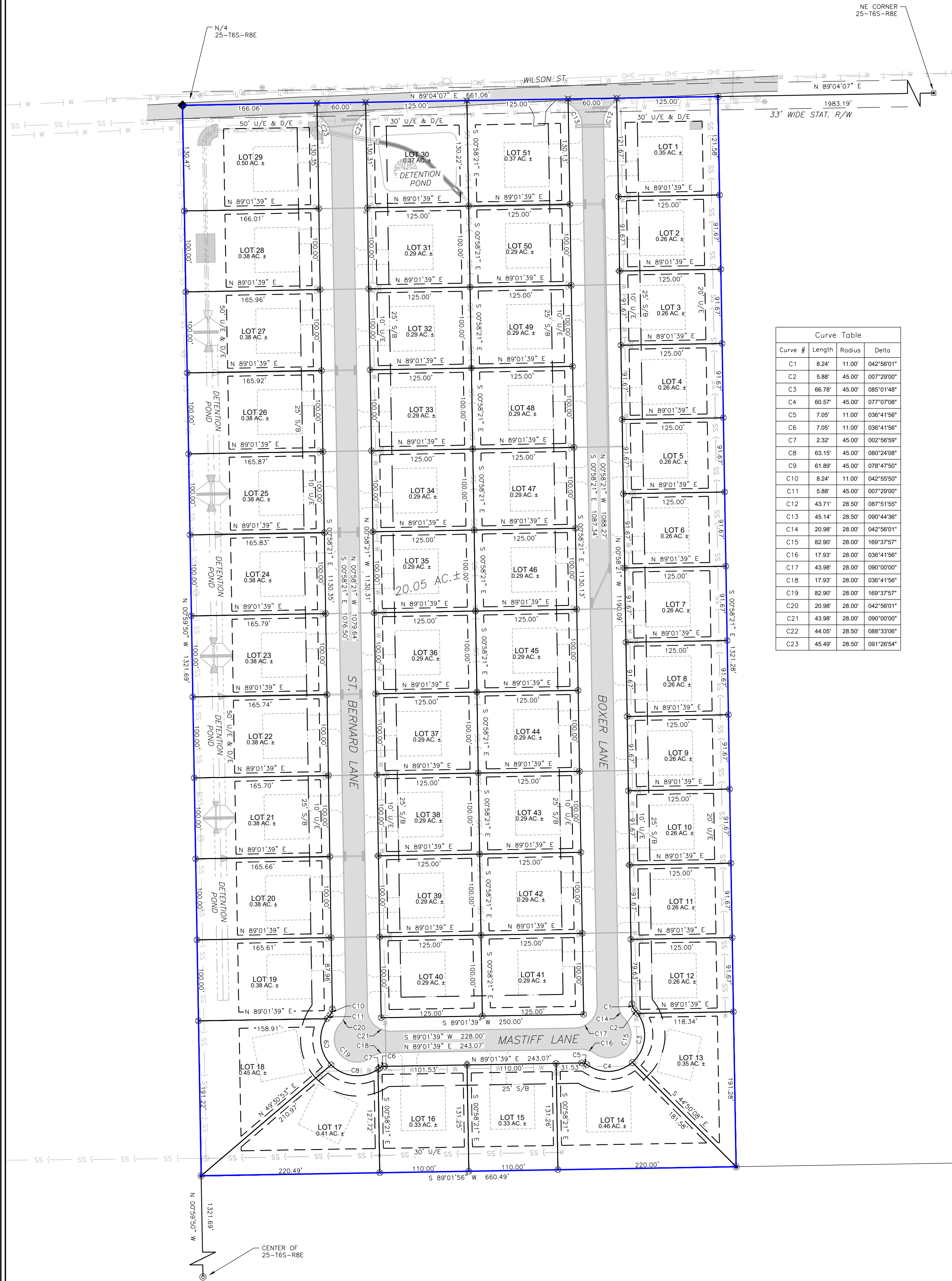
I am for expansion and additional housing. I am not for increased traffic on too-narrow roads, as that is dangerous and will be a bone of contention between the residents and the City. Larkspur and Wilson may seem to be back roads, but quite a lot of traffic goes down those roads. I have not counted the homes I can see down that stretch of Wilson, but only in the Heritage Crossing there are four main roads with two connecting roads. Each side of those main roads has 15 houses, so there's 30 houses on each main road, plus those connecting roads. THAT'S A LOT OF TRAFFIC SIMPLY FROM HERITAGE CROSSING. Now let's add in the traffic from the additional planned 50 homes. You can immediately see why Larkspur, the stop signs, and the need for flashing school signs are so vital to address BEFORE the new homes are built.

I oppose the proposed housing development on Wilson at this time.

Dena Rymel

John Rymel

580-743-0589



Subdivision Plat KASH ACRES

Addition has 51 Lots and contains
20.05 acres, more or less

OWNERS CERTIFICATE AND DEDICATION

I, Dr. Kinion Whittington, President, MIDCONTINENTAL REAL ESTATE, LLC, do hereby certify that I am the owner of legal title and the only person, firm or corporation having any right, title or interest in and to the land shown on the annexed map or plat and do further certify that:

- As owner of title to said land which is shown on the annexed map or plat of KASH ACRES, being a subdivision in the W/2 of the NW/4 of the NE/4 of Section 25 Township 6 South Range 8 East of the Indian Base and Meridian, BRYAN County, Oklahoma, do hereby reserve the areas indicated as "60' R/W" (60 feet Roadway Right-of-Way) for the purposes of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public roadway & utility or roadway & utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, maintenance, operation and removal of any public or quasi-public roadway or utility.
- Said property covered by said map or plat and dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument, which will be filed for record in the Office of the County Clerk of BRYAN County, Oklahoma, subsequent to the filing of this plat.

Witness my hand on this ____ day of _____, 2021

MIDCONTINENTAL REAL ESTATE, LLC,

By: _____
Dr. Kinion Whittington, President

STATE OF OKLAHOMA }
COUNTY OF BRYAN } ss

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2021, personally appeared, Dr. Kinion Whittington, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Owner, 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.

My Commission Expires the ____ day of _____, 20____.

Notary Public

DEPARTMENT OF ENVIRONMENTAL QUALITY

I certify that I have approved this plat of a residential development which is on file at the BRYAN County Office of the Oklahoma Department of Environmental Quality, and hereby approve this plat for the use of public water and public sewer systems.

Note: Once plat approval has been obtained from the D.E.Q., no major modifications may occur in an area designated for septic disposal.

Environmental Specialist, O.D.E.Q.

COUNTY TREASURERS CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected and qualified and acting County Treasurer of BRYAN County, State of Oklahoma; that the tax records of said County show that all taxes are paid for the tax year of 2021 and prior years on the land shown on the annexed plat of KASH ACRES, a subdivision in the W/2 of the NW/4 of the NE/4 of Section 25 Township 6 South Range 8 East, of the Indian Base and Meridian, BRYAN County, Oklahoma; that the required statutory security has been deposited in the Office of County Treasurer, guaranteeing payment of the current year's taxes.

Witness my hand on this ____ day of _____, 2021

County Treasurer

CITY COUNSEL CERTIFICATE

I, the undersigned, do hereby certify that the plat of KASH ACRES, a subdivision in the W/2 of the NW/4 of the NE/4 of Section 25 Township 6 South Range 8 East, of the Indian Base and Meridian, BRYAN County, Oklahoma; together with the Owners Certificate and the Surveyors Certificate on the same were presented to the City Council of Durant, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the platting requirements in all respects, are in all things approved on this ____ day of _____, 2021.

ROADS SHALL BE PUBLIC AND SHALL BE MAINTAINED BY THE CITY

ROADS WILL NOT BE MAINTAINED BY THE CITY, PROVIDED HOWEVER THAT THE CITY MAY AGREE TO MAINTAIN THE ROADS AT SOME FUTURE DATE

Mayor

City Clerk

PLANNING & ZONING CERTIFICATE

I, the undersigned, do hereby certify that the plat of KASH ACRES, a subdivision in the W/2 of the NW/4 of the NE/4 of Section 25 Township 6 South Range 8 East, of the Indian Base and Meridian, BRYAN County, Oklahoma; together with the Owners Certificate and the Surveyors Certificate on the same were presented to the Planning & Zoning of Durant, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the platting requirements in all respects, are in all things approved on this ____ day of _____, 2021.

President

LEGAL DESCRIPTION - KASH ACRES

A PRICE OR PARCEL OF LAND BEING THE W/2 OF THE NW/4 OF THE NE/4 OF SECTION 25 TOWNSHIP 6 SOUTH RANGE 8 EAST, BRYAN COUNTY, OKLAHOMA

SURVEYORS CERTIFICATE

I, T.D. Chappell, Licensed Professional Land Surveyor No. 1673 in the State of Oklahoma, hereby certify that the annexed plat of KASH ACRES, BRYAN County, Oklahoma, represents a true and correct survey thereof, made under my supervision on the ____ day of _____, 2021 and that all monuments shown hereon actually exist and their positions are correctly shown; I also certify that the survey and plat thereof meets or exceeds 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.

T.D. Chappell, Oklahoma Licensed Professional Land Surveyor No. 1673

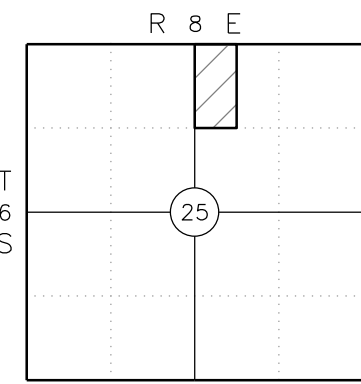
STATE OF OKLAHOMA }
COUNTY OF CHOCTAW } ss

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2021, personally appeared, T.D. Chappell, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Owner, 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.

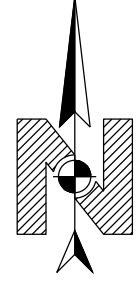
My Commission Expires the ____ day of _____, 20____.

Notary Public

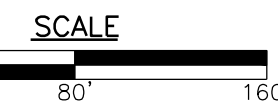
- EXISTING MANHOLE
- PROPOSED MANHOLE
- FOUND RAILROAD SPIKE
- FOUND STEEL PIN
- SET 1/2" STEEL PIN W/ CAP (ONCE PLAT IS APPROVED)
- SET PK NAIL W/ WASHER (ONCE PLAT IS APPROVED)
- SET 5/8" STEEL PIN W/ CAP
- FOUND 1" PIPE
- PROPERTY LINE
- 16.5' STAT R/W
- SEWER LINE
- WATER LINE
- OVERHEAD ELECTRIC
- BREAK LINE



LOCATION MAP



BEARING BASIS
OSPCS (NAD 83)-SOUTH ZONE



OWNER
MIDCONTINENTAL REAL ESTATE, LLC
Durant, Oklahoma

ENGINEER
BARKER & ASSOCIATES
Durant, Oklahoma

SURVEYOR
CHAPPELL LAND SURVEYING, PC
CA# 5072 Expires: June 30, 2022
P.O. Box 863,
Hugo, Oklahoma, 74743
Phone: (580) 326-6688
email: ctrey@chappellsurveying.com

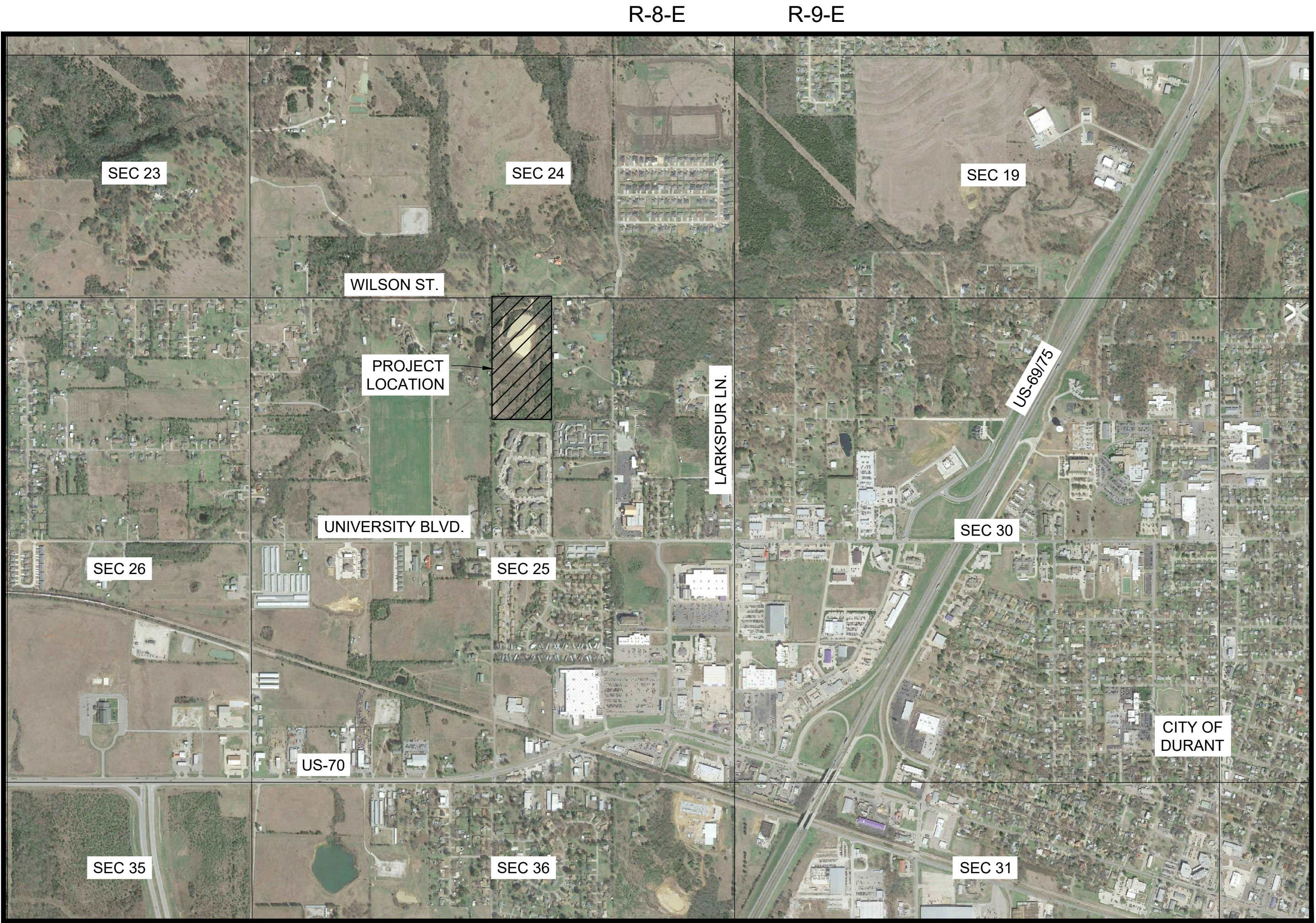


PROPOSED IMPROVEMENTS
FOR
KASH ACRES
A PROPERTY DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC

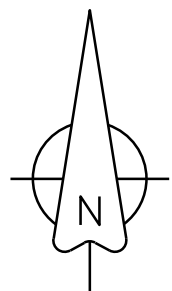
INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
	COVER
C001	GENERAL NOTES
C002	LEGENDS AND ABBREVIATIONS
C003	TYPICAL PAVING SECTIONS
CD100	EXISTING DRAINAGE MAP
CD101	PROPOSED DRAINAGE MAP
CD102	PROPOSED DRAINAGE TABLE
CD103	PROPOSED DRAINAGE TABLE
CS100	EXISTING SITE PLAN
CE100	EROSION CONTROL PLAN
CE500	EROSION CONTROL DETAILS
CE501	EROSION CONTROL DETAILS
CI100	PROPOSED SITE PLAN
CI101	PRELIMINARY PLAT
CP100	ROADWAY GEOMETRICS
CP101	JOINTING PLAN
CP200	BOXER LANE PLAN & PROFILE
CP201	BOXER LANE PLAN & PROFILE
CP210	ST. BERNARD LANE PLAN & PROFILE
CP211	ST. BERNARD LANE PLAN & PROFILE
CP220	MASTIFF LANE PLAN & PROFILE
CP500	MISCELLANEOUS PAVING DETAILS
CP501	JOINTING DETAILS
CG100	OVERALL GRADING PLAN
CG101	ENLARGED GRADING PLAN
CG102	ENLARGED GRADING PLAN
CU100	OVERALL UTILITY PLAN
CU200	SEWER LINE A PLAN & PROFILE
CU201	SEWER LINE B PLAN & PROFILE
CU202	SEWER LINE C PLAN & PROFILE
CU210	WATER LINE PLAN
CU220	STORM A PLAN & PROFILE
CU221	STORM B & C PLAN & PROFILE
CU222	STORM D & E PLAN & PROFILE
CU223	STORM F & G PLAN & PROFILE
CU224	STORM H & J PLAN & PROFILE
CU500	SEWER DETAILS
CU501	SEWER DETAILS
CU510	WATER DETAILS
CU511	WATER DETAILS
CU512	WATER DETAILS
CU520	ODOT CURB INLET DETAILS
CU521	ODOT IRON FRAME DETAILS
CU522	ODOT IRON GRATE DETAILS
CU523	STORM DETAILS
CU524	ODOT PREFABRICATED CULVERT
	END SECTION DETAIL
CU525	HEADWALL DETAIL
CU526	STORM DETAILS

DURANT, OKLAHOMA
APRIL 2021



LOCATION MAP
NOT TO SCALE



T-6-S

ENGINEER:

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

DATE

CITY REVIEW SET
-NOT FOR CONSTRUCTION-
04/29/2021



3902 University Blvd.
Durant, OK 74701
Voice: 580.931.9045
Fax: 580.931.9099
OK CA# 3998
Exp. 06/30/2022

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.

1. THE CONTRACTOR SHALL HAVE EXISTING UTILITIES LOCATED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL "OKIE" 1-800-522-6543 IN ADDITION TO DIRECT NOTIFICATION. CONTRACTOR SHALL BRACE UTILITY PIPES 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. THE TOPOGRAPHIC SURVEY WAS COMPLETED BY BM SURVEYING. ALL EXISTING INFORMATION IS SHOWN AS ACCURATELY AS POSSIBLE BASE UPON FIELD RECONNAISSANCE AND RESEARCH. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION. IF CONTRACTOR BELIEVES EXISTING INFORMATION IS INACCURATE, THE CONTRACTOR MAY HAVE A NEW SURVEY COMPLETED AT NO ADDITIONAL COST TO THE OWNER, ARCHITECT, OR ENGINEER.
13. 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
14. ALL PAVEMENT REMOVAL AND REPLACEMENT SHALL BE MADE PER STANDARD DETAILS.

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 SEED, 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.

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.

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

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

SITE WORK NOTES:

1. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT AND ALL ADDENDUMS PREPARED BY STANDARD TESTING & ENGINEERING COMPANY DATED MARCH 10, 2020. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. THIS GEOTECHNICAL REPORT SHALL BE CONSIDERED A PART OF THESE CONSTRUCTION DOCUMENTS.
3. ONLY REMOVE TREES THAT DIRECTLY INTERFERE WITH CONSTRUCTION. CONTRACTOR SHALL LIMIT CLEARING & GRUBBING TO LIMITS OF ROADWAY, PAD AND CLUBHOUSE LIMITS, AS MUCH AS POSSIBLE.
4. CONTRACTOR SHALL DISPOSE OF TREES, STUMPS, DEBRIS, ETC. OFF SITE IN A MANNER APPROVED BY THE OWNER.

6. REMOVE ANY STUMPS, ROOTS LARGER THAN 2 INCHES IN DIAMETER, ROCKS LARGER THAN 3 INCHES AND ANY MATTED TREE ROOTS, TO A DEPTH OF 18 INCHES BELOW ORIGINAL GROUND SURFACE.
7. FOLLOWING INITIAL SITE PREPARATION AND UNDERCUTTING OF THE REQUIRED AREAS, THE EXPOSED SOILS SHOULD BE SCARIFIED TO A DEPTH OF AT LEAST 6-INCHES, MOISTURE CONDITIONED WITHIN 2% BELOW 2% ABOVE THE MATERIAL'S OPTIMUM MOISTURE; RE-COMPACT TO AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY. MOISTURE SHALL BE MAINTAINED UNTIL PLACEMENT OF FILL. ALL EXPOSED AREAS THAT WILL REQUIRE STRUCTURAL FILL OR THAT WILL SUPPORT PAVEMENT SHOULD BE CAREFULLY PROOF ROLLED WITH A LOADED TANDEM-AXLE DUMP TRUCK PRIOR TO FILL PLACEMENT OR CONSTRUCTION. TESTING AGENCY SHALL DETERMINE SUBGRADE SUITABILITY.
8. FILL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8-INCHES LOOSE THICKNESS AND COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY. FILL SHALL BE TESTED FOR FIELD DENSITY FOR EACH LIFT OF FILL AT FREQUENCIES OF EVERY 1,500 SQ. FT. IN AREA UNDER STRUCTURES. FOR UTILITY TRENCHES, TEST FIELD DENSITY AT FREQUENCIES OF 1000 LINEAR FOOT OF TRENCH AND AT FREQUENCIES OF 50 LINEAR FOOT OF ANY UTILITY UNDERNEATH PAVEMENT OR OTHER STRUCTURES.
9. EARTHWORKS SHALL BE PERFORMED IN SUCH A MANNER TO MINIMIZE PONDING WATER ON THE SUBGRADE. SITE SHALL MAINTAIN DRAINAGE AT ALL TIMES. MOISTURE CONTENT OF SOIL SHOULD BE MAINTAINED NEAR OPTIMUM DURING CONSTRUCTION.
10. CONTRACTOR SHALL BLEND NEW DITCHES AND SLOPES TO MATCH EXISTING DITCHES AND SLOPES AT THE BEGINNING, END AND ALL ROAD INTERSECTIONS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO OTHER ITEMS OF WORK AND NO SEPARATE PAYMENT SHALL BE MADE.
11. ALL ROCKS AND DEBRIS SHALL BE REMOVED FROM ALL DRAINS PRIOR TO FINAL INSPECTION.

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. ALL CONCRETE FOUNDATION STRUCTURES AND MANHOLES SHALL BE CONSTRUCTED ON A MINIMUM THICKNESS OF 4" OF CLEAN COMPACTED CRUSHED ROCK UNLESS OTHERWISE NOTED. SUCH BEDDING SHALL BE APPROVED PRIOR TO CONCRETE PLACEMENT.
4. 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.
5. CONTRACTOR SHALL VERIFY EXISTING PIPE SIZE, TYPE AND LOCATION TO INSURE PROPER CONNECTION.
6. ALL BURIED FITTINGS, SUCH AS BENDS, TEES, ETC., SHALL BE BLOCKED FOR THRUST, AS SHOWN ON THE STANDARD DETAIL DRAWING. THIS REQUIREMENT SHALL INCLUDE ALL PRESSURE PIPING AND LOW HEAD (GRAVITY) PIPING. COST SHALL BE INCLUDED IN OTHER ITEMS OF WORK.
7. MINIMUM DEPTH OF COVER SHALL BE 36-INCHES UNLESS OTHERWISE NOTED.
8. NO. 12 COPPER WIRE (TRACER WIRE) AND MYLAR DETECTABLE MARKING TAPE SHALL BE BURIED 12" ABOVE THE TOP OF ALL NON-METALLIC LINES.
9. ALL SERVICE LINES CROSSINGS & TAPS SHALL BE INSTALLED PRIOR TO PAVING.
10. GRAVITY PIPE LENGTHS MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
11. GRAVITY SEWER SHALL BE LEAK & DEFLECTION TESTED IN ACCORDANCE W/ SPECIFICATIONS.
12. 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.
13. ALL MANHOLE TOP OF RIM ELEVATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR IN THE FIELD TO FIT GRADE.
14. 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.
15. 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.
16. CONTRACTOR SHALL COORDINATE ANY ACTIVITIES INVOLVING WATER & SANITARY SEWER SYSTEM WITH UTILITY AND OWNER'S REPRESENTATIVE.
17. THE MAXIMUM DEFLECTION AT ANY JOINT OR FITTING SHALL BE 75% OF THE DEFLECTION RECOMMENDED BY THE PIPE MANUFACTURER.
18. 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.
19. HYDROSTATIC TESTING: ALL NEW WATER LINES SHALL BE TESTED AT 150 PSI FOR A PERIOD OF 3 HOURS. NO LINE WILL BE ACCEPTED UNLESS THE LEAKAGE IS LESS THAN THE ALLOWABLE AS DETERMINED BY THE FOLLOWING FORMULA:

- $$L = \frac{SD \sqrt{P}}{133200}$$

WHERE L IS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR
 WHERE S IS THE LENGTH OF PIPE TESTED IN FEET
 WHERE D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES
 WHERE P IS THE TEST PRESSURE IN PSI (150)

 20. DISINFECTION: ALL NEW WATER LINES, VALVES AND FIRE HYDRANTS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C601.81. METHODS DESCRIBED IN SEC. 5.1 (TABLET METHOD) OR 5.2 (CONTINUOUS FEED METHOD) SHALL BE USED FOR DISINFECTION. THE CONTRACTOR SHALL COLLECT BACTERIAL SAMPLES, AND DELIVER TO AN APPROVED ENVIRONMENTAL LABORATORY FOR PROCESSING.
 21. 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.
 22. ALL WATER LINES SHALL BE BEDDED AND BACKFILLED IN STRICT ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL WASTE MATERIAL.
 23. 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.

WALL THICKNESS 3/8".

ELECTRIC	OG&E	CHAD LOVELAKE	580.224.7558
GAS	ONG	BROOKS DOW	918.831.8276
WATER	BRYAN COUNTY RWD#2	MERLE PEARCE	580.924.8517
SEWER	CITY OF DURANT	MARTY COOK	580.931.6657
COMMUNICATION	AT&T	RONNIE GRAGO	918.421.1792

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OK, CA. 3998
EXP. 06/30/2022

CHECKED BY: H. WAYNE BARKER, P.E.

CITY REVIEW SET
~NOT FOR CONSTRUCTION~
04/29/2021

FOR

DEVELOPED BY

REAL ESTATE, LLC

DURANT, OKLAHOMA

DESIGNED BY: DJK

DRAWN BY: JBA

No.	DATE
-----	------

PROJECT NUMBER

10717

STATE

OKLAHOMA	APRIL 2021
----------	------------

SHEET NUMBER

C001

EXISTING SITE LEGEND:

	DECORATIVE LANDSCAPED TREE
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	ELECTRIC BOX
	TREE
	STORM SEWER GRATE
	STORM SEWER MANHOLE
	BORE HOLE LOCATION
	SEWER CLEANOUT
	COMMUNICATIONS VAULT
	TELEPHONE PEDESTAL
	FINISH FLOOR ELEVATION
	FIBER OPTIC LINE
	EXISTING WATER LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND STORM LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND SEWER LINE
	EXISTING STEEL TUBE RAIL FENCE
	EDGE OF CANOPY

	EXISTING ASPHALT SURFACE
	EXISTING GRAVEL SURFACE
	EXISTING CONCRETE SURFACE

PROPOSED SITE LEGEND:

	HANDICAP STRIPE
	PROPOSED FENCE
	PROPOSED STORM LINE
	PROPOSED CONTOURS
	PROPOSED RIP RAP
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PAVEMENT

ABBREVIATIONS LEGEND:

THESE ABBREVIATIONS MAY BE FOUND IN CONSTRUCTION DRAWINGS

A		
ADD'L	=	ADDITIONAL
B		
BM	=	BENCH MARK
BVCE	=	BEGIN VERTICAL CURVE ELEVATION
BVCS	=	BEGIN VERTICAL CURVE STATION
BW	=	BOTTOM OF WALL

C		
C/C	=	CENTER TO CENTER
CET	=	CULVERT END TREATMENT
C.I.P.	=	CAST IRON PIPE
CGMP	=	CORRUGATED GALVANIZED METAL PIPE
CL	=	CENTER LINE
CMU	=	CONCRETE MASONRY UNIT
CONC.	=	CONCRETE
CONSTR=	=	CONSTRUCT
CTRS	=	CENTERS

D		
DIA.	=	DIAMETER
D/E	=	DRAINAGE EASEMENT

E		
E:	=	EASTING
EL	=	PROPOSED ELEVATION
EVCS	=	END VERTICAL CURVE STATION
EVCE	=	END VERTICAL CURVE ELEVATION
EX.	=	EXISTING

F		
FF	=	FINISH FLOOR ELEVATION
FL:	=	FLOW LINE
FT.	=	FOOT

G		
GA.	=	GAUGE
G:	=	GUTTER ELEVATION

H		
HIGH PT.=	=	HIGH POINT

I		
I.D.	=	INNER DIAMETER

L		
LA	=	LENGTH OF RIP RAP APRON
L.F.	=	LINEAR FOOT
LOW PT.=	=	LOW POINT
LP	=	LENGTH OF FLUME
LVC	=	LENGTH OF VERTICAL CURVE

M		
MAX.	=	MAXIMUM
MD:	=	MEASURED DEPTH
MECH.	=	MECHANICAL
ME EL	=	MATCH EXISTING ELEVATION
MIN.	=	MINIMUM

N		
N:	=	NORTHING
MIN.T.S.	=	NOT TO SCALE

O		
O.C.	=	ON CENTER
O.C.E.W.=	=	ON CENTER EACH WAY

P		
PC	=	POINT OF CURVATURE
P.C.C.	=	PORTLAND CEMENT CONCRETE
PCES	=	PREFABRICATED CULVERT END SECTION
PRC	=	POINT REVERSE CURVATURE
PT	=	POINT OF INTERSECTION
PVI	=	POINT OF VERTICAL INTERSECTION

R		
R	=	RADIUS
RE:	=	REFERENCE
REQ'D	=	REQUIRED
R.O.W.	=	RIGHTS OF WAY

S		
S.F.	=	SQUARE FOOT
SL	=	SLOPE
SQ.	=	SQUARE
SSMH	=	SANITARY SEWER MANHOLE
STA.	=	STATION
S/B	=	SETBACK

T		
T	=	TANGENT
TC	=	TOP OF CURB ELEVATION
TG	=	TOP OF GRATE
TR:	=	TOP OF RIM
STB.	=	TYPICAL

U		
U/E	=	UTILITY EASEMENT

W		
W/	=	WITH
W.W.F.	=	WELDED WIRE FABRIC

Z		
Z:	=	ELEVATION

SYMBOLS		
&	=	AND
Ø	=	DIAMETER
@	=	AT
Δ	=	DELTA
℄	=	CENTER LINE



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EXP. 06/30/2022

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CITY REVIEW SET
-NOT FOR CONSTRUCTION-
04/29/2021

PROPOSED IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

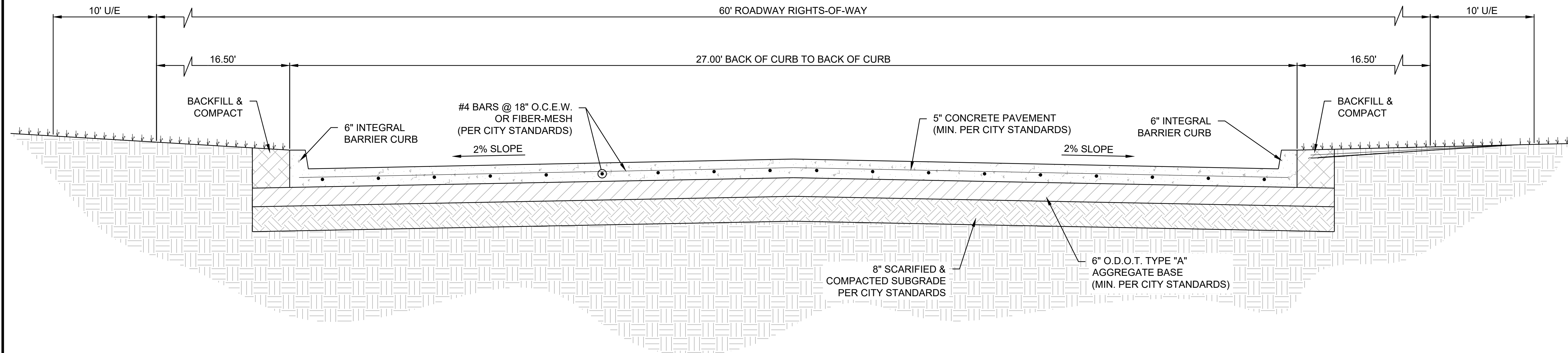
LEGENDS AND ABBREVIATIONS

PROJECT NUMBER

10717

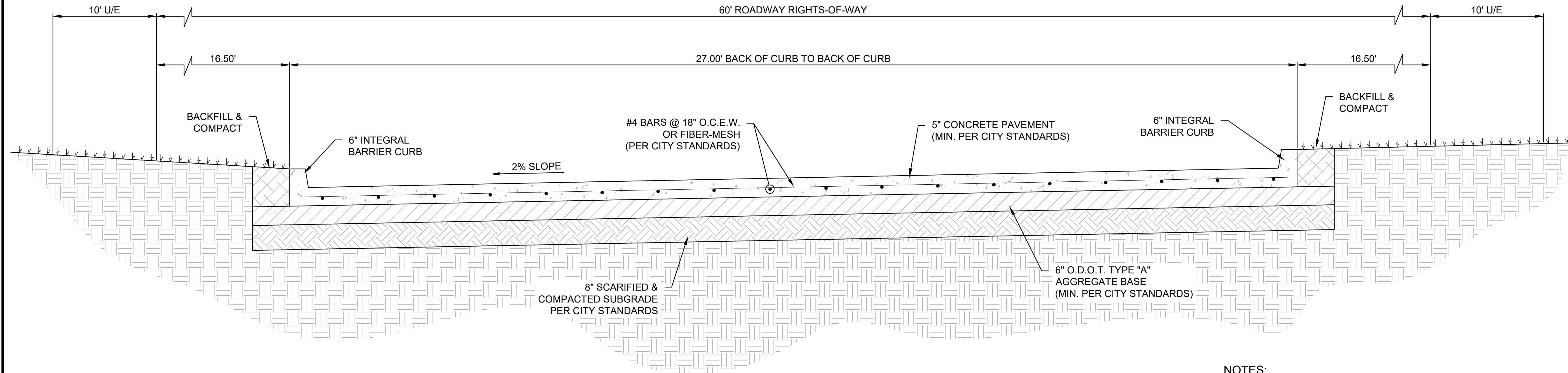
STATE DATE
OKLAHOMA APRIL 2021

SHEET NUMBER
C002



1 TYPICAL PAVING SECTION A
BOXER LANE & ST. BERNARD LANE

- NOTES:
1. GEOTECHNICAL REPORT WAS NOT PREPARED FOR THIS THIS PROJECT. ALL PAVEMENT RECOMMENDATIONS ARE PER CITY OF DURANT STANDARDS & OWNER'S PREFERENCE.
 2. CONCRETE SHALL BE 3,500 PSI @ 28 DAYS W/ 4% - 7% AIR ENTRAINMENT.
 3. REINFORCEMENT STEEL SHALL BE 60 KSI



2 TYPICAL PAVING SECTION B
MASTIFF LANE

- NOTES:
1. GEOTECHNICAL REPORT WAS NOT PREPARED FOR THIS THIS PROJECT. ALL PAVEMENT RECOMMENDATIONS ARE PER CITY OF DURANT STANDARDS & OWNER'S PREFERENCE.
 2. CONCRETE SHALL BE 3,500 PSI @ 28 DAYS W/ 4% - 7% AIR ENTRAINMENT.
 3. REINFORCEMENT STEEL SHALL BE 60 KSI



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04/29/2021

PROPOSED IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

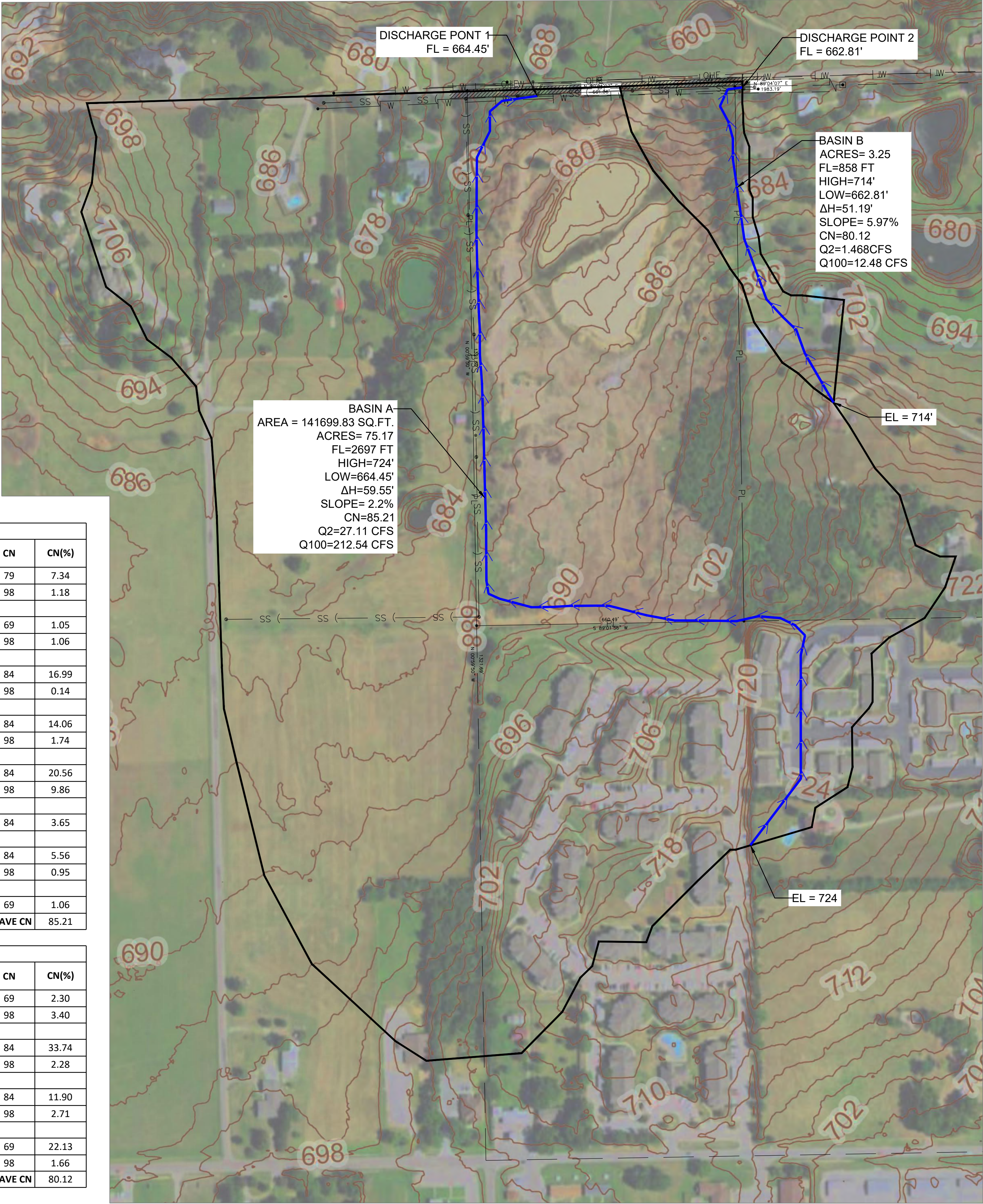
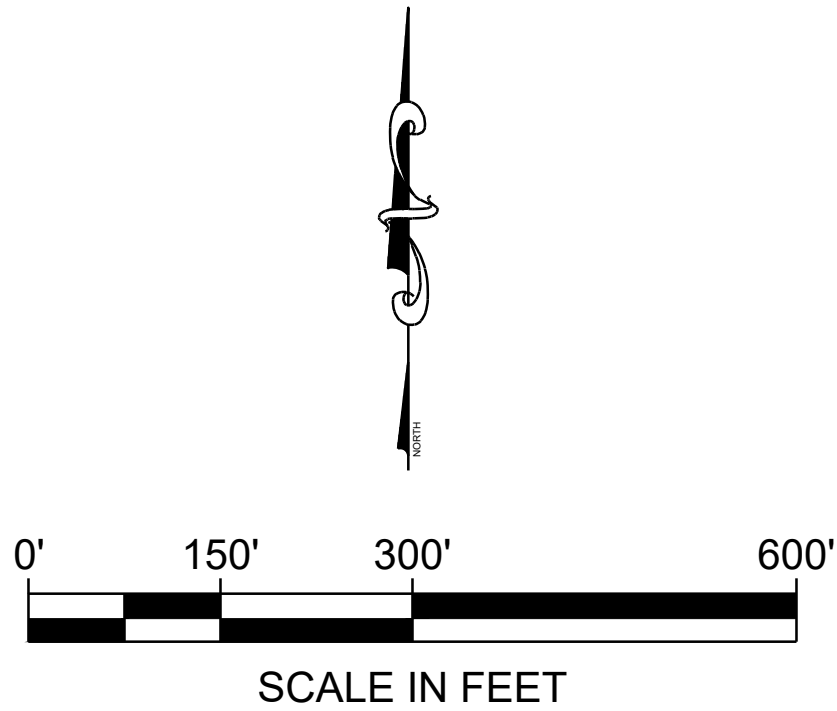
KEY PLAN

DESIGNED BY: DJK
DRAWN BY: JBA

RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

TYPICAL PAVING SECTIONS

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
C003	



Existing Basin A								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
1	Bates Fine Sandy Loam, 1 to 3 % slopes	304045.54	6.98	9.29	C	Open Space/ Fair condition	79	7.34
		39591.65	0.91	1.21	C	Imperious Areas	98	1.18
9	Bernow-Romia Complex, 8 to 20 % slopes	49699.2	1.14	1.52	B	Open Space/ Fair condition	69	1.05
		35573.22	0.82	1.09	B	Imperious Areas	98	1.06
21	Crockett-Durant complex, 1 to 5 percent slopes, eroded	662413.57	15.21	20.23	D	Open Space/ Fair condition	84	16.99
		4599.73	0.11	0.14	D	Imperious Areas	98	0.14
24	Dennis Loam, 1 to 3 % slopes	548255.22	12.59	16.74	D	Open Space/ Fair condition	84	14.06
		58238.69	1.34	1.78	D	Imperious Areas	98	1.74
25	Dennis Loam, 3 to 5 % slopes	801526.01	18.40	24.48	D	Open Space/ Fair condition	84	20.56
		329533.09	7.57	10.06	D	Imperious Areas	98	9.86
26	Durant Loam, 1 to 3 % slopes	142227.24	3.27	4.34	D	Open Space/ Fair condition	84	3.65
28	Durant Verdigris Complex , 0 to 5 % slopes	216910.74	4.98	6.62	D	Open Space/ Fair condition	84	5.56
		31713.67	0.73	0.97	D	Imperious Areas	98	0.95
34	Fitzhugh Fine Sandy Loam, 3 to 5 % slopes	50211.12	1.15	1.53	B	Open Space/ Fair condition	69	1.06
	Total	3274538.69	75.17	100.00			AVE CN	85.21

Existing Basin B								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
9	Bernow-Romia Complex, 8 to 20 % slopes	4724.58	0.11	3.33	B	Open Space/ Fair condition	69	2.30
		4920	0.11	3.47	B	Imperious Areas	98	3.40
25	Dennis Loam, 3 to 5 % slopes	56908.45	1.31	40.16	D	Open Space/ Fair condition	84	33.74
		3300	0.08	2.33	D	Imperious Areas	98	2.28
28	Durant Verdigris Complex , 0 to 5 % slopes	20081.8	0.46	14.17	D	Open Space/ Fair condition	84	11.90
		3912	0.09	2.76	D	Imperious Areas	98	2.71
34	Fitzhugh Fine Sandy Loam, 3 to 5 % slopes	45453	1.04	32.08	B	Open Space/ Fair condition	69	22.13
		2400	0.06	1.69	B	Imperious Areas	98	1.66
	Total	141699.83	3.25	100.00			AVE CN	80.12



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04/29/2021

PROPOSED IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

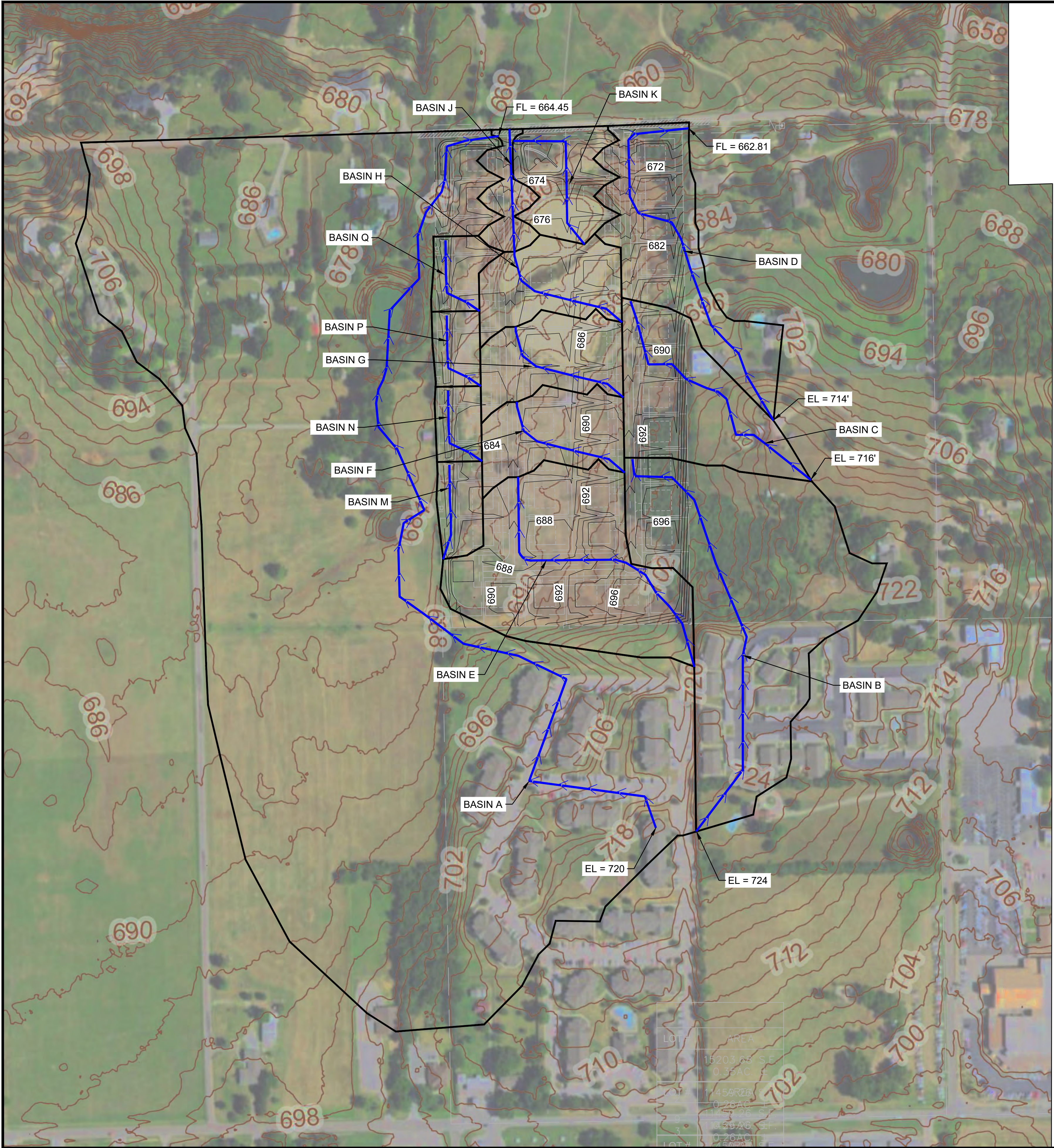
EXISTING DRAINAGE MAP

PROJECT NUMBER

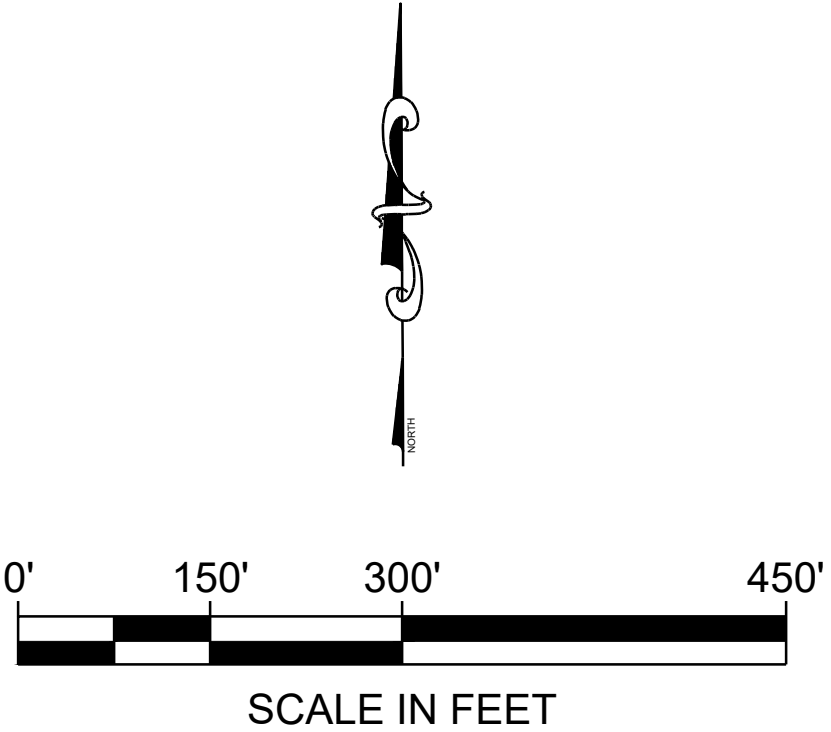
10717

STATE DATE
OKLAHOMA APRIL 2021

SHEET NUMBER
CD100



BASIN A AREA= 2101781.7 SQ.FT. ACRES= 48.25 FL=2651 FT HIGH = 720' LOW=764.45 ΔH=44.45' SLOPE= 1.68% CN=81.95 Q2=13.58 CFS Q100=105.48 CFS	BASIN F AREA= 75796.22 SQ.FT. ACRES= 1.74 FL=376 FT HIGH = 691.85' LOW=681.98 ΔH=9.87' SLOPE= 2.63% CN=84.84 Q2=0.965 CFS Q100=6.299 CFS	BASIN M AREA= 29184.4 SQ.FT. ACRES= 0.67 FL=254 FT HIGH = 686.47' LOW=679.04' ΔH=7.43' SLOPE= 2.93% CN=82.78 Q2=0.353 CFS Q100=2.581 CFS
BASIN B AREA= 363708.93 SQ.FT. ACRES= 8.35 FL=1181.1 FT HIGH = 724' LOW=690.80' ΔH=33.2' SLOPE= 2.81% CN= 86.75 Q2=4.157 CFS Q100=24.80 CFS	BASIN G AREA= 75796.22 SQ.FT. ACRES= 1.74 FL=376 FT HIGH = 688.65' LOW=679.09' ΔH=9.56' SLOPE= 2.54% CN=84.73 Q2=0.958CFS Q100=6.289CFS	BASIN N AREA= 24336.87 SQ.FT. ACRES= 0.56 FL=238.72 FT HIGH = 685.72' LOW=675.88' ΔH=9.84' SLOPE= 4.12% CN=82.22 Q2=0.31 CFS Q100=2.324 CFS
BASIN C AREA= 135067.54 SQ.FT. ACRES= 3.1 FL=754 FT HIGH = 716' LOW=682.30' ΔH=33.7' SLOPE= 4.47% CN= 84.08 Q2=0.993 CFS Q100=6.864 CFS	BASIN H AREA= 75771.03 SQ.FT. ACRES= 1.74 FL=376 FT HIGH = 684.46' LOW=675.93' ΔH=8.53' SLOPE= 2.27% CN=85.44 Q2=1.004 CFS Q100=6.355 CFS	BASIN P AREA= 24961.27 SQ.FT. ACRES= 0.57 FL=239 FT HIGH = 683.22' LOW=672.72' ΔH=10.5' SLOPE= 4.39% CN=82.16 Q2=0.314 CFS Q100=2.361 CFS
BASIN D AREA= 151837.89 SQ.FT. ACRES= 3.49 FL=1061 FT HIGH = 714' LOW=662.81' ΔH=51.19' SLOPE= 4.82% CN= 79.17 Q2=1.316 CFS Q100=11.92 CFS	BASIN J AREA= 33059.33 SQ.FT. ACRES= 0.76 FL=326 FT HIGH = 675.93' LOW=666.95 ΔH=8.98' SLOPE= 2.75% CN=87.65 Q2=0.953 CFS Q100=5.294 CFS	BASIN Q AREA= 27486.46 SQ.FT. ACRES= 0.63 FL=239 FT HIGH = 680.24' LOW=669.54' ΔH=10.7' SLOPE= 4.47% CN=82.29 Q2=0.349 CFS Q100=2.614 CFS
BASIN E AREA= 234545.19 SQ.FT. ACRES= 5.38 FL=838.57 FT HIGH = 720' LOW=764.45 ΔH=44.45' SLOPE= 1.68% CN=82.70 Q2=1.85 CFS Q100=13.67 CFS	BASIN K AREA= 61696.68 SQ.FT. ACRES= 1.42 FL=429 FT HIGH = 678.69' LOW=664.45 ΔH=14.24' SLOPE= 3.32% CN=77.19 Q2=0.449 CFS Q100=4.661 CFS	





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CITY REVIEW SET
-NOT FOR CONSTRUCTION-
04/29/2021

PROPOSED
IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL
REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK		
DRAWN BY: JBA		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

PROPOSED
DRAINAGE PLAN

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CD101	

Proposed Basin A								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
1	Bates Fine Sandy Loam, 1 to 3 % slopes	304117.41	6.98	14.47	C	Open Space/ good condition	74	10.71
		39591.65	0.91	1.88	C	Imperious Areas	98	1.85
9	Bernow-Romia Complex, 8 to 20 % slopes	49699.2	1.14	2.36	B	Open Space/ good condition	61	1.44
		35573.22	0.82	1.69	B	Imperious Areas	98	1.66
21	Crockett-Durant complex, 1 to 5 percent slopes, eroded	490321.76	11.26	23.33	D	Open Space/ good condition	80	18.66
		8004.73	0.18	0.38	D	Imperious Areas	98	0.37
24	Dennis Loam, 1 to 3 % slopes	264574.5	6.07	12.59	D	Open Space/ good condition	80	10.07
25	Dennis Loam, 3 to 5 % slopes	280584.84	6.44	13.35	D	Open Space/ good condition	80	10.68
		265449.65	6.09	12.63	D	Imperious Areas	98	12.38
26	Durant Loam, 1 to 3 % slopes	142182.53	3.26	6.76	D	Open Space/ good condition	80	5.41
28	Durant Verdigris Complex , 0 to 5 % slopes	189251.21	4.34	9.00	D	Open Space/ good condition	80	7.20
		32431	0.74	1.54	D	Imperious Areas	98	1.51
	Total	2101781.7	48.25	100.00			AVE CN	81.95

Proposed Basin B								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
24	Dennis Loam, 1 to 3 % slopes	56513.61	1.30	15.47	D	Open Space/ good condition	80	12.38
		58238.69	1.34	15.95	D	Imperious Areas	98	15.63
25	Dennis Loam, 3 to 5 % slopes	170820.24	3.92	46.77	D	Open Space/ good condition	80	37.42
		79636.38	1.83	21.81	D	Imperious Areas	98	21.37
	Total	365208.92	8.38	100.00			AVE CN	86.80

Proposed Basin C								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
25	Dennis Loam, 3 to 5 % slopes	104424.39	2.40	77.31	D	Open Space/ good condition	80	61.85
		30643.15	0.70	22.69	D	Imperious Areas	98	22.23
	Total	135067.54	3.10	100.00			AVE CN	84.08

Proposed Basin D								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
9	Bernow-Romia Complex, 8 to 20 % slopes	4724.58	0.11	3.11	B	Open Space/ good condition	61	1.90
		4920	0.11	3.24	B	Imperious Areas	98	3.18
25	Dennis Loam, 3 to 5 % slopes	62974.25	1.45	41.47	D	Open Space/ good condition	80	33.18
		10884	0.25	7.17	D	Imperious Areas	98	7.02
28	Durant Verdigris Complex , 0 to 5 % slopes	10437.91	0.24	6.87	D	Open Space/ good condition	80	5.50
		6117	0.14	4.03	D	Imperious Areas	98	3.95
34	Fitzhugh Fine Sandy Loam, 3 to 5 % slopes	36831.15	0.85	24.26	B	Open Space/ good condition	61	14.80
		14949	0.34	9.85	B	Imperious Areas	98	9.65
	Total	151837.89	3.49	100.00			AVE CN	79.17

Proposed Basin E								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
25	Dennis Loam, 3 to 5 % slopes	129722.95	2.98	55.31	D	Open Space/ good condition	80	44.25
		6117	0.14	2.61	D	Imperious Areas	98	2.56
21	Crockett-Durant complex, 1 to 5 percent slopes, eroded	18589.72	0.43	7.93	D	Open Space/ good condition	80	6.34
		10890	0.25	4.64	D	Imperious Areas	98	4.55
24	Dennis Loam, 1 to 3 % slopes	51099.53	1.17	21.79	D	Open Space/ good condition	80	17.43
		18126	0.42	7.73	D	Imperious Areas	98	7.57
Total		234545.2	5.38	100.00			AVE CN	82.70

Proposed Basin F								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
25	Dennis Loam, 3 to 5 % slopes	17602.56	0.40	23.22	D	Open Space/ good condition	80	18.58
		6000	0.14	7.92	D	Imperious Areas	98	7.76
21	Crockett-Durant complex, 1 to 5 percent slopes, eroded	9450.36	0.22	12.47	D	Open Space/ good condition	80	9.97
		4714.5	0.11	6.22	D	Imperious Areas	98	6.10
24	Dennis Loam, 1 to 3 % slopes	28343.3	0.65	37.39	D	Open Space/ good condition	80	29.92
		9685.5	0.22	12.78	D	Imperious Areas	98	12.52
Total		75796.22	1.74	100.00			AVE CN	84.84

Proposed Basin G								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
25	Dennis Loam, 3 to 5 % slopes	11496.38	0.26	15.17	D	Open Space/ good condition	80	12.13
		6000	0.14	7.92	D	Imperious Areas	98	7.76
21	Crockett-Durant complex, 1 to 5 percent slopes, eroded	6045.67	0.14	7.98	D	Open Space/ good condition	80	6.38
		3167	0.07	4.18	D	Imperious Areas	98	4.09
24	Dennis Loam, 1 to 3 % slopes	38354.61	0.88	50.60	D	Open Space/ good condition	80	40.48
		10732.56	0.25	14.16	D	Imperious Areas	98	13.88
	Total	75796.22	1.74	100.00			AVE CN	84.73

Proposed Basin H								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
25	Dennis Loam, 3 to 5 % slopes	7063.23	0.16	9.32	D	Open Space/ good condition	80	7.46
		1000	0.02	1.32	D	Imperious Areas	98	1.29
24	Dennis Loam, 1 to 3 % slopes	45807.8	1.05	60.46	D	Open Space/ good condition	80	48.36
		21900	0.50	28.90	D	Imperious Areas	98	28.32
	Total	75771.03	1.74	100.00			AVE CN	85.44

Proposed Basin J								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
24	Dennis Loam, 1 to 3 % slopes	12565.5	0.29	38.01	D	Open Space/ good condition	80	30.41
		8616	0.20	26.06	D	Imperious Areas	98	25.54
28	Durant Verdigris Complex , 0 to 5 % slopes	6451.83	0.15	19.52	D	Open Space/ good condition	80	15.61
		5426	0.12	16.41	D	Imperious Areas	98	16.08
Total		33059.33	0.76	100.00			AVE CN	87.65

Proposed Basin K								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
24	Dennis Loam, 1 to 3 % slopes	6418.61	0.15	10.40	D	Open Space/ good condition	80	8.32
		2500	0.06	4.05	D	Imperious Areas	98	3.97
28	Durant Verdigris Complex , 0 to 5 % slopes	14963.07	0.34	24.25	D	Open Space/ good condition	80	19.40
		2517	0.06	4.08	D	Imperious Areas	98	4.00
34	Fitzhugh Fine Sandy Loam, 3 to 5 % slopes	24298	0.56	39.38	B	Open Space/ good condition	61	24.02
		11000	0.25	17.83	B	Imperious Areas	98	17.47
	Total	61696.68	1.42	100.00			AVE CN	77.19

Proposed Basin M								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
21	Crockett-Durant complex, 1 to 5 percent slopes, eroded	24684.4	0.57	84.58	D	Open Space/ good condition	80	67.66
		4500	0.10	15.42	D	Imperious Areas	98	15.11
Total		29184.4	0.67	100.00			AVE CN	82.78

Proposed Basin N								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
21	Crockett-Durant complex, 1 to 5 percent slopes, eroded	21336.87	0.49	87.67	D	Open Space/ good condition	80	70.14
		3000	0.07	12.33	D	Imperious Areas	98	12.08
	Total	24336.87	0.56	100.00			AVE CN	82.22

Proposed Basin P								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
21	Crockett-Durant complex, 1 to 5 percent slopes, eroded	21961.27	0.50	87.98	D	Open Space/ good condition	80	70.39
		3000	0.07	12.02	D	Imperious Areas	98	11.78
	Total	24961.27	0.57	100.00			AVE CN	82.16

Proposed Basin Q								
MAP Unit Symbol	Map unit name	Sq Ft.	Acres	Percent	Soil Group	Cover Description	CN	CN(%)
21	Crockett-Durant complex, 1 to 5 percent slopes, eroded	23986.46	0.55	87.27	D	Open Space/ good condition	80	69.81
		3500	0.08	12.73	D	Imperious Areas	98	12.48
Total		27486.46	0.63	100.00			AVE CN	82.29



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04/29/2021

PROPOSED IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

PROPOSED DRAINAGE TABLE

PROJECT NUMBER

10717

STATE DATE
OKLAHOMA APRIL 2021

SHEET NUMBER
CD102

PROPOSED DRAINAGE MAP												
DRAINAGE AREA	TOTAL DRAINAGE AREA	LAND USE	CURVE NUMBER	FLOW LENGTH	SLOPE	Tc	FLOW Q, CFS					
	ACRE		CN %	FT	%	MIN	2-YEAR	5-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
A	48.25	Open Space/ good condition/Imperious Areas	81.95	26351	1.68	85.6	16.690	35.960	54.190	84.530	105.420	128.910
B	8.38	Open Space/ good condition/Imperious Areas	86.8	1181.1	2.81	58.7	5.244	9.990	14.270	21.700	25.850	31.050
C	3.1	Open Space/ good condition/Imperious Areas	84.04	754	4.47	90.1	1.289	2.628	3.864	5.897	7.289	8.844
D	3.49	Open Space/ good condition/Imperious Areas	79.17	1061	4.82	34.9	1.316	3.066	4.760	7.648	9.656	11.920
E	5.38	Open Space/ good condition/Imperious Areas	82.7	838.57	1.68	47.8	2.275	4.790	7.138	11.040	13.710	16.710
F	1.74	Open Space/ good condition/Imperious Areas	84.84	376	2.63	37.5	0.965	1.921	2.800	4.234	5.211	6.299
G	1.74	Open Space/ good condition/Imperious Areas	84.73	376	2.54	38.1	0.958	1.913	2.791	4.225	5.201	6.289
H	1.74	Open Space/ good condition/Imperious Areas	85.44	376	2.27	39.8	1.004	1.972	2.855	4.291	5.267	6.355
J	0.76	Open Space/ good condition/Imperious Areas	87.65	326	2.75	3.7	0.953	1.768	2.490	3.647	4.428	5.294
K	1.42	Open Space/ good condition/Imperious Areas	77.19	429	3.32	34.6	0.449	1.122	1.788	2.937	3.746	4.661
M	0.67	Open Space/ good condition/Imperious Areas	82.78	254	2.93	31.1	0.353	0.741	1.106	1.707	2.120	2.581
N	0.56	Open Space/ good condition/Imperious Areas	82.22	238.72	4.12	25.9	0.310	0.662	0.990	1.533	1.906	2.324
P	0.57	Open Space/ good condition/Imperious Areas	82.16	239	4.39	25.2	0.314	0.670	1.004	1.557	1.936	2.361
Q	0.63	Open Space/ good condition/Imperious Areas	82.29	239	4.47	25	0.349	0.744	1.114	1.725	2.144	2.614

POND STAGE STORAGE							
	FLOW FROM DRAINAGE BASIN	OUTLET TYPE	EVENT YEAR	Q IN (cfs)	ELEVATION (ft)	STORAGE (CU.ft)	Qout (cfs)
POND M (TOP POND)	E + M	15" PIPE	2	2.06	681.19	1,055	1.821
			5	4.354	681.52	1,797	4.267
			10	6.503	681.89	2,663	6.278
			25	10.06	682.73	6,299	8.57
			50	12.51	683.37	10,346	9.784
			100	15.25	684.09	15,971	11

POND N	POND M + F + N	21" PIPE	2	2.736	678.88	1,112	2.702
			5	5.902	679.66	3,403	5.241
			10	8.493	679.94	4,317	8.429
			25	13.38	680.36	6,432	12.93
			50	16.54	680.72	8,311	15.69
			100	19.87	681.26	11,920	17.9

POND P	POND N + G +P	24" PIPE	2	3.632	676.4	2,162	3.346
			5	7.857	677.11	4,328	7.79
			10	11.5	677.28	5,203	11.37
			25	18.04	677.73	7,442	17.48
			50	22.2	678.1	9,524	21.21
			100	27.01	678.63	13,542	24.53

POND Q (BOTTOM POND)	POND P + H + Q	24" PIPE	2	4.514	671.76	2,183	4.156
			5	9.845	672.2	3,480	9.781
			10	14.25	672.46	4,543	14.05
			25	22.46	673.12	7,579	21.43
			50	27.36	673.73	11,595	24.98
			100	33.36	674.5	18,667	28.3

POND K	B + C + K	OUTLET STRUCTURE SEE DETAILS ON PLANS	2	6.792	666.77	4,959	5.826
			5	13.36	667.53	10,518	11.44
			10	19.37	667.73	12,180	18.98
			25	29.17	667.9	13,633	29.01
			50	35.85	668	14,448	35.7
			100	43.3	668.1	15,348	43.13

DISCHARGE POINT 1		
EVENT YEAR	EXISTING FLOW FROM EXISTING BASIN A	PROPOSED FLOW FROM BASIN A + BASIN J + POND Q + POND K
	(cfs)	(cfs)
2	27.11	26.997
5	58.86	57.989
10	88.92	88.9
25	139.03	138.267
50	173.69	170.218
100	212.54	205.804

DISCHARGE POINT 2		
EVENT YEAR	EXISTING FLOW FROM EXISTING BASIN B	PROPOSED FLOW FROM PROPOSED BASIN D
	(cfs)	(cfs)
2	1.468	1.316
5	3.315	3.066
10	5.096	4.76
25	8.086	7.648
50	10.15	9.656
100	12.48	11.92



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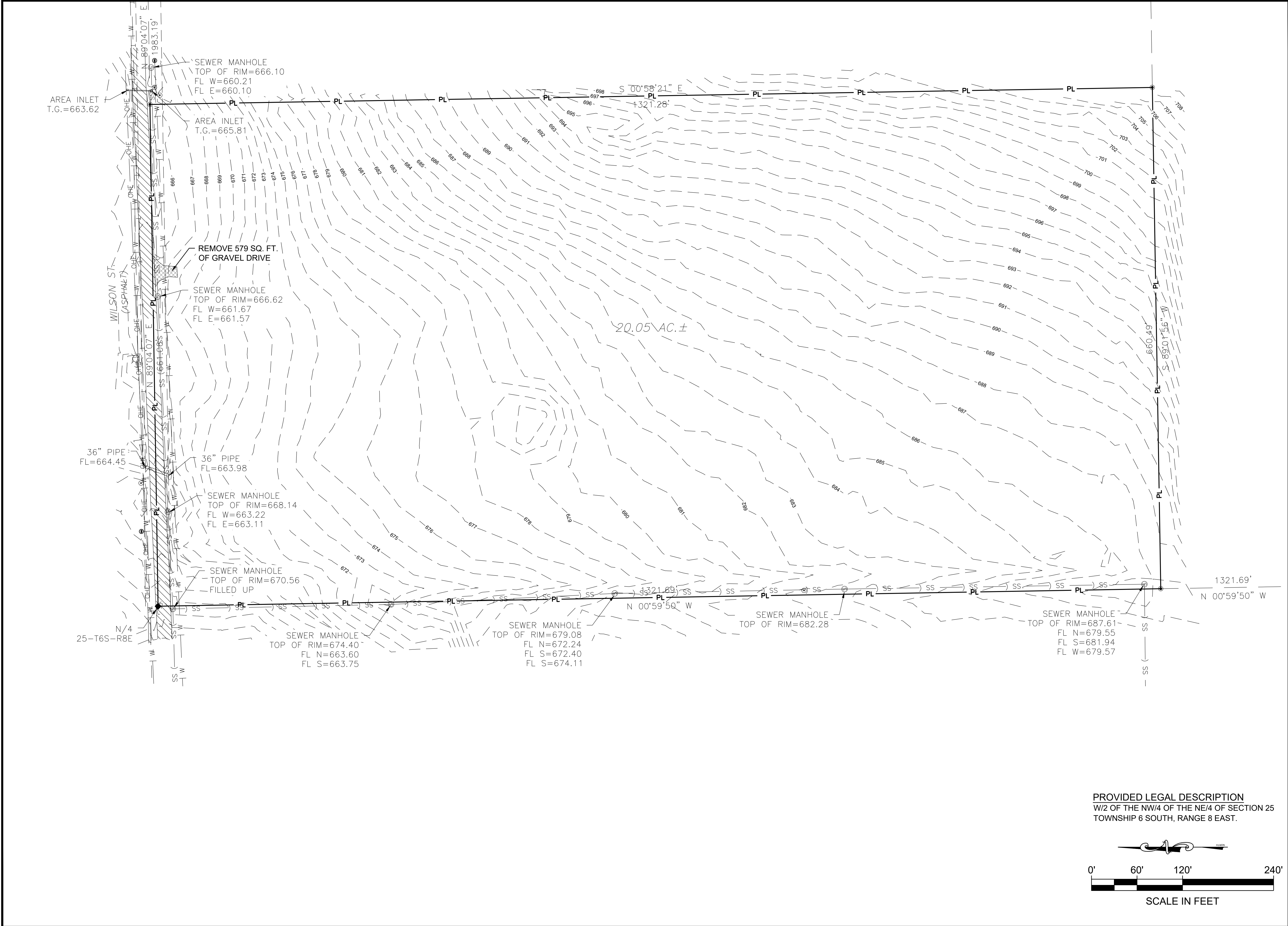
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CITY REVIEW SET
-NOT FOR CONSTRUCTION-
04/29/2021

PROPOSED IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN		
DESIGNED BY: DJK		
DRAWN BY: JBA		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

PROPOSED DRAINAGE TABLE	
PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CD103	





Barker & Associates
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EXP. 06/30/2022

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CITY REVIEW SET
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04/29/2021

PROPOSED IMPROVEMENTS

FOR

KASH ACRES

DEVELOPED BY

MIDCONTINENTAL REAL ESTATE, LLC

DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

EXISTING SITE PLAN

PROJECT NUMBER

10717

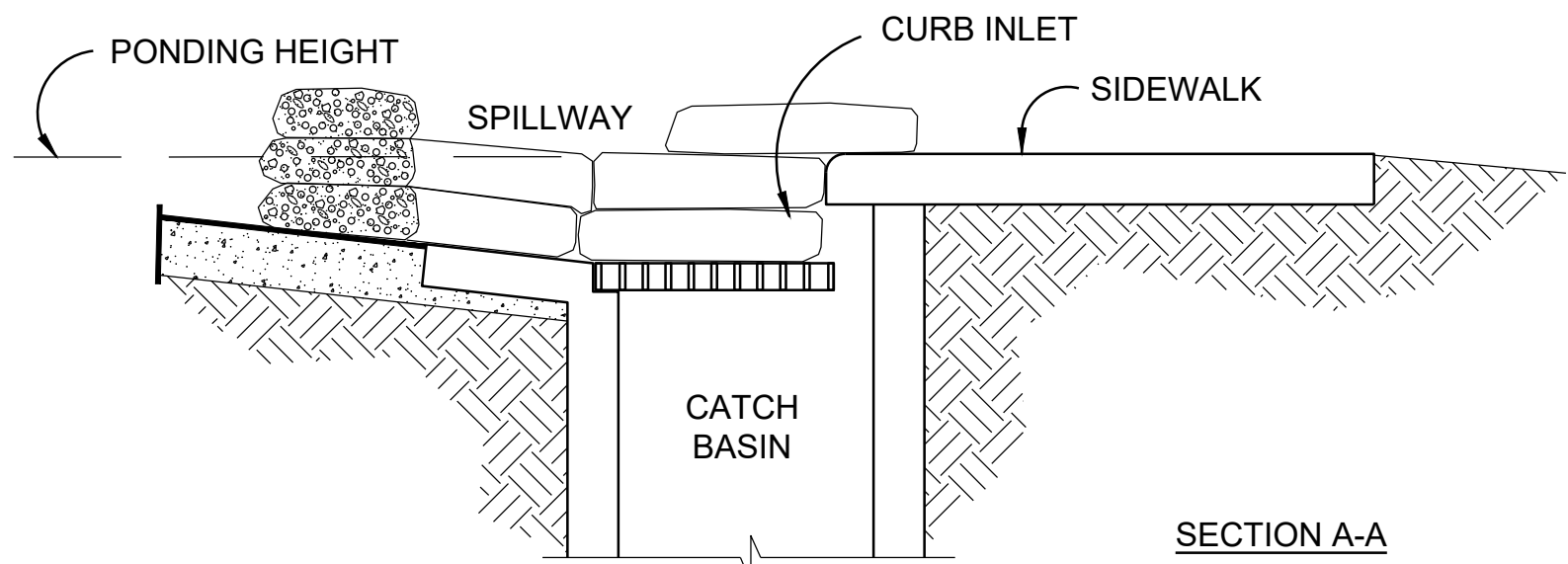
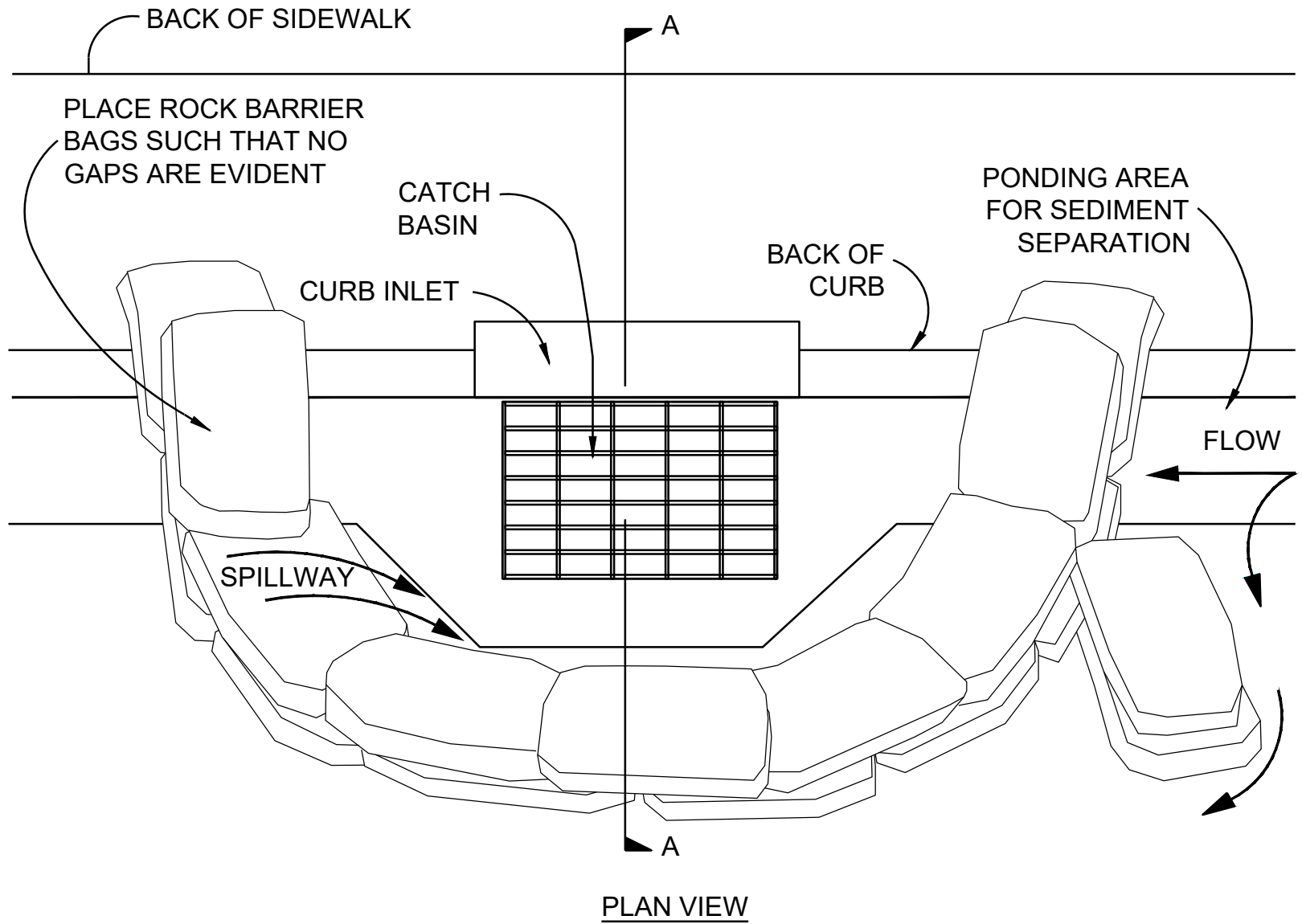
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CS100	

GENERAL EROSION NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING SWPPP AND ANY ADDITIONAL FORMS OR PERMITS REQUIRED FOR STORM WATER PERMIT REQUIREMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION
4. BEST MANAGE PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATER OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWN STREAM SIDES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS, MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS NETTING OR BLANKETS AS SHOWN ON SITE MAP.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISION MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS/ENGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING & SUBMITTING NOTICE OF INTENT(N.O.I.) & NOTICE OF TERMINATION (N.O.T.).
23. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

BMP MAINTENANCE EROSION NOTES

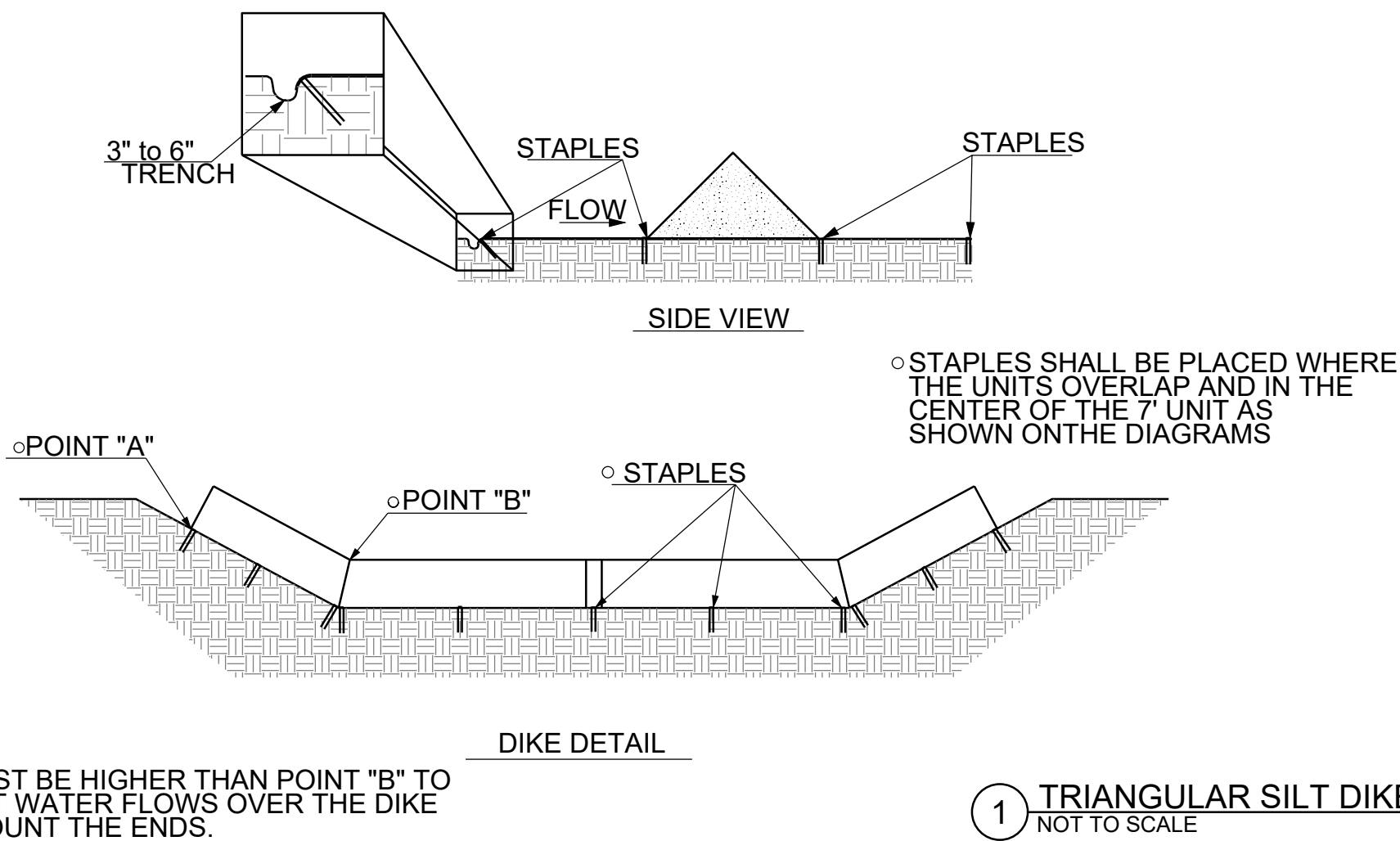
1. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL DE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-A-WAY. THIS MAY REQUIED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
8. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.



NOTES:

1. PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNNOFF.
2. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

2 ROCK BAG CURB INLET DETAIL
NOT TO SCALE



1 TRIANGULAR SILT DIKE DETAIL
NOT TO SCALE



CHECKED BY: H. WAYNE BARKER, P.E.

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-NOT FOR CONSTRUCTION-
04/29/2021

PROPOSED IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

EROSION CONTROL DETAILS

PROJECT NUMBER

10717

STATE

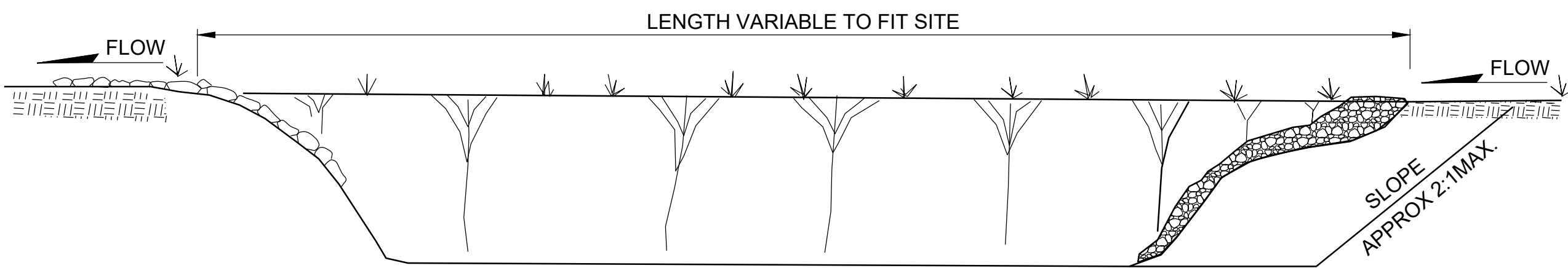
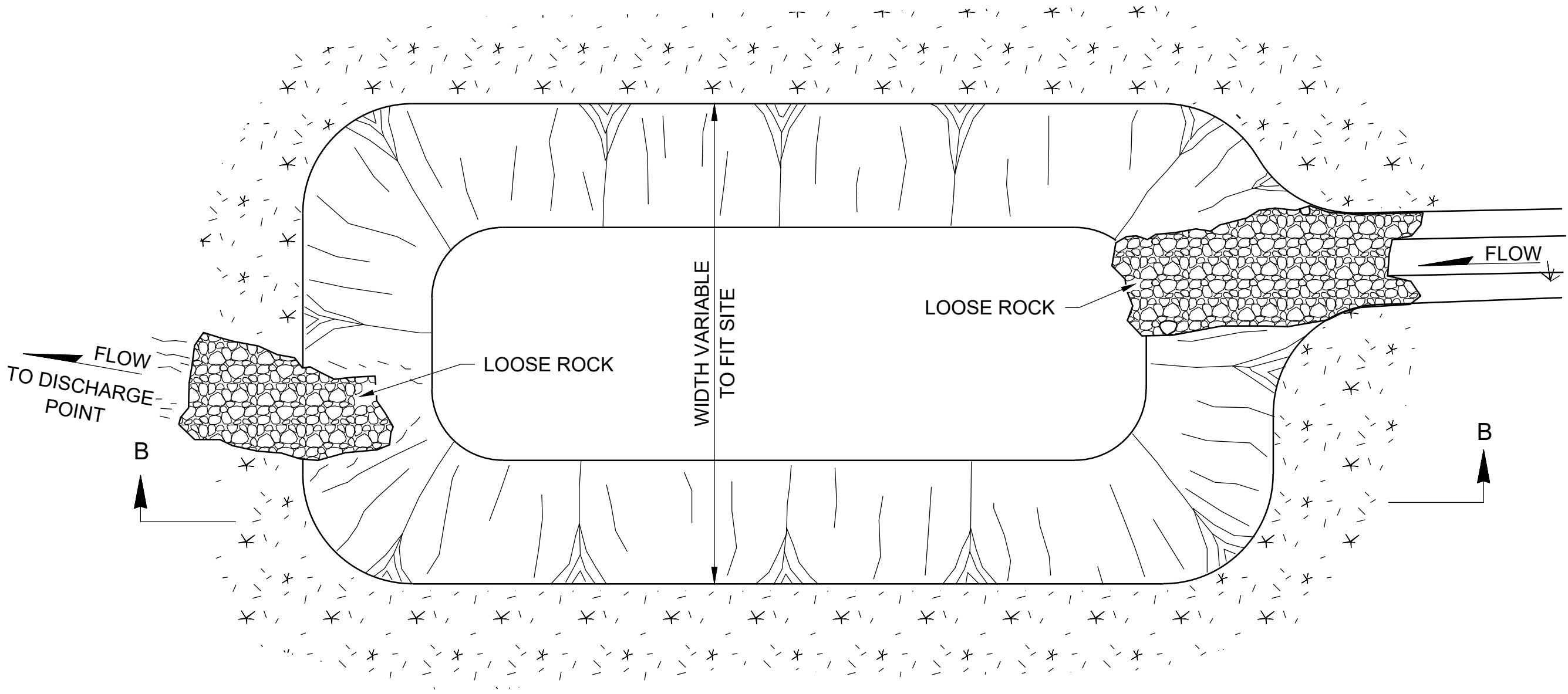
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OKLAHOMA APRIL 2021

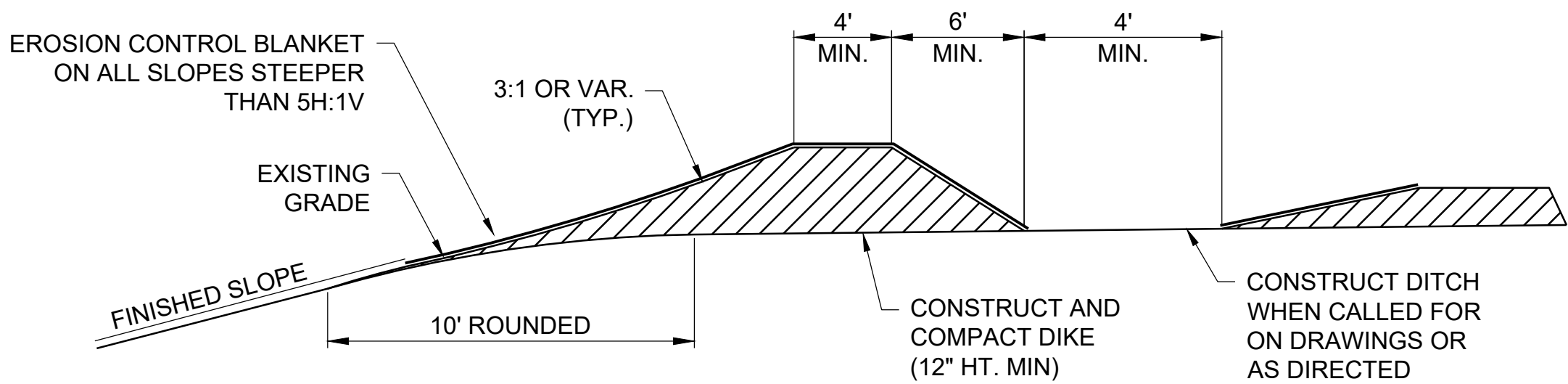
SHEET NUMBER

CE500

NOTES:
CONTRACTOR TO CONSTRUCT A TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION, A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF EXPOSED SOIL DRAINED IS REQUIRED FOR SEDIMENT BASIN. BASIN LENGTH = 2 x BASIN WIDTH OR MORE. SIDE SLOPES FOR THE EXCAVATION OR EARTHEN CONTAINMENT BERMS ARE 2:1 OR FLATTER. BERMS SHALL BE MADE OF WELL COMPACTED CLAYEY SOIL, WITH A HEIGHT OF 5 FT OR LESS. PONDING AREA, BERMS, OUTLET, AND DISCHARGE AREA MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION. AN OVERFLOW OUTLET SHALL BE MADE BY MAKING A NOTCH IN THE CONTAINMENT BERM AND LINING IT WITH ROCK. CONTRACTOR SHALL INSPECT, CLEAN, AND MAINTAIN SEDIMENT BASINS DURING CONSTRUCTION. CONTRACTOR SHALL NOT CONSTRUCT SEDIMENT BASINS IN OR NEXT TO FLOWING STREAMS OR OTHER WATERWAYS. WHEN SITE CONSTRUCTION IS COMPLETED AND GRASS IS ESTABLISHED AT ALL DISTURBED AREAS CONTRACTOR SHALL RESTORE THE AREA OF THE SEDIMENT BASIN TO PRE-CONSTRUCTION CONDITIONS AND SEED IT IMMEDIATELY. NO ROCKS OR GRAVEL SHALL BE KEPT AT THE SITE.

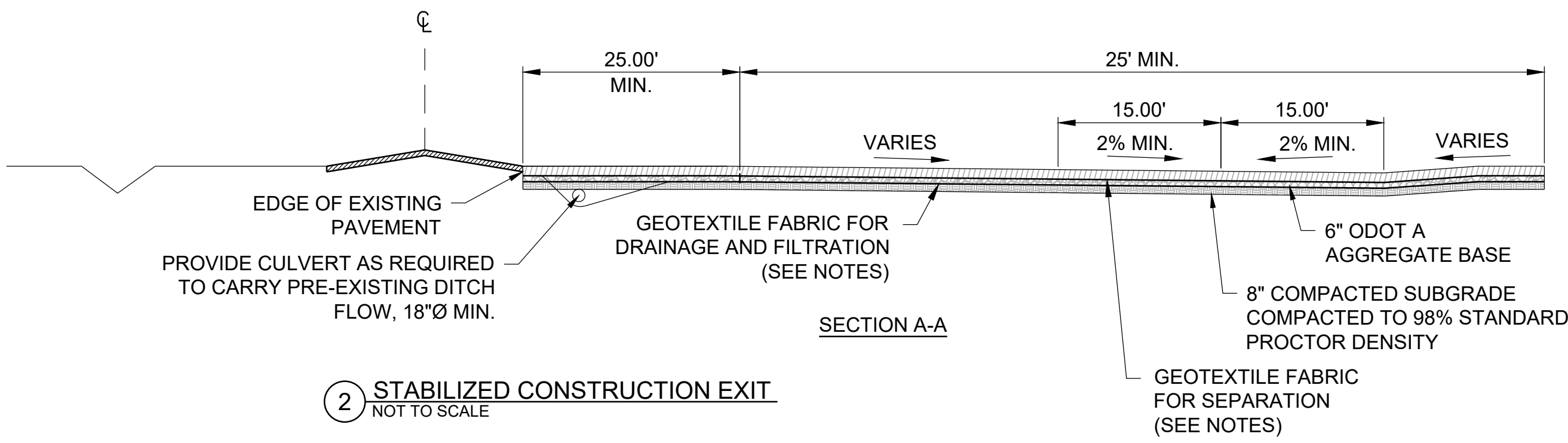
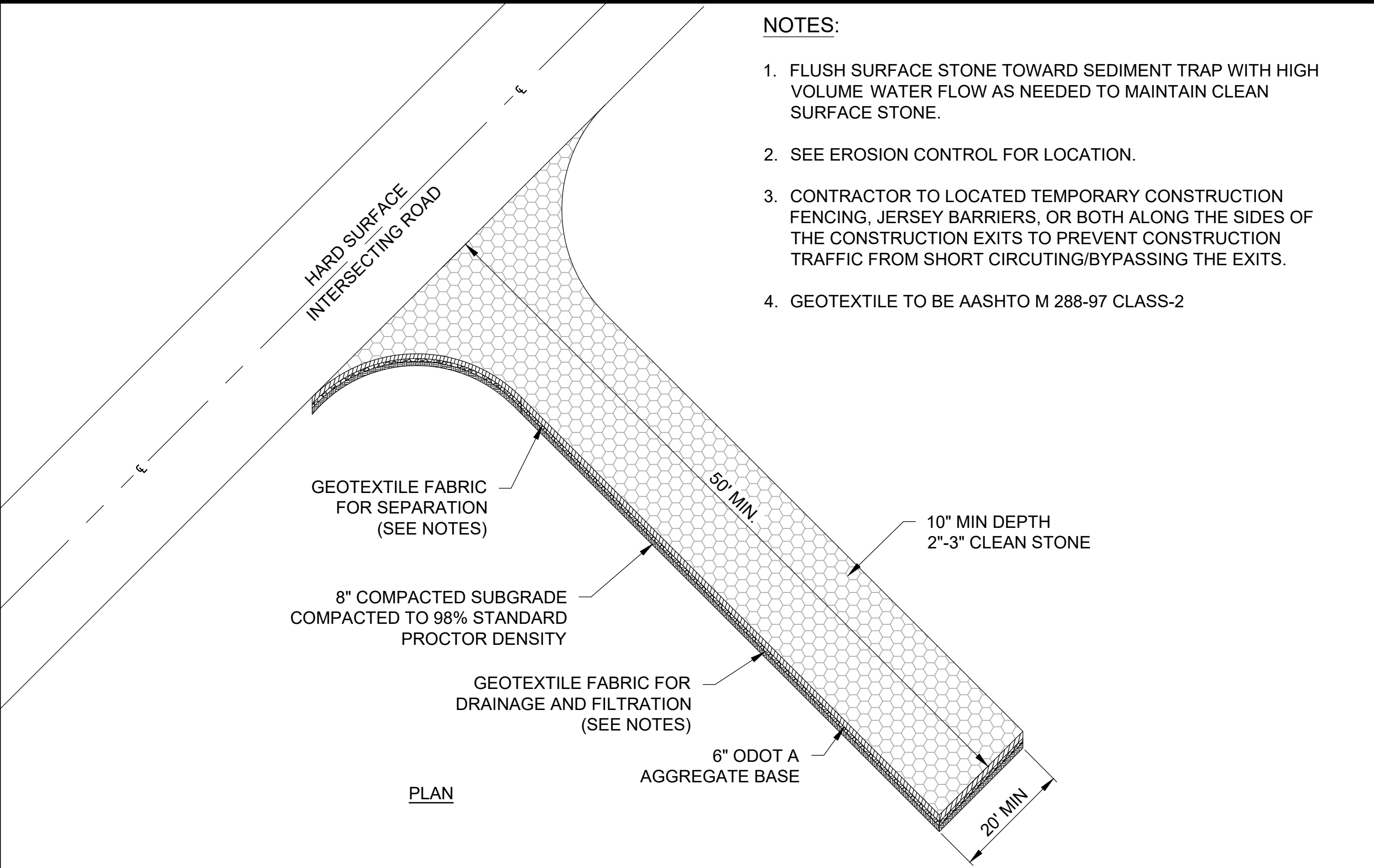


3 SEDIMENT BASIN
NOT TO SCALE

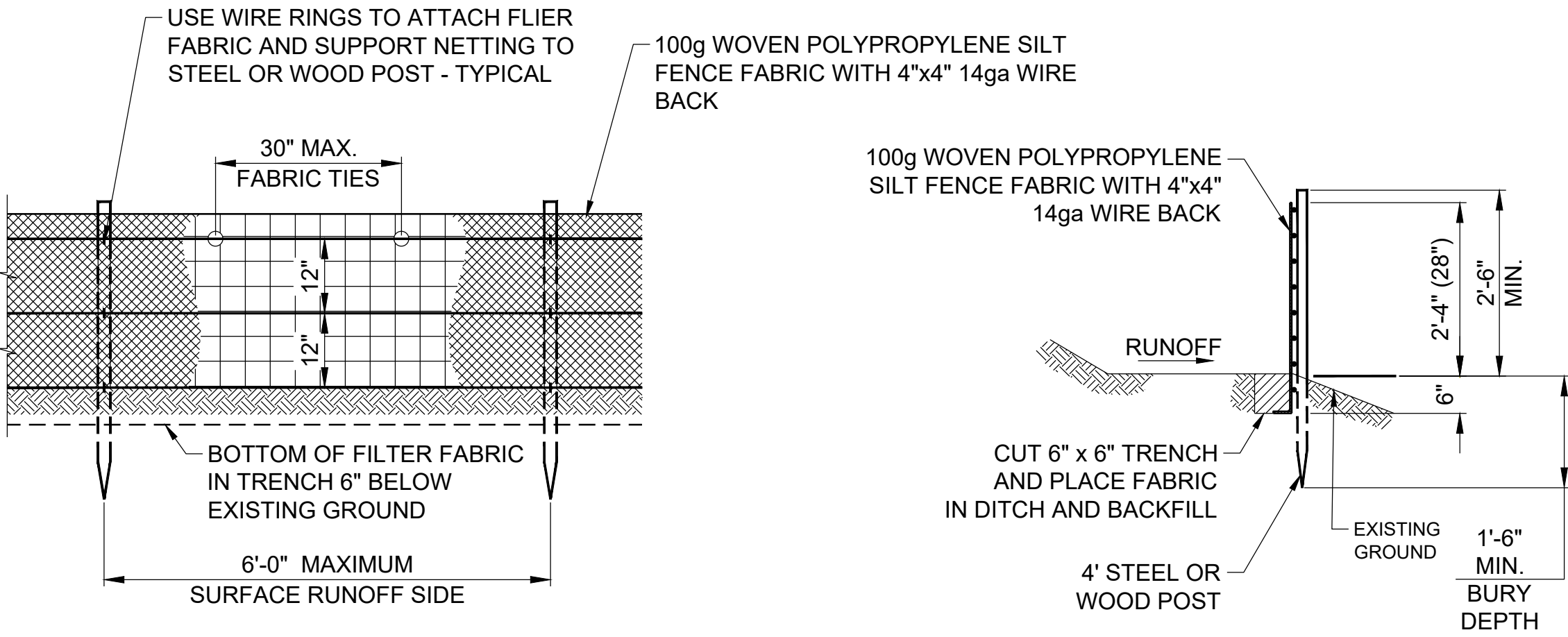


3 TOP OF CUT ROUNING
NOT TO SCALE

- NOTES:
1. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
 2. SEE EROSION CONTROL FOR LOCATION.
 3. CONTRACTOR TO LOCATED TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXITS TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXITS.
 4. GEOTEXTILE TO BE AASHTO M 288-97 CLASS-2



2 STABILIZED CONSTRUCTION EXIT
NOT TO SCALE



1 SILT FENCE DETAIL
NOT TO SCALE

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PROPOSED IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY:	DJK	
DRAWN BY:	JBA	
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

EROSION CONTROL DETAILS

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CE501	



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REAL ESTATE, LLC**
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

PROPOSED SITE PLAN

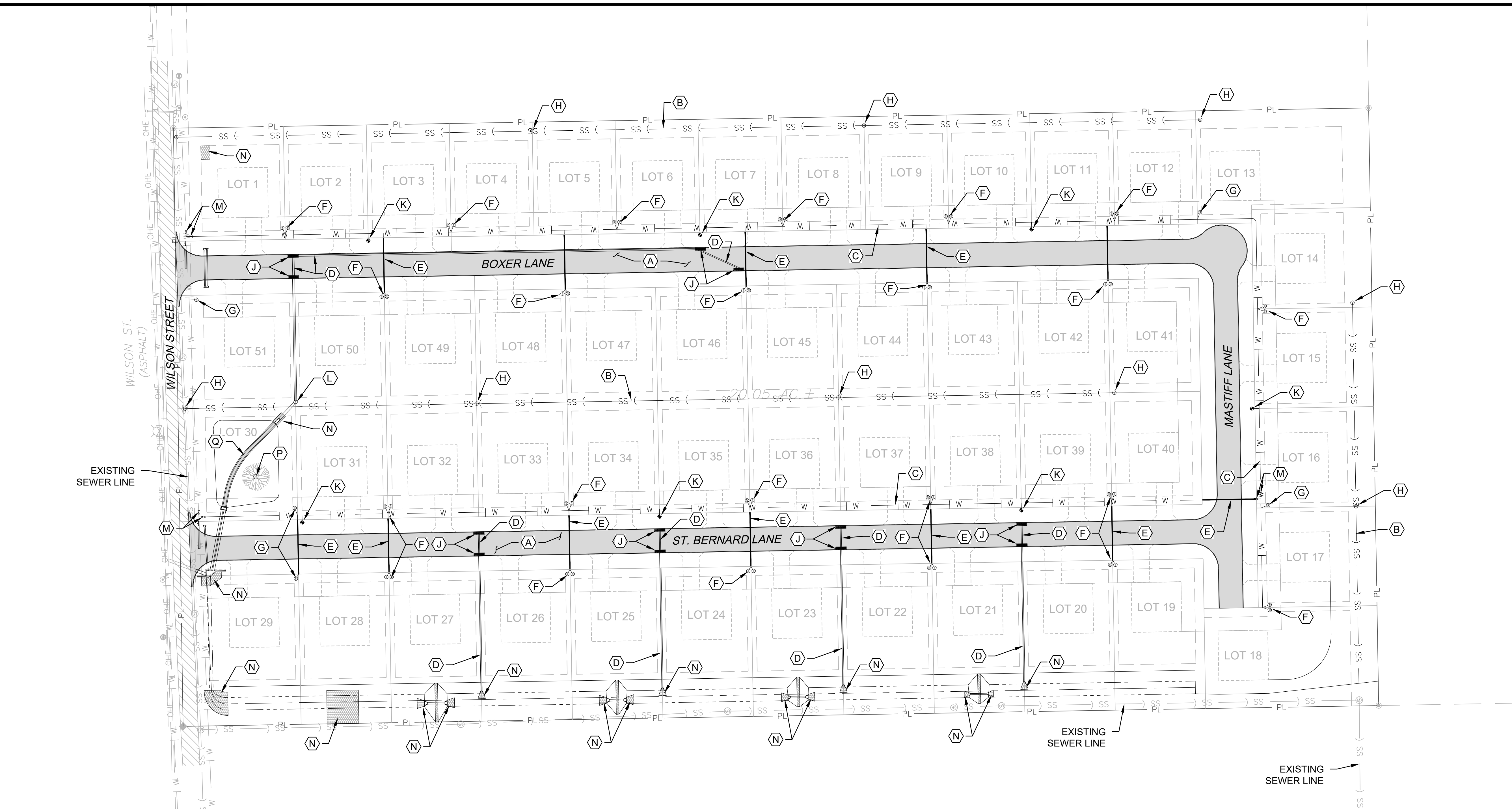
PROJECT NUMBER

10717

STATE DATE
OKLAHOMA APRIL 2021

SHEET NUMBER

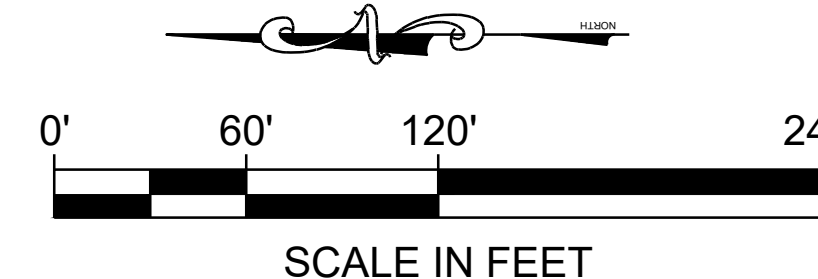
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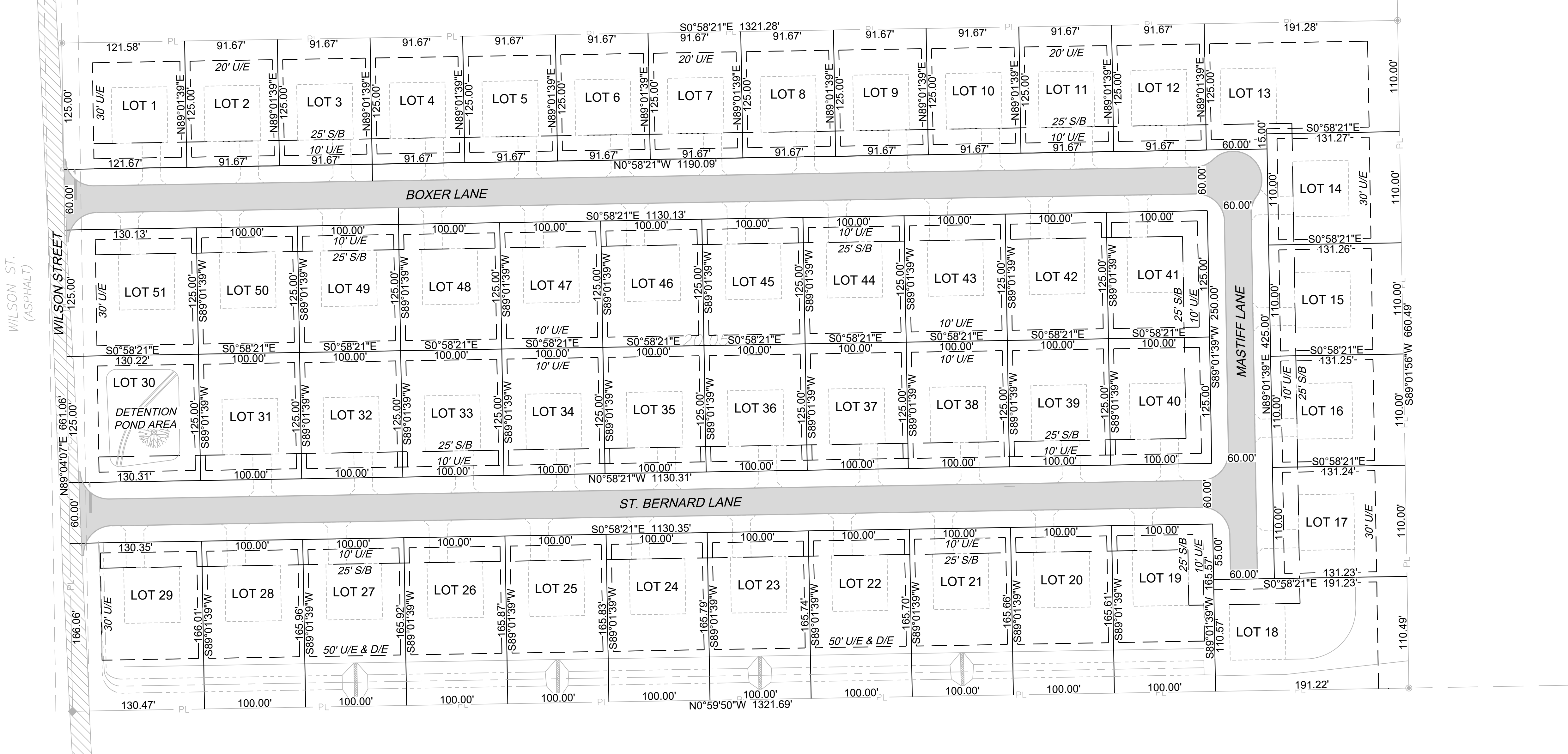


LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
1	15203.68 S.F. 0.35AC. ±	9	11459.26 S.F. 0.26AC. ±	17	14435.86 S.F. 0.33AC. ±	25	16585.33 S.F. 0.38AC. ±	33	12500.00 S.F. 0.29AC. ±	41	12500.00 S.F. 0.29AC. ±
2	11459.26 S.F. 0.26AC. ±	10	11459.26 S.F. 0.26AC. ±	18	21136.06 S.F. 0.49AC. ±	26	16589.67 S.F. 0.38AC. ±	34	12500.00 S.F. 0.29AC. ±	42	12500.00 S.F. 0.29AC. ±
3	11459.26 S.F. 0.26AC. ±	11	11459.26 S.F. 0.26AC. ±	19	16559.25 S.F. 0.38AC. ±	27	16594.02 S.F. 0.38AC. ±	35	12500.00 S.F. 0.29AC. ±	43	12500.00 S.F. 0.29AC. ±
4	11459.26 S.F. 0.26AC. ±	12	11459.26 S.F. 0.26AC. ±	20	16563.60 S.F. 0.38AC. ±	28	16598.37 S.F. 0.38AC. ±	36	12500.00 S.F. 0.29AC. ±	44	12500.00 S.F. 0.29AC. ±
5	11459.26 S.F. 0.26AC. ±	13	21939.81 S.F. 0.50AC. ±	21	16567.94 S.F. 0.38AC. ±	29	21652.98 S.F. 0.50AC. ±	37	12500.00 S.F. 0.29AC. ±	45	12500.00 S.F. 0.29AC. ±
6	11459.26 S.F. 0.26AC. ±	14	14438.82 S.F. 0.33AC. ±	22	16572.29 S.F. 0.38AC. ±	30	16283.28 S.F. 0.37AC. ±	38	12500.00 S.F. 0.29AC. ±	46	12500.00 S.F. 0.29AC. ±
7	11459.26 S.F. 0.26AC. ±	15	14437.83 S.F. 0.33AC. ±	23	16576.63 S.F. 0.38AC. ±	31	12500.00 S.F. 0.29AC. ±	39	12500.00 S.F. 0.29AC. ±	47	12500.00 S.F. 0.29AC. ±
8	11459.26 S.F. 0.26AC. ±	16	14436.84 S.F. 0.33AC. ±	24	16580.98 S.F. 0.38AC. ±	32	12500.00 S.F. 0.29AC. ±	40	12500.00 S.F. 0.29AC. ±	48	12500.00 S.F. 0.29AC. ±

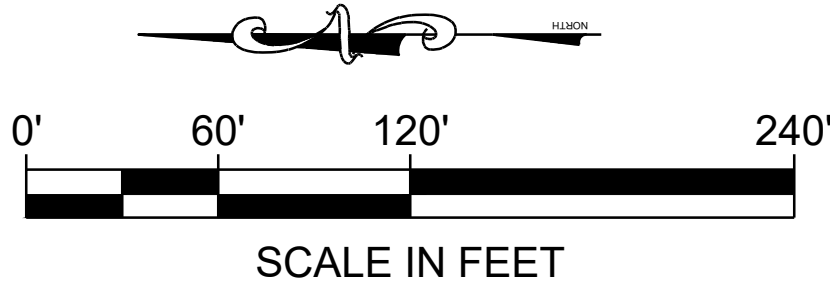
KEYNOTES

- (A) PROPOSED ROADWAY
RE:CP100 FOR PLAN & C003 FOR TYP. SECTIONS
- (B) PROPOSED SEWER LINE
RE:CU100 FOR PLAN & CU500-CU501 FOR DETAILS
- (C) PROPOSED WATER LINE
RE:CU100 FOR PLAN & CU510-CU512 FOR DETAILS
- (D) PROPOSED STORM LINE
RE:CU100 FOR PLAN & CU520-CU525 FOR DETAILS
- (E) PROPOSED ROADWAY WATER LINE CROSSING, TYP.
RE:CU100 FOR PLAN & CU511 FOR DETAILS
- (F) PROPOSED DOUBLE WATER SERVICE METER, TYP.
RE:CU100 FOR PLAN & CU511 FOR DETAILS
- (G) PROPOSED SINGLE WATER SERVICE METER
RE:CU100 FOR PLAN & CU511 FOR DETAILS
- (H) PROPOSED SEWER MANHOLE
RE:CU100 FOR PLAN & CU500 FOR DETAILS
- (J) PROPOSED ODOT CURB INLET DESIGN 3 STD.
RE:CU100 FOR PLAN & CU520-CU522 FOR DETAILS
- (K) PROPOSED FIRE HYDRANT ASSEMBLY
RE:CU100 FOR PLAN & CU510 FOR DETAILS
- (L) PROPOSED STORM MANHOLE
RE:CU100 FOR PLAN & CU500 FOR DETAILS
- (M) PROPOSED GATE VALVE W/ BOX
RE:CU100 FOR PLAN & CU510-CU511 FOR DETAIL
- (N) RIP RAP
- (P) ISLAND FOR TREE
- (Q) CONCRETE LINED DITCH RE:CG102 FOR PLAN





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04/29/2021

PROPOSED IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL
REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

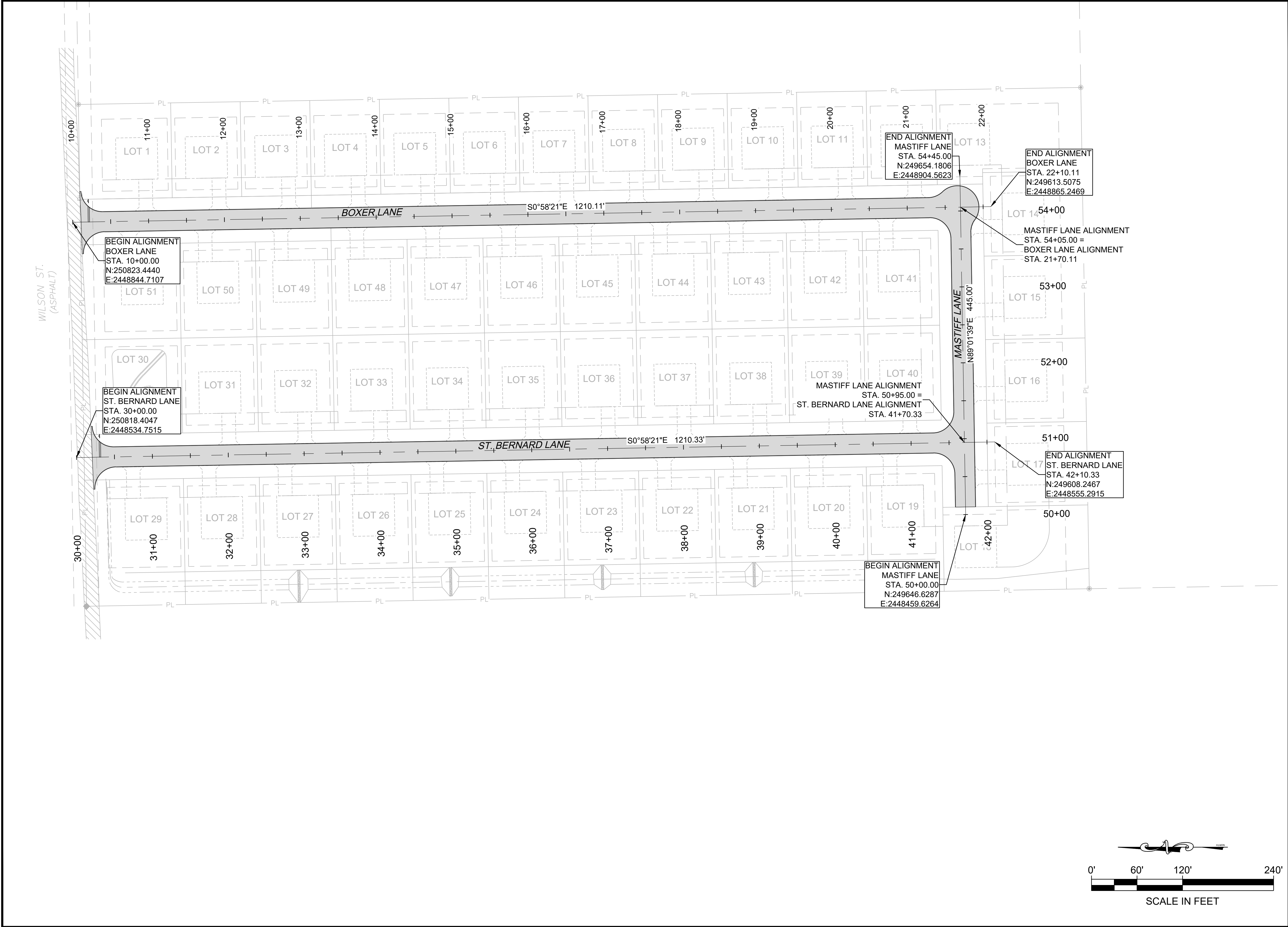
PRELIMINARY PLAT

PROJECT NUMBER

10717

STATE DATE
OKLAHOMA APRIL 2021

SHEET NUMBER
C1101





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FOR

KASH ACRES

DEVELOPED BY

MIDCONTINENTAL REAL ESTATE, LLC

DURANT, OKLAHOMA

KEY PLAN

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RECORD OF REVISIONS		
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ROADWAY GEOMETRICS

PROJECT NUMBER

10717

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SHEET NUMBER	
CP100	



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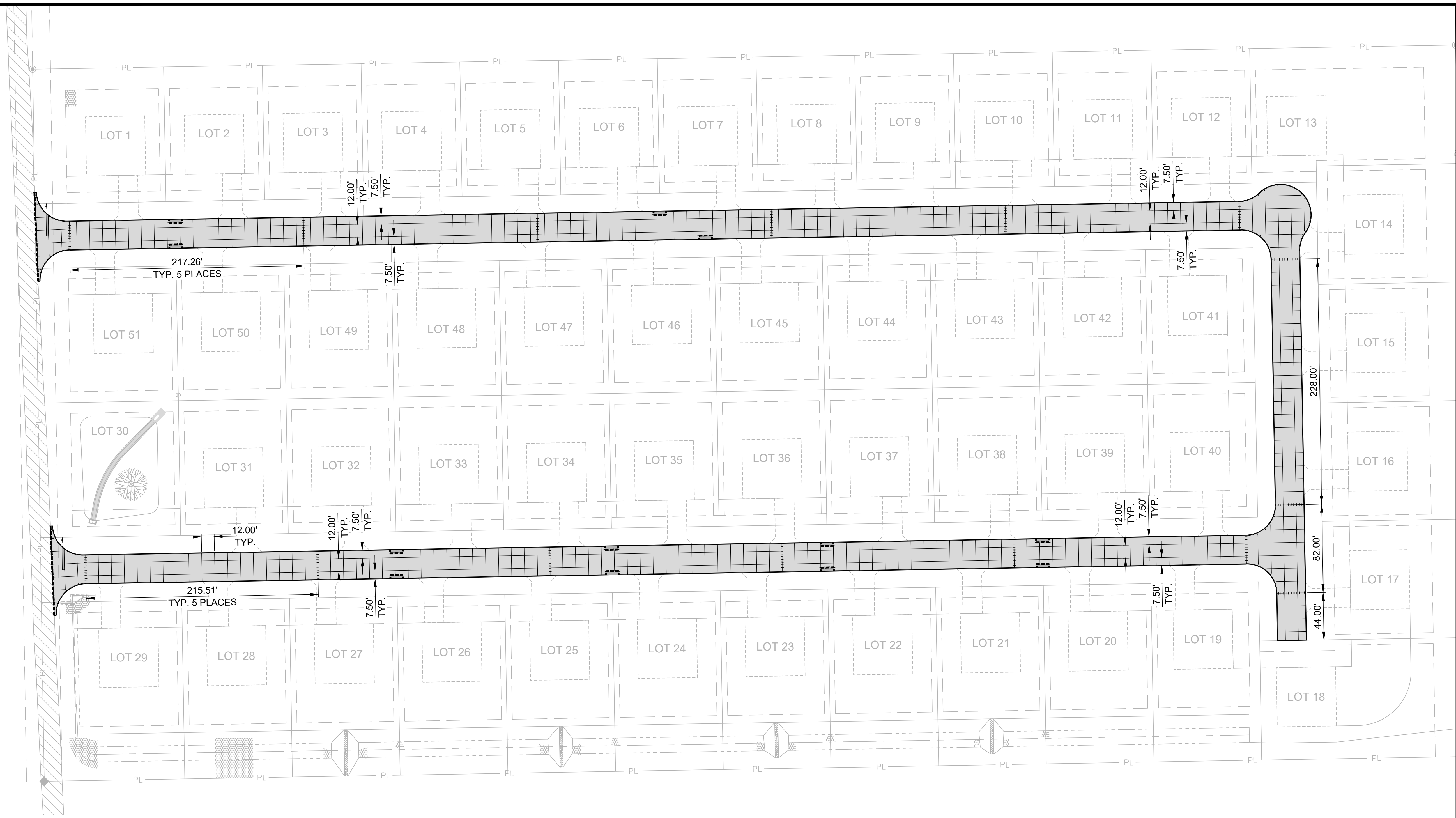
PROPOSED IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK		
DRAWN BY: JBA		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

JOINTING PLAN

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CP101	



ISOLATION JOINT
RE:CP501 FOR DETAILS

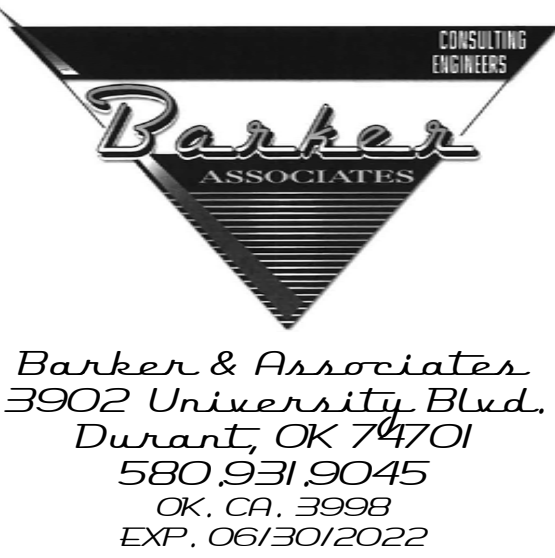
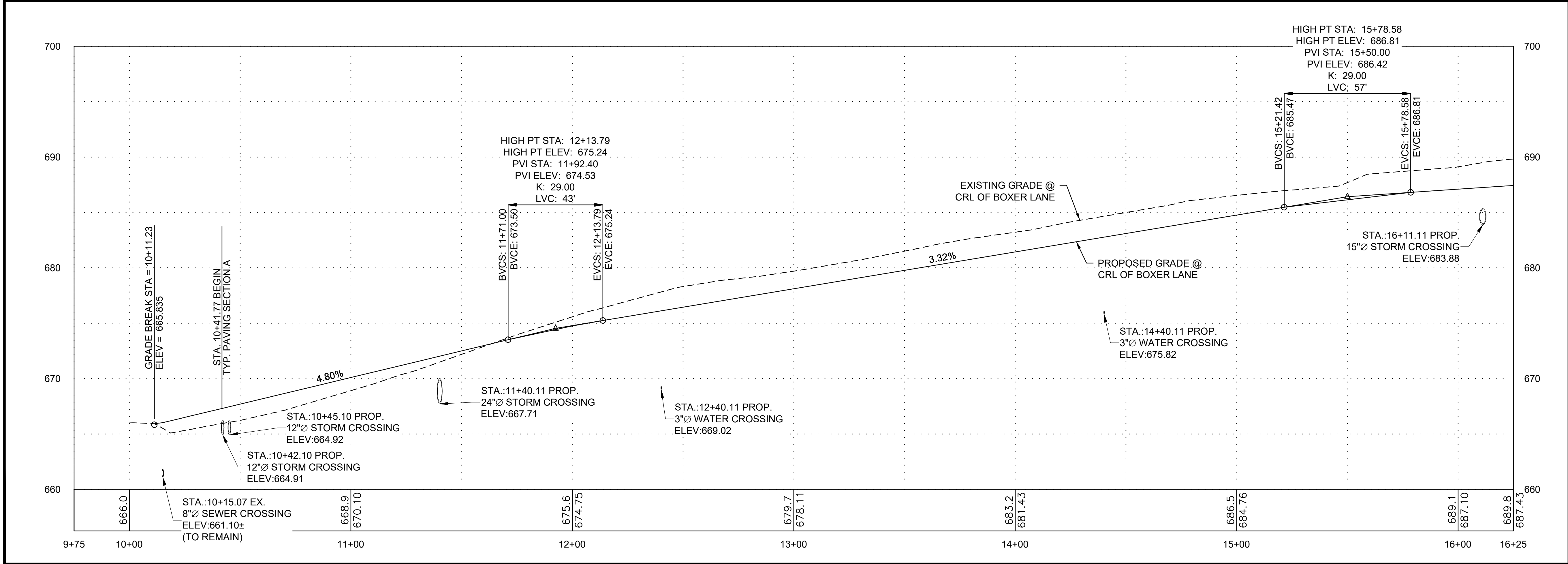
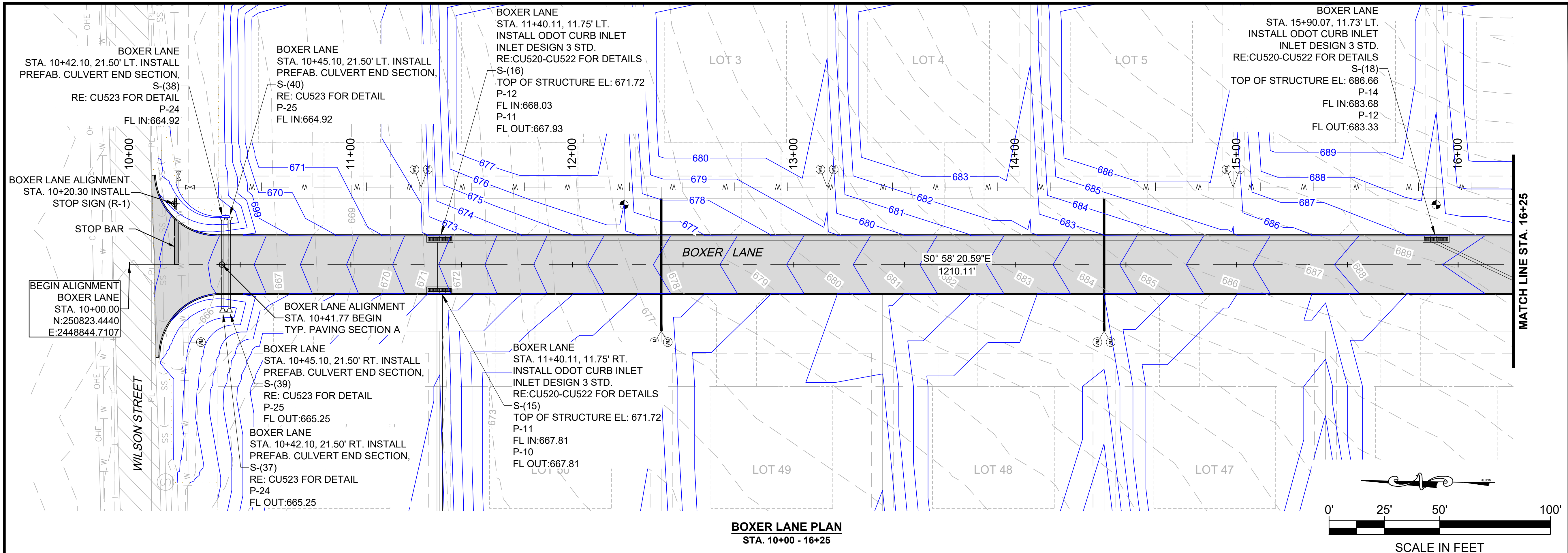
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EXPANSION JOINT
RE:CP501 FOR DETAILS

SAWED JOINT
RE:CP501 FOR DETAILS

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SCALE IN FEET



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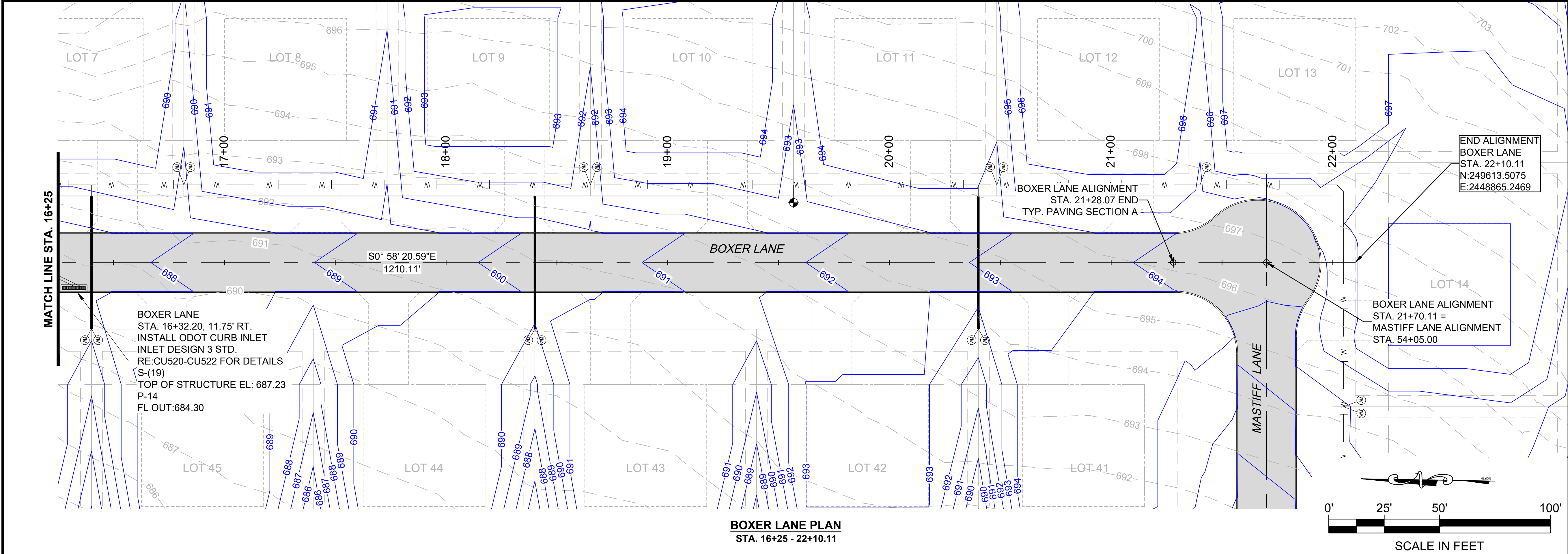
PROPOSED IMPROVEMENTS
FOR
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DURANT, OKLAHOMA

KEY PLAN

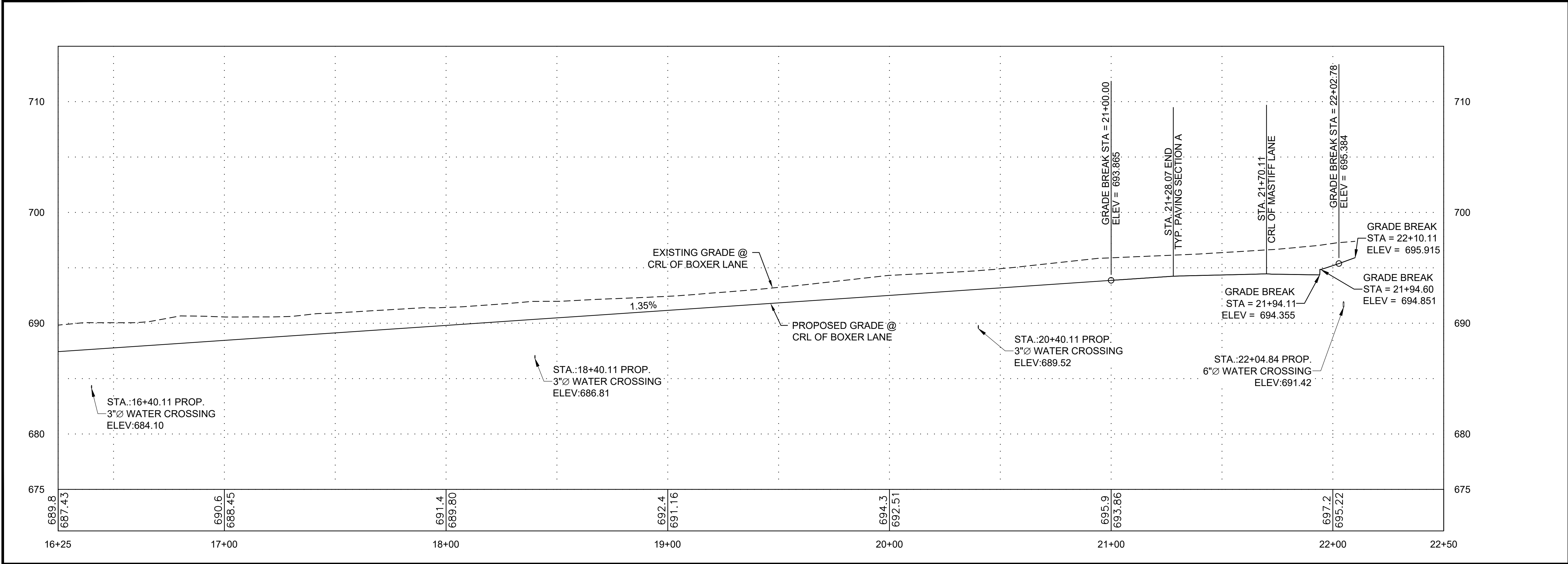
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DRAWN BY: JBA	
RECORD OF REVISIONS	
NO.	DESCRIPTION

BOXER LANE PLAN & PROFILE

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CP200	



BOXER LANE PLAN
STA. 16+25 - 22+10.11



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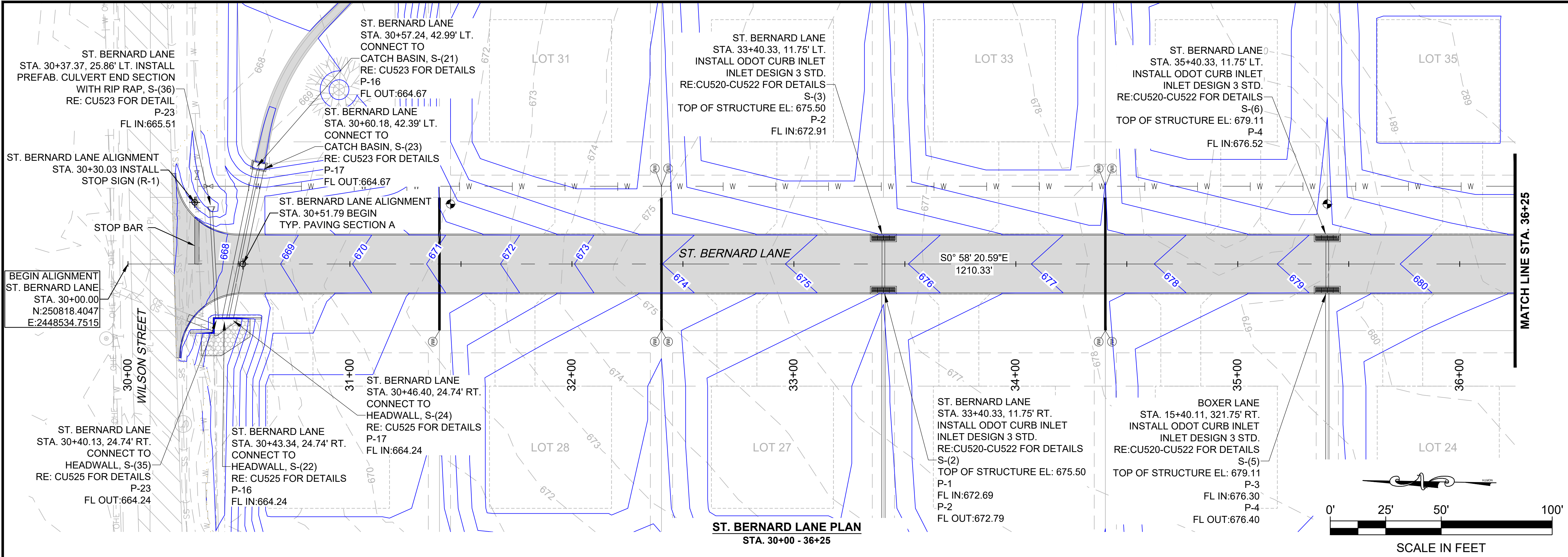
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KEY PLAN

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DRAWN BY: JBA		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

BOXER LANE PLAN & PROFILE

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CP201	

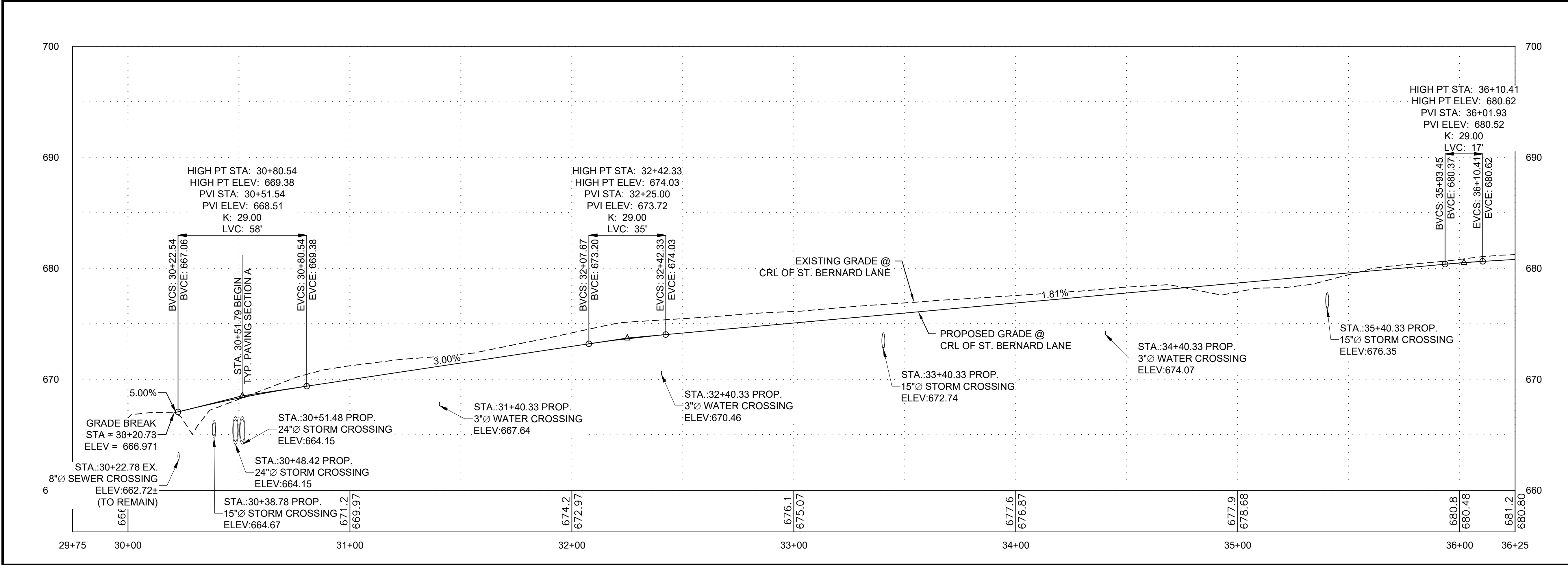


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Durant, OK 74701
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PROPOSED IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

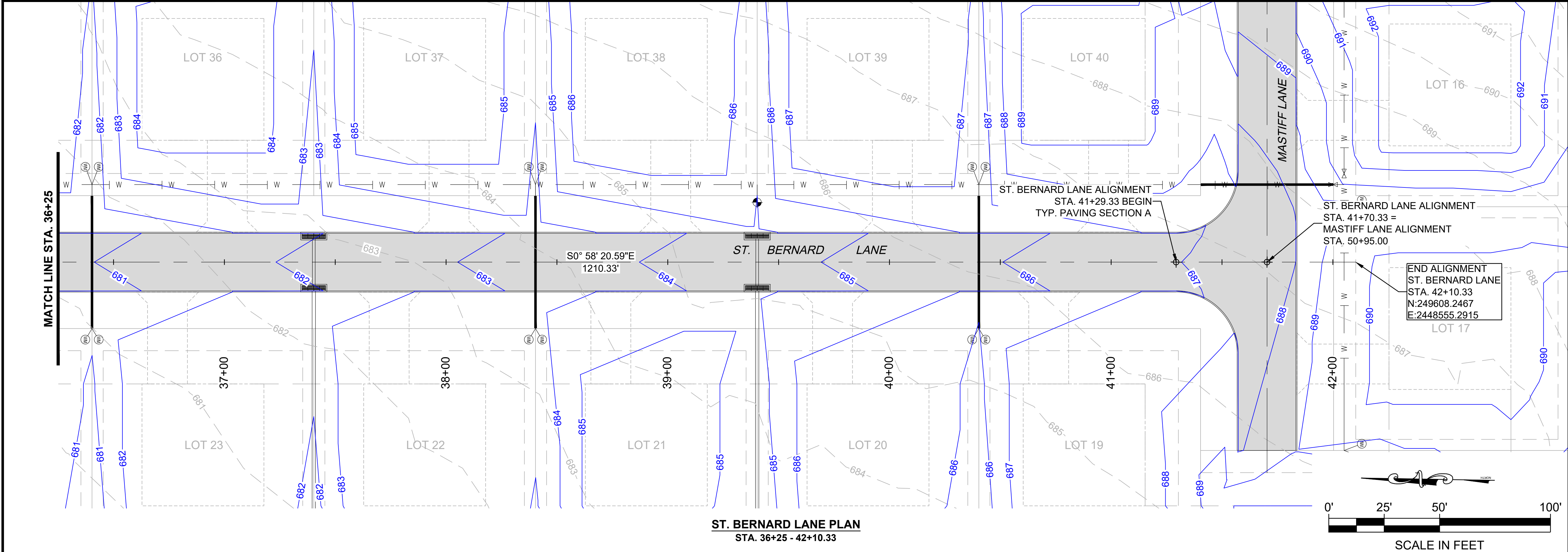


KEY PLAN

DESIGNED BY: DJK		
DRAWN BY: JBA		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

**ST. BERNARD LN.
PLAN & PROFILE**

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CP210	

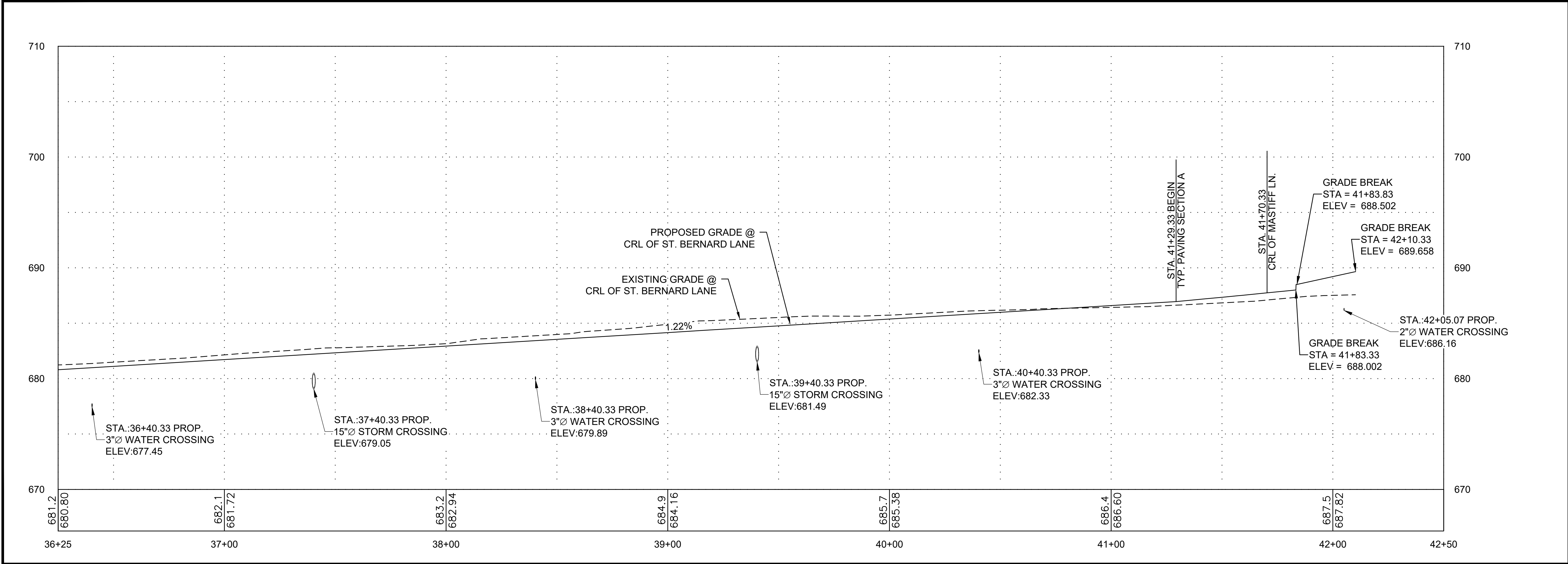


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PROPOSED IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA



KEY PLAN

DESIGNED BY: DJK
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RECORD OF REVISIONS

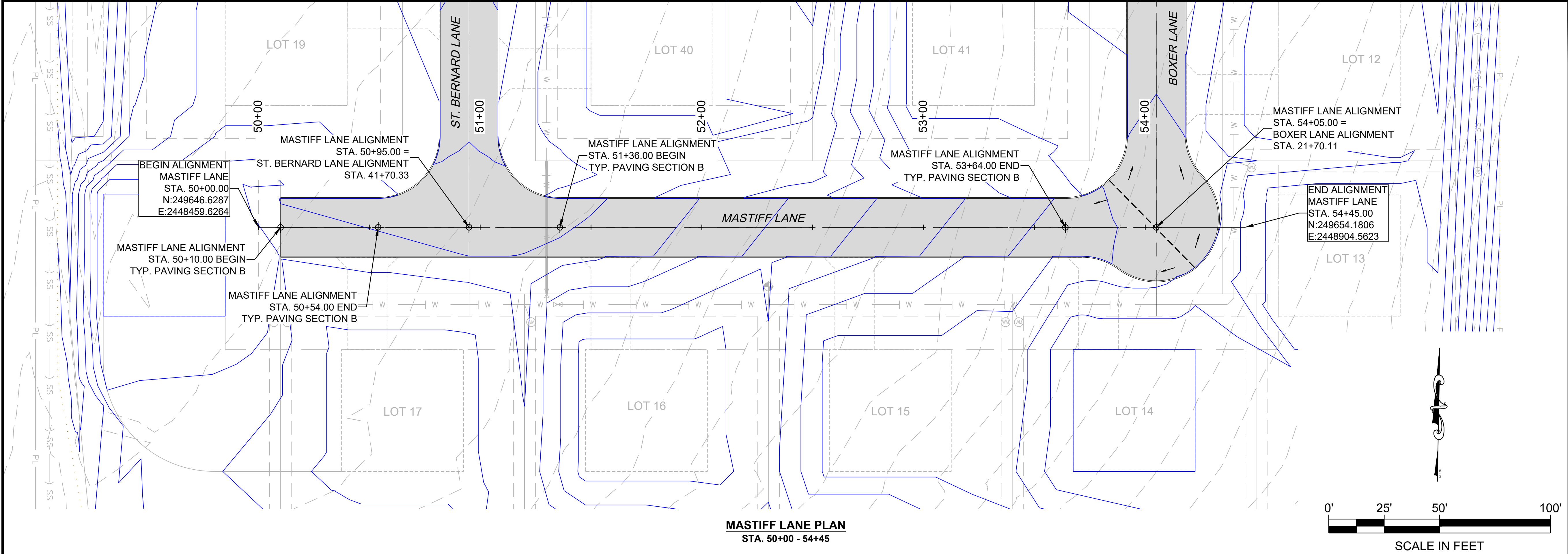
No.	DATE	DESCRIPTION

**ST. BERNARD LN.
PLAN & PROFILE**

PROJECT NUMBER
10717

STATE: OKLAHOMA DATE: APRIL 2021

SHEET NUMBER
CP211

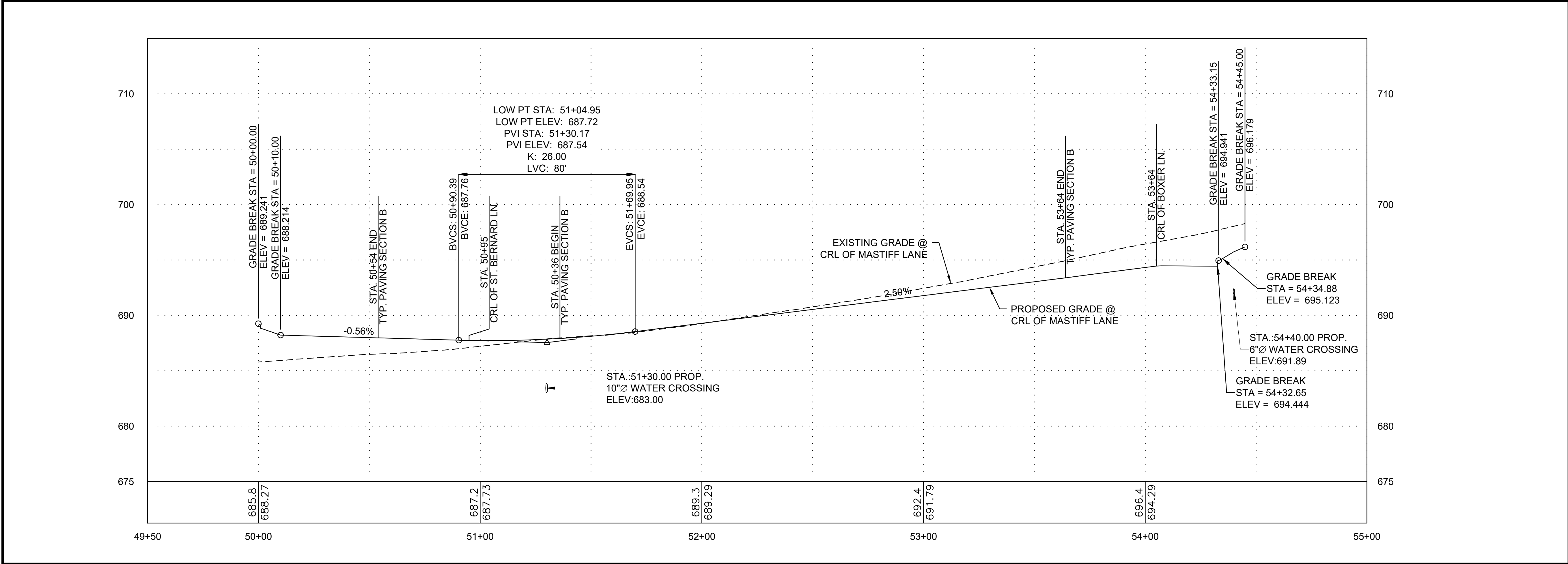


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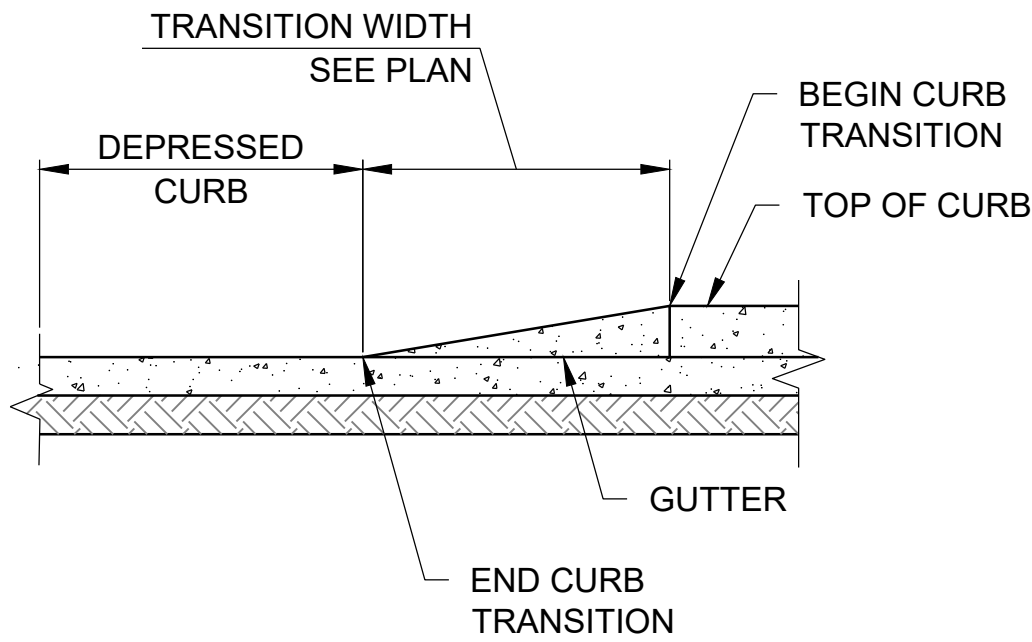
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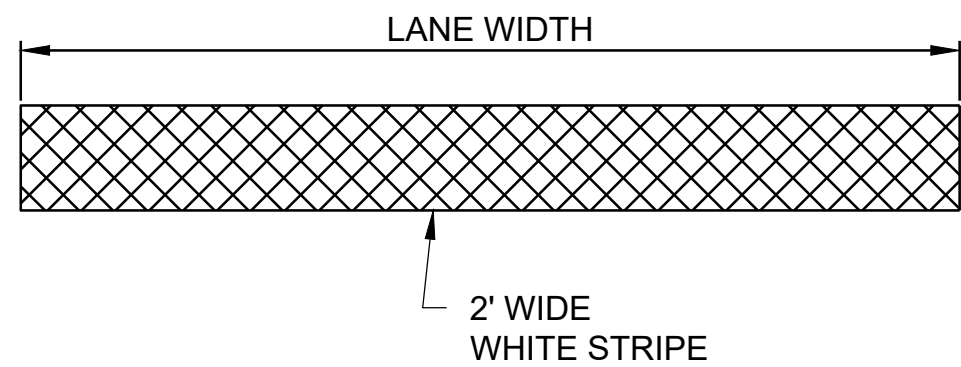
PROPOSED IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA



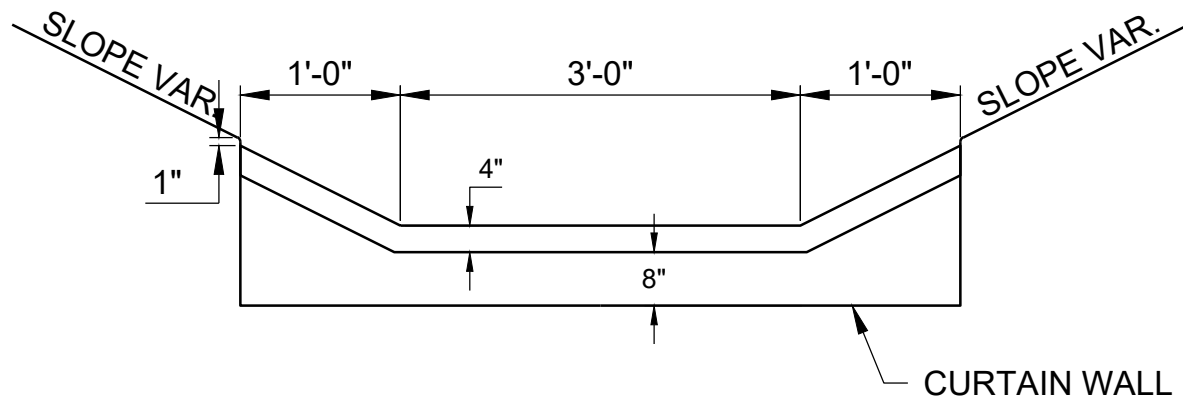
KEY PLAN		
DESIGNED BY: DJK		
DRAWN BY: JBA		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION
MASTIFF LANE PLAN & PROFILE		
PROJECT NUMBER		
10717		
STATE	DATE	
OKLAHOMA	APRIL 2021	
SHEET NUMBER		
CP220		



6 CURB TRANSITION DETAIL
NOT TO SCALE

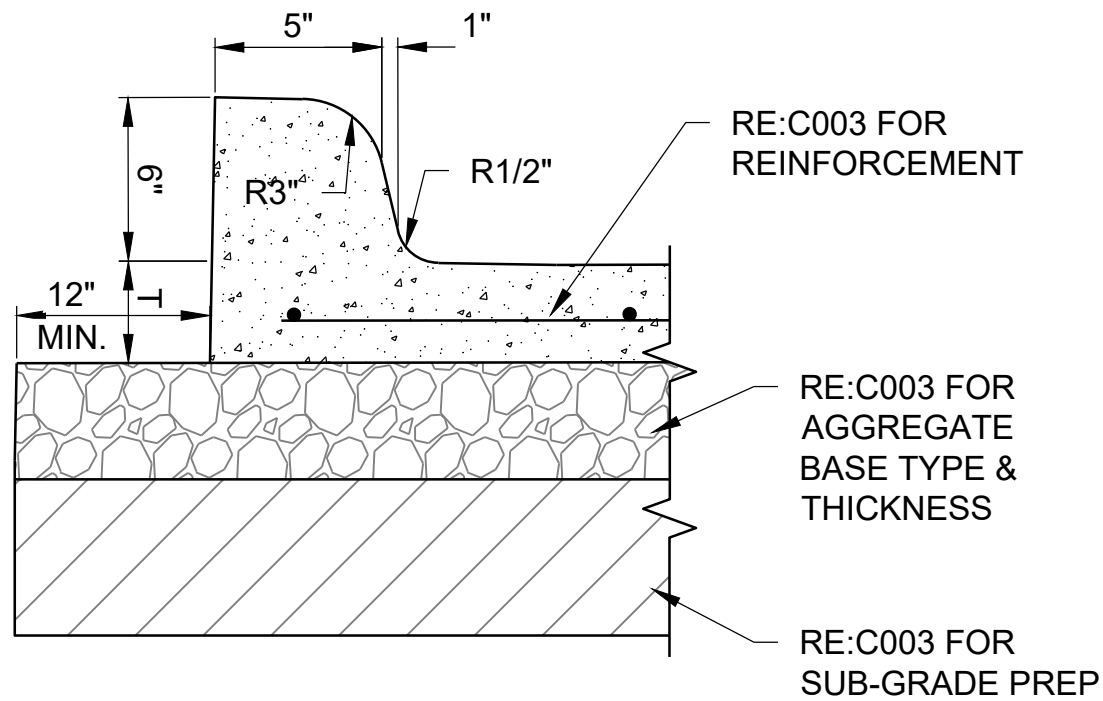


5 STOP BAR
NOT TO SCALE



3 CONCRETE LINED DITCH
NOT TO SCALE

NOTES:
1. T = THICKNESS OF PAVING SECTION, (5" MIN.)
2. CONTRACTOR SHALL REVIEW C003 FOR TYP. PAVEMENT SECTION. CONCRETE, REINFORCEMENT, AGGREGATE BASE AND SUB-GRADE PREPARATION SHALL MATCH TYP. PAVEMENT SECTION.



2 INTEGRAL BARRIER CURB
FOR DIMENSIONS ONLY



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PROPOSED IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

MISCELLANEOUS PAVING DETAILS

PROJECT NUMBER

10717

STATE

DATE

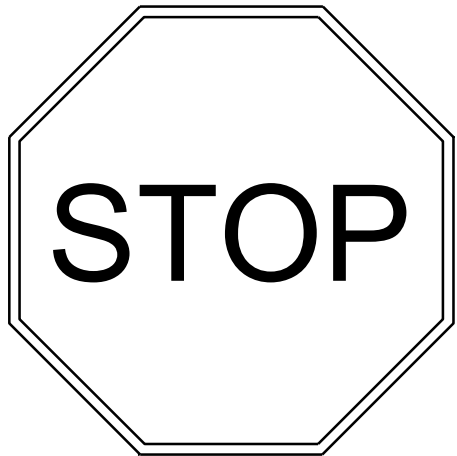
OKLAHOMA APRIL 2021

SHEET NUMBER

CP500

NOTES:

- POST TUBE SHALL MEET ASTM A1011 GRADE 50. POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
- HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.
- THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". ANCHOR TUBE SHALL BE MINIMUM OF 30" WITH IN 3" MAXIMUM AS SHOWN ON DETAIL.
- POST SHALL BE INSTALLED 36" FROM DRIVE LANE.



R1-1



R2-1

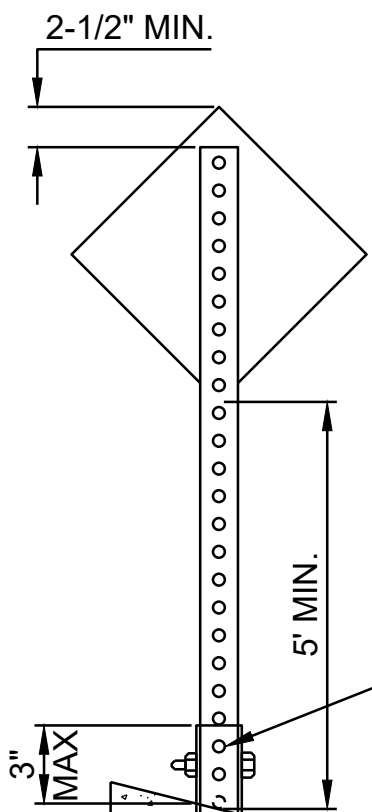
STOP
SPEED LIMIT

R1-1
R2-1

30"x30"
24"x18"

NOTE:

- ALL SIGNS SHALL BE MOUNTED 5' FROM FINISH GRADE AT SHOULDER TO BOTTOM OF SIGN.

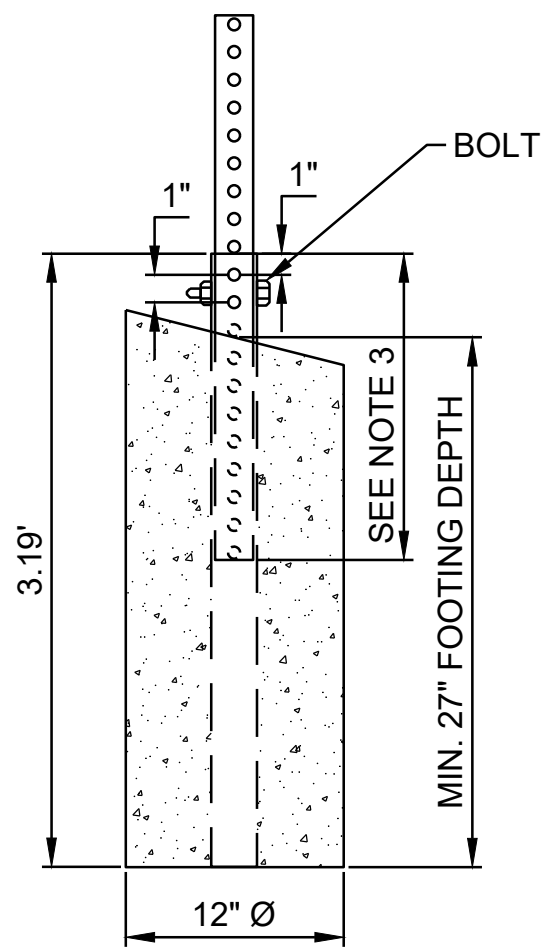


NON-PERFORATED ANCHOR TUBE SHALL HAVE TWO(2) 7/16" DIA. HOLES SPACED 1" ON CENTER ALONG THE CENTERLINE OF ALL FOUR SIDES.

NON-PERFORATED HEAVY DUTY ANCHOR TUBE 2-1/2"x2-1/2"x3/16" ANCHOR FOR 1-3/4" & 2" UPRIGHT POST. 3"x3"x3/16" ANCHOR FOR 2-1/4" & 2-1/2" UPRIGHT POST.

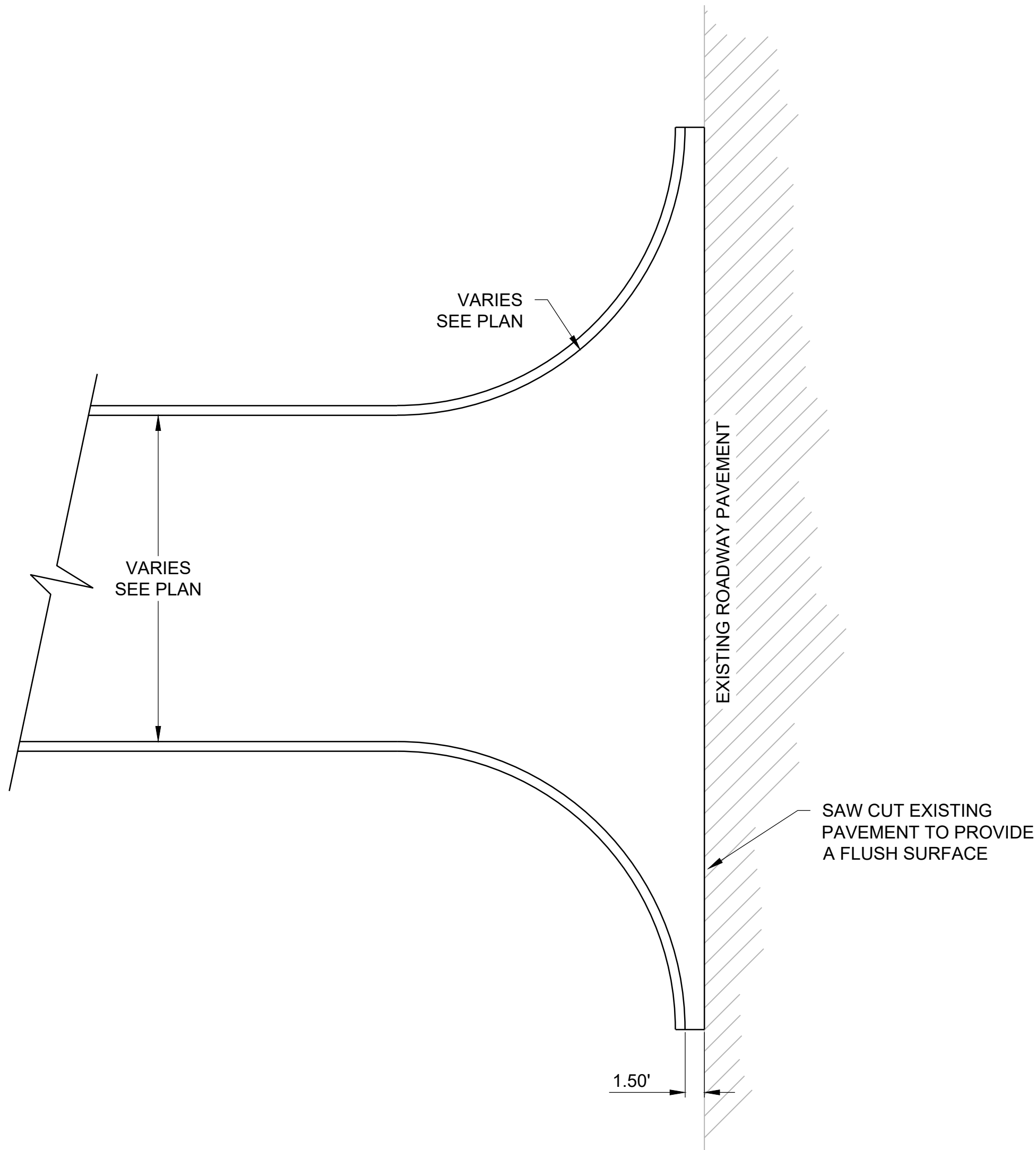
APPLY DUCT TAPE TO PREVENT CONCRETE ENTERING ANCHOR TUBE

POST INSTALLATION



ANCHOR TUBE &
HEAVY DUTY ANCHOR TUBE

4 TYPICAL SIGN DETAILS
NOT TO SCALE



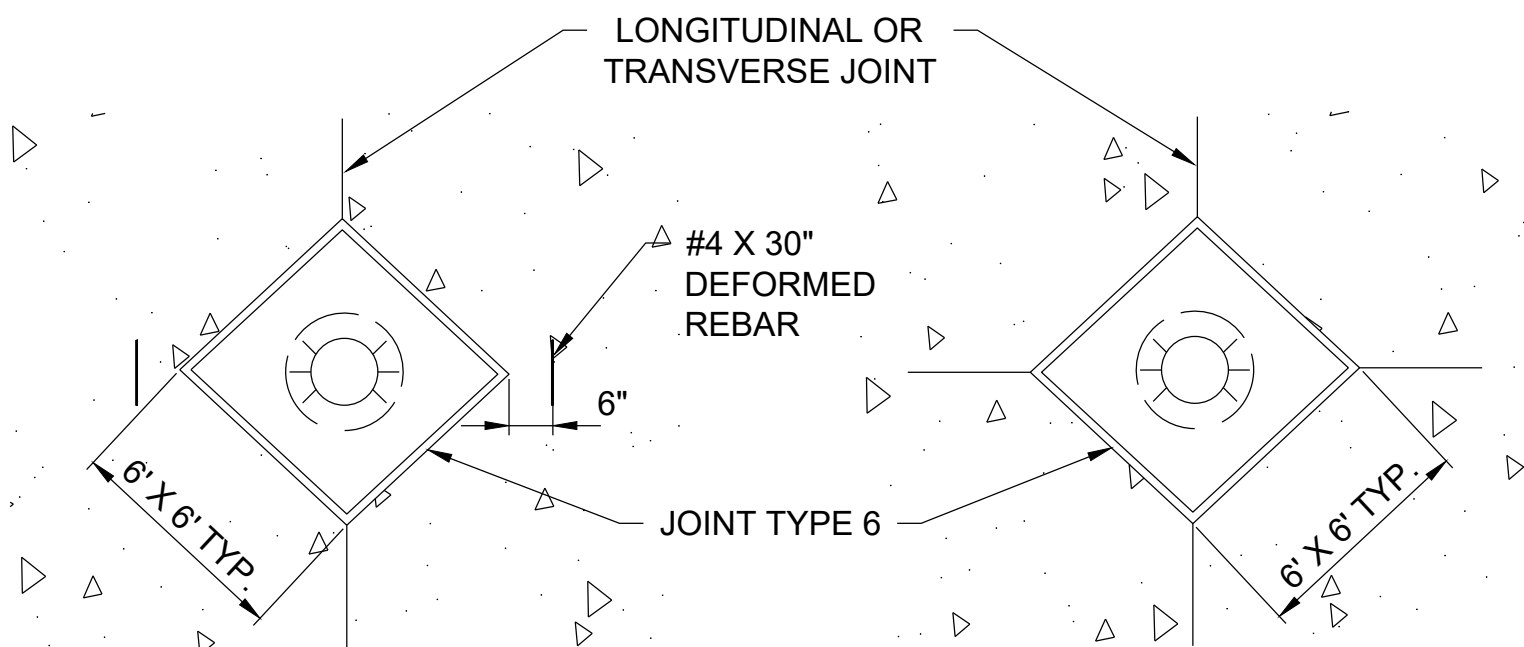
1 STREET RETURN
NOT TO SCALE

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 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"Øx12" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
- 6" THICK PAVING - 3/4"Øx14" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
- 7" THICK PAVING - 7/8"Øx14" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
- 8" THICK PAVING - 1"Øx14" SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
- 9" THICK PAVING - 1 1/8"Øx16" 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.
- E. PREFORMED BITUMINOUS JOINT MATERIAL OR POLYPROPYLENE JOINT FILLER.

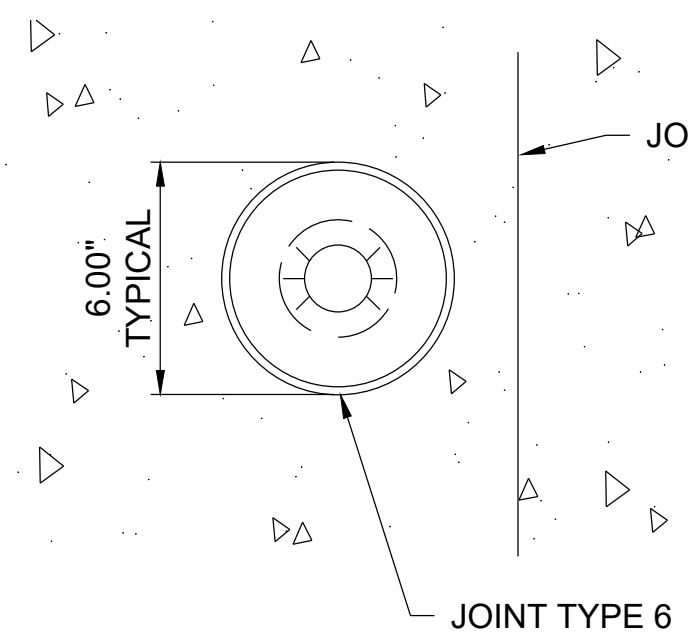
GENERAL NOTES

- THICKNESS OF SLAB SHALL BE AS INDICATED ON DRAWINGS. SEE TABLE BELOW. DAILY CONCRETE PLACEMENT SHALL TERMINATE AT A JOINT.
1. EXPANSION JOINTS
- A. FULL DEPTH 1/2 INCH THICK JOINT FILLER MATERIAL. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
- B. EXPANSION JOINTS ARE NOT REQUIRED IN SLIP FORMWORK EXCEPT AT THE START OR END OF THE INSTALLATION ACTIVITY.
- C. USE DOWEL BASKETS TO INSURE ALIGNMENT.
2. CONTRACTION JOINTS: MAKE CONTRACTION JOINTS VERTICAL
- A. 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.
- B. PROVIDE A 1/2 INCH RADIUS TOOLED TOP.
- C. MAXIMUM LENGTH TO WIDTH RATIO FOR NON-SQUARE PANELS IS 1.25 TO 1.
- D. 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.
3. FINE HAIR BROOM ON LONGITUDINAL GRADES UNDER 6% AND ROUGH HAIR BROOM ON LONGITUDINAL GRADES OVER 6%.



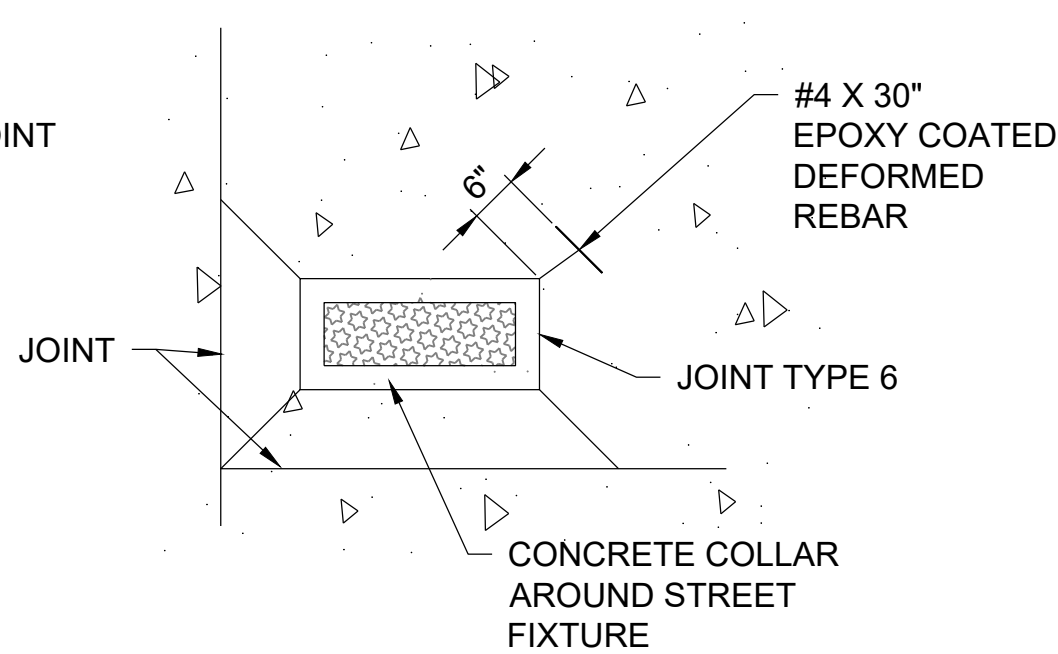
REBAR AT ALL CORNERS OF ISOLATION JOINTS THAT DO NOT INTERSECT A LONGITUDINAL OR TRANSVERSE JOINT

EXAMPLE 1



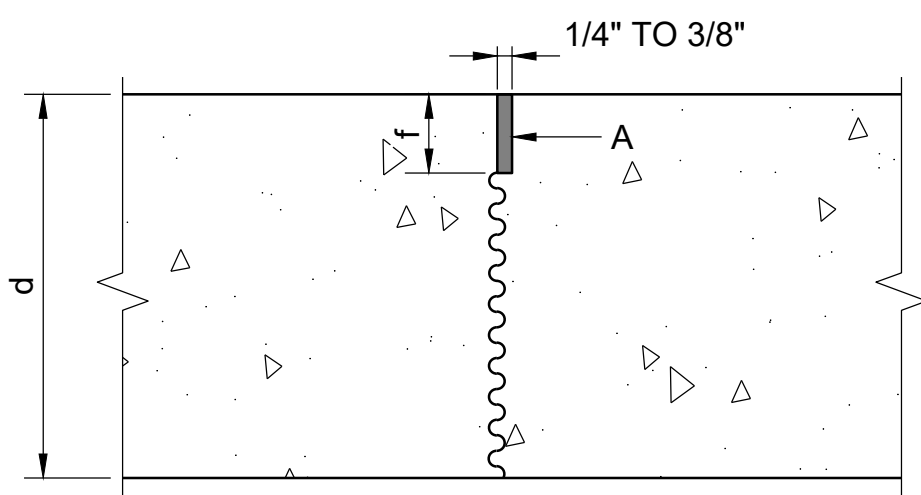
EXAMPLE 1

EXAMPLE 2

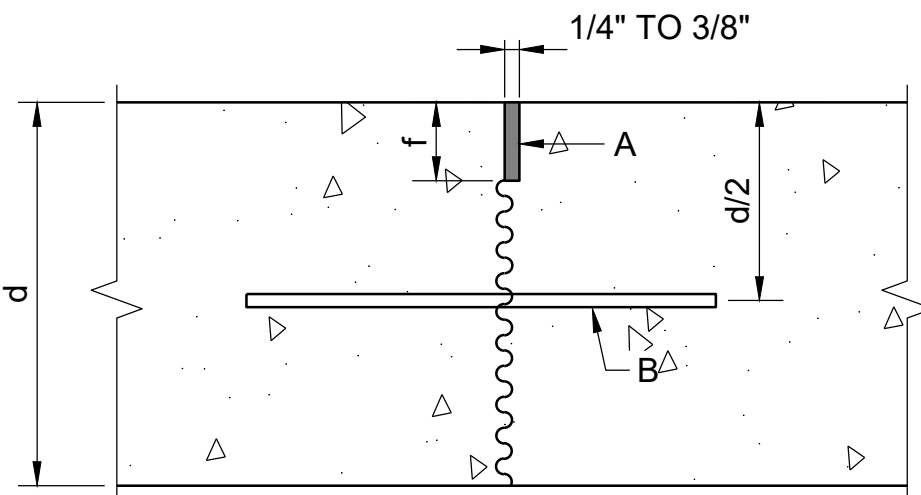


EXAMPLE 2

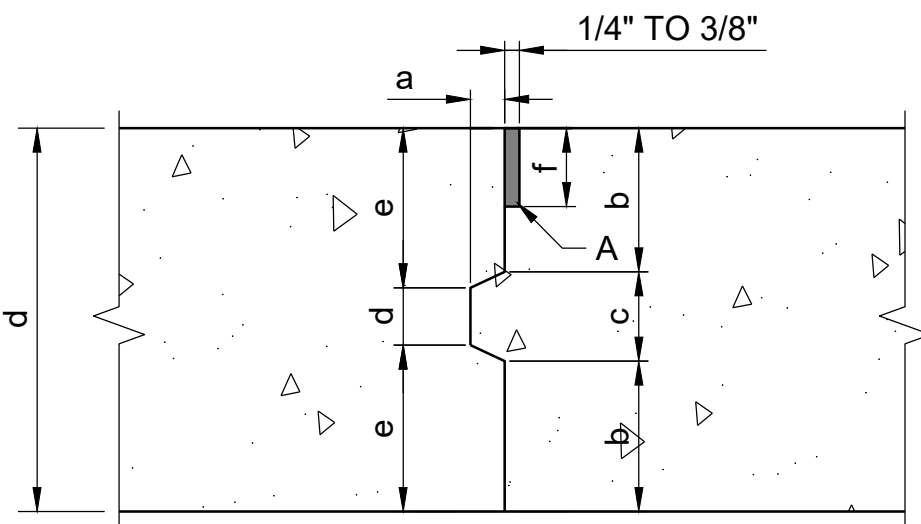
TYPICAL STREET FIXTURE ISOLATION JOINTS



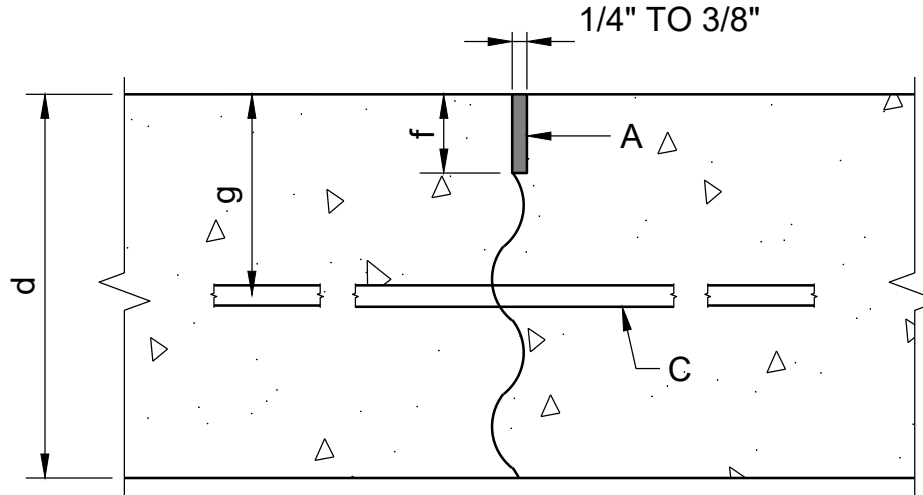
TYPE 1
SAWED JOINT / CONTRACTION
(LONGITUDINAL OR TRANSVERSE)



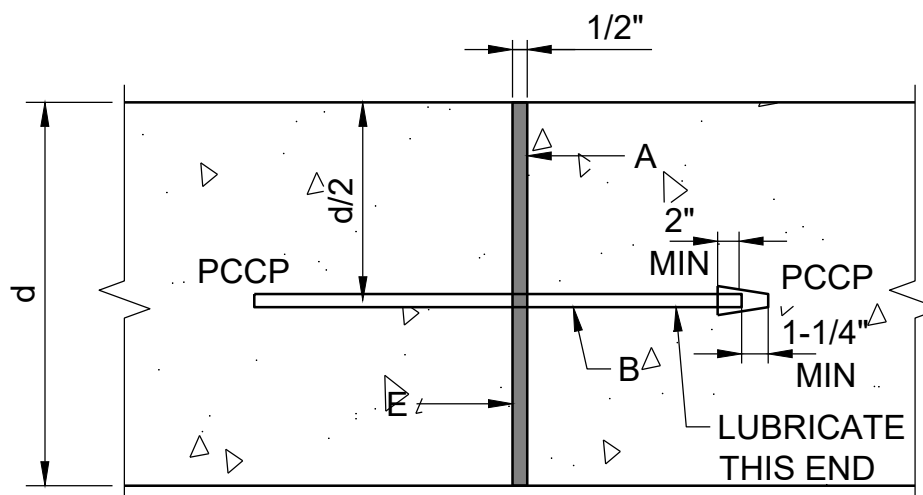
TYPE 2
DOWELED JOINT
(CONTRACTION / CONSTRUCTION) (TRANSVERSE)



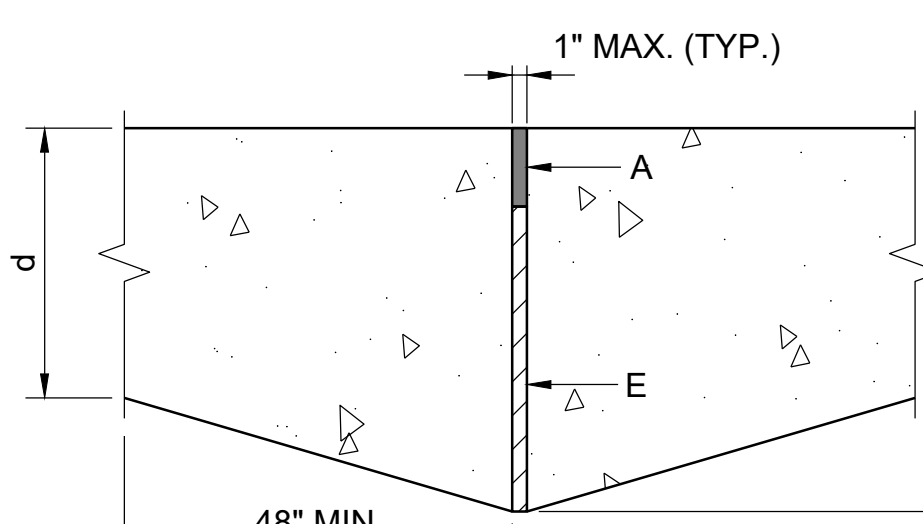
TYPE 3
KEYED JOINT
(LONGITUDINAL OR TRANSVERSE)



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



TYPE 5
EXPANSION JOINT



TYPE 6
ISOLATION JOINT
(TRANSVERSE)

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



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04/29/2021

PROPOSED IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

JOINTING DETAILS

PROJECT NUMBER

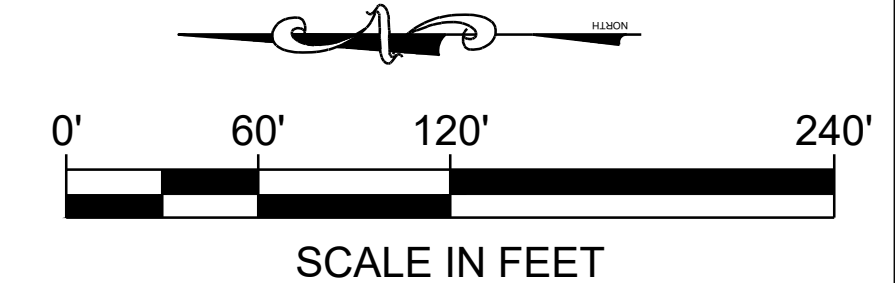
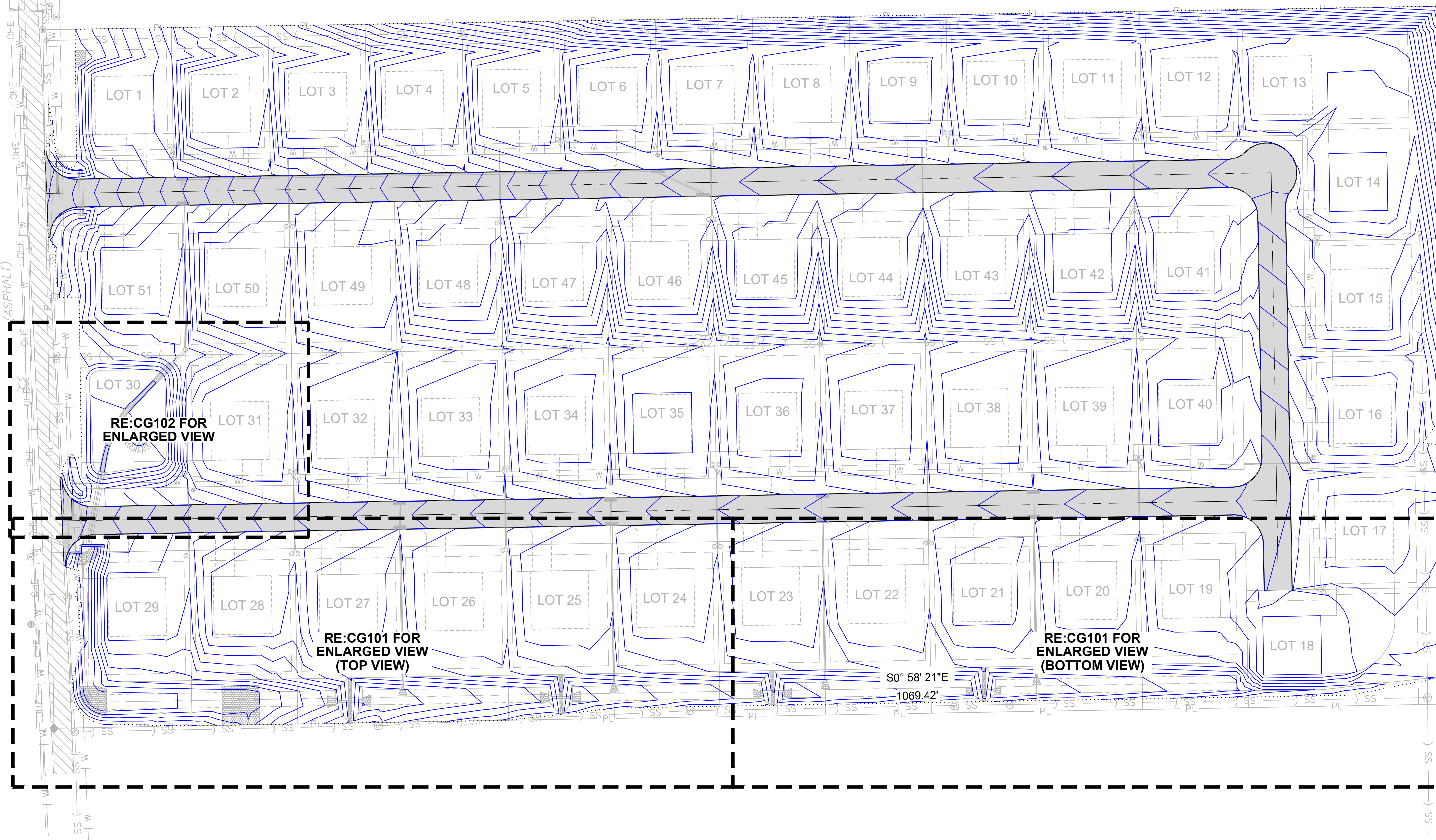
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STATE DATE
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CP501

WILSON ST.
(ASPHALT)



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DURANT, OKLAHOMA

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No.	DATE	DESCRIPTION

OVERALL GRADING PLAN

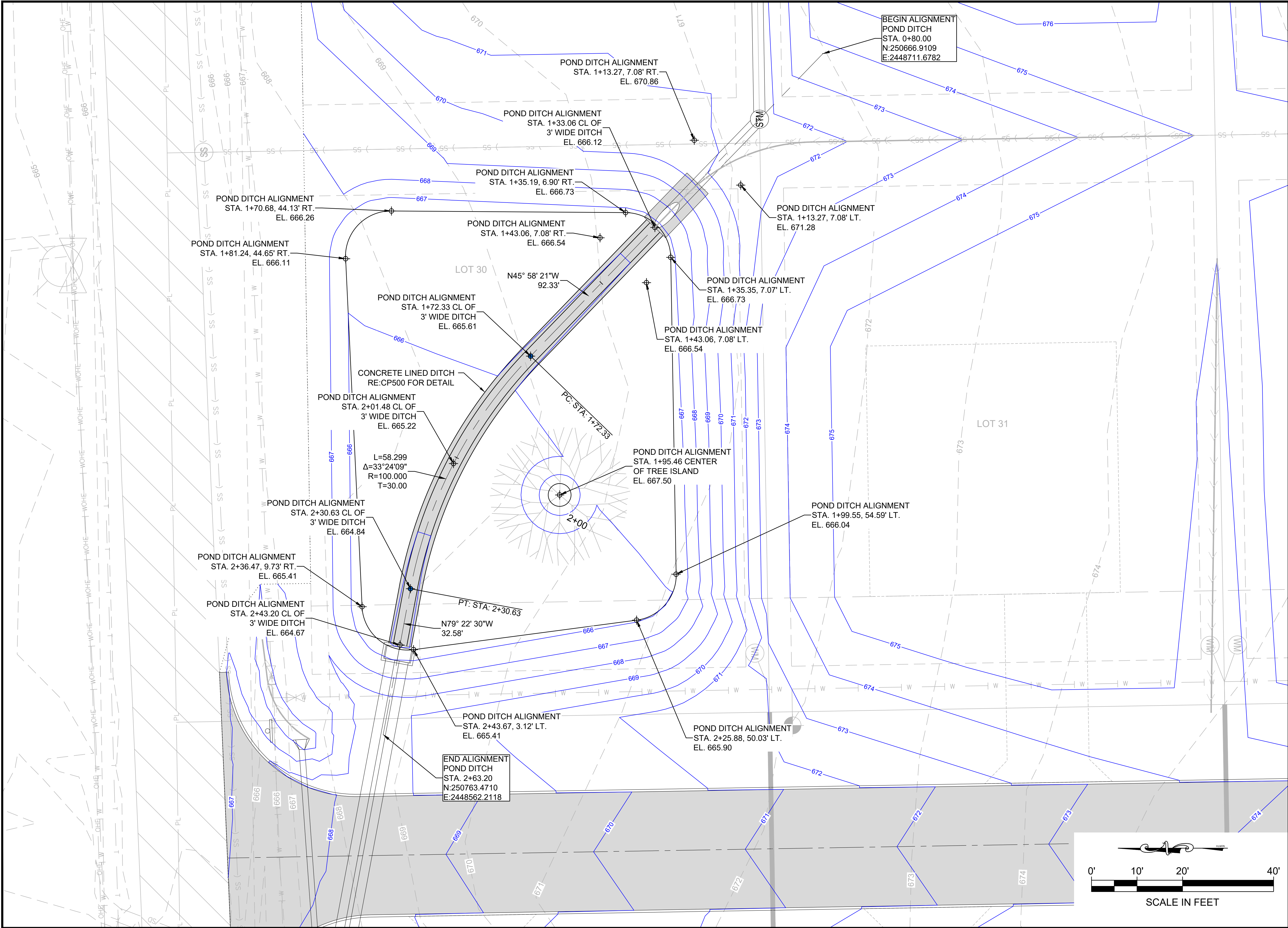
PROJECT NUMBER

10717

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SHEET NUMBER

CG100



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DURANT, OKLAHOMA

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RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

ENLARGED GRADING PLAN	
PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
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CG102	



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No.	DATE	DESCRIPTION

OVERALL UTILIT Y PLAN

PROJECT NUMBER

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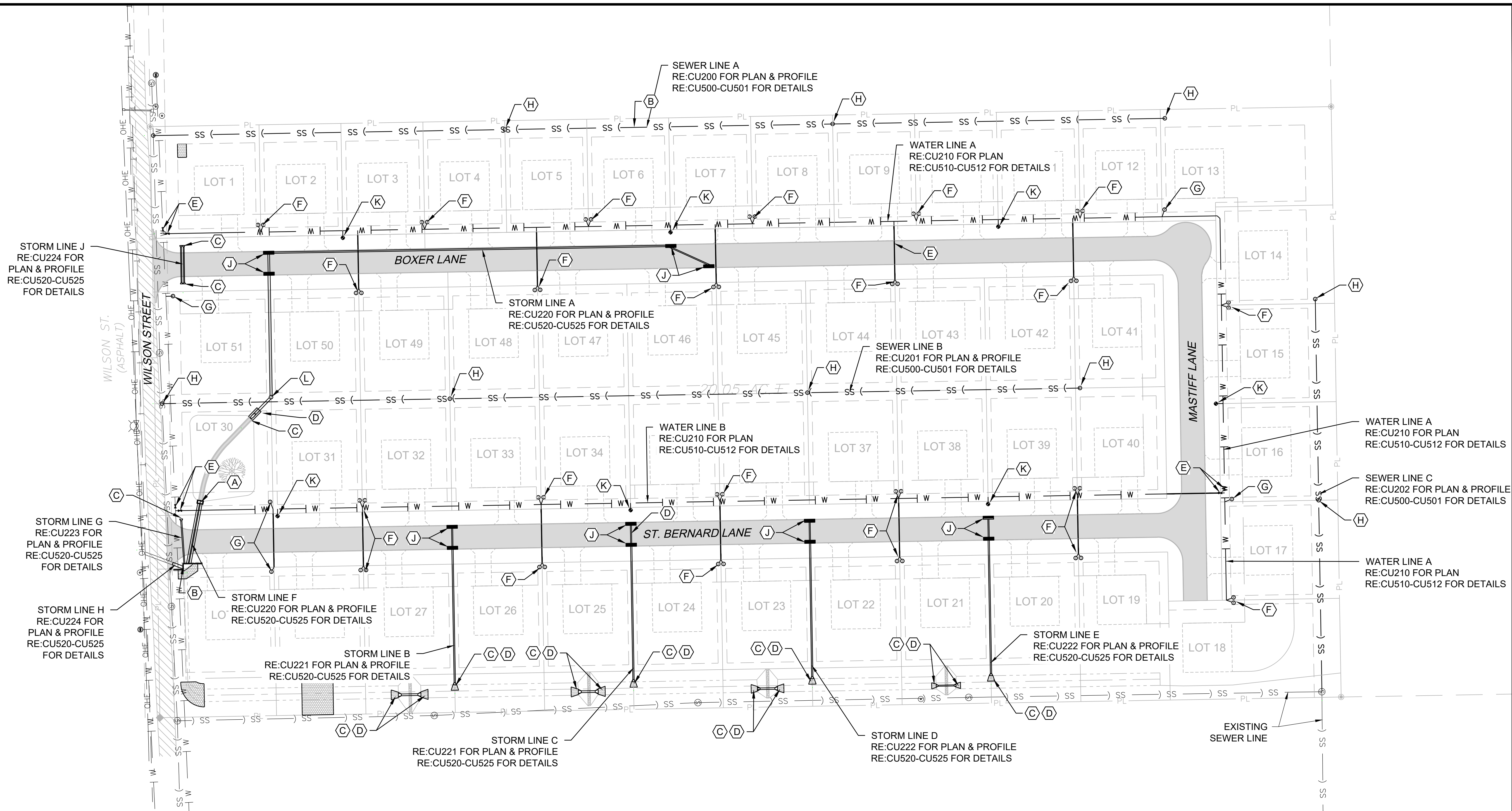
STATE

DATE

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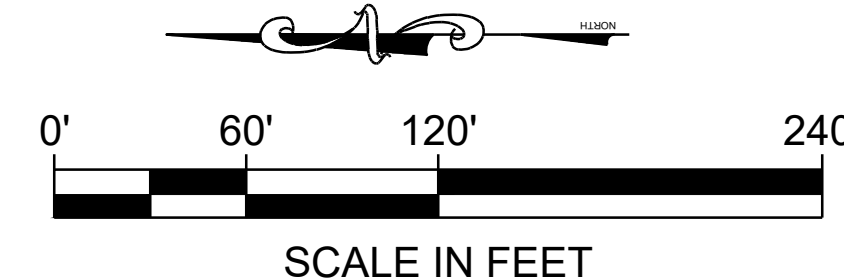
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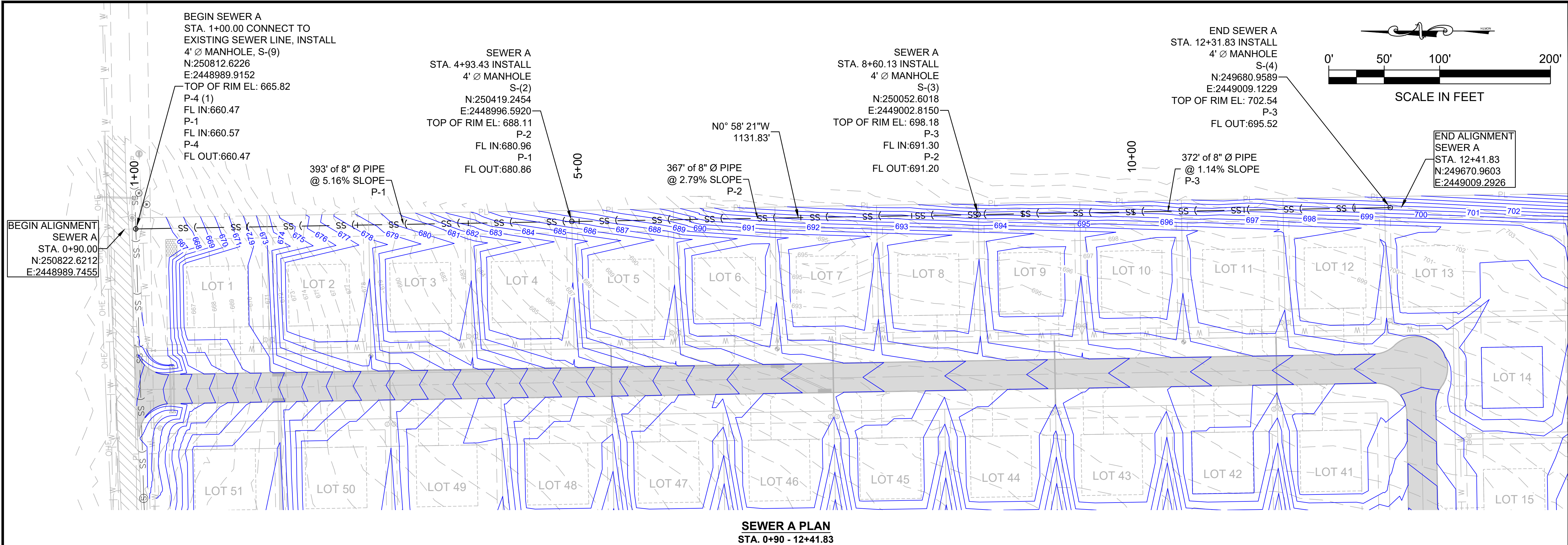
CU100



KEYNOTES

- | | |
|---|---|
| (A) PROPOSED PRE-CAST CONCRETE WEIR OUTLET
RE:CU520 FOR PLAN & CU523 FOR DETAIL | (K) PROPOSED FIRE HYDRANT ASSEMBLY
RE:CU100 FOR PLAN & CU510 FOR DETAILS |
| (B) PROPOSED HEADWALL
RE:CU220 FOR PLAN & CU525 FOR DETAIL | (L) PROPOSED STORM MANHOLE
RE:CU100 FOR PLAN & CU500 FOR DETAILS |
| (C) PROPOSED PREFAB. CULVERT END SECTION
RE:CU220-CU222 FOR PLAN & CU523 FOR DTLS | |
| (D) PROPOSED RIP RAP
RE:CU220-CU222 FOR PLAN & CU523 FOR DTLS | |
| (E) PROPOSED GATE VALVE W/ BOX
RE:CU100 FOR PLAN & CU510-CU511 FOR DETAIL | |
| (F) PROPOSED DOUBLE WATER SERVICE METER, TYP.
RE:CU100 FOR PLAN & CU511 FOR DETAILS | |
| (G) PROPOSED SINGLE WATER SERVICE METER
RE:CU100 FOR PLAN & CU511 FOR DETAILS | |
| (H) PROPOSED SEWER MANHOLE
RE:CU100 FOR PLAN & CU500 FOR DETAILS | |
| (J) PROPOSED ODOT CURB INLET DESIGN 3 STD.
RE:CU100 FOR PLAN & CU520-CU522 FOR DETAILS | |



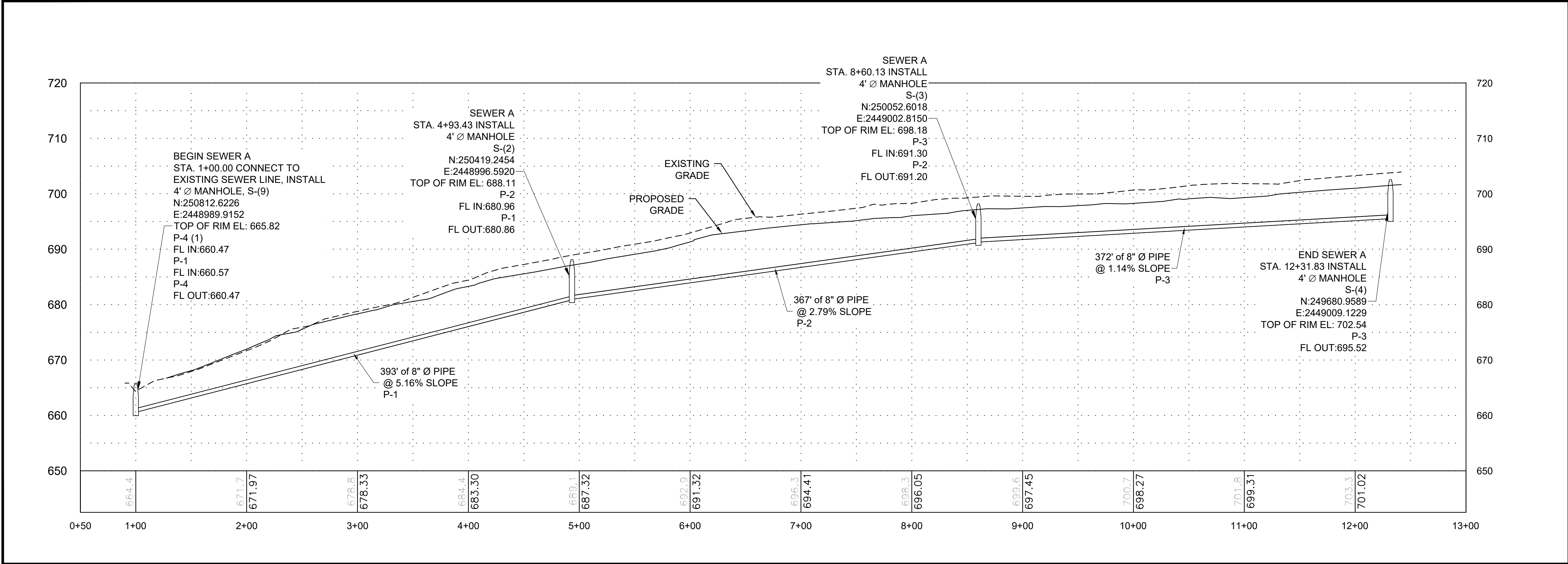


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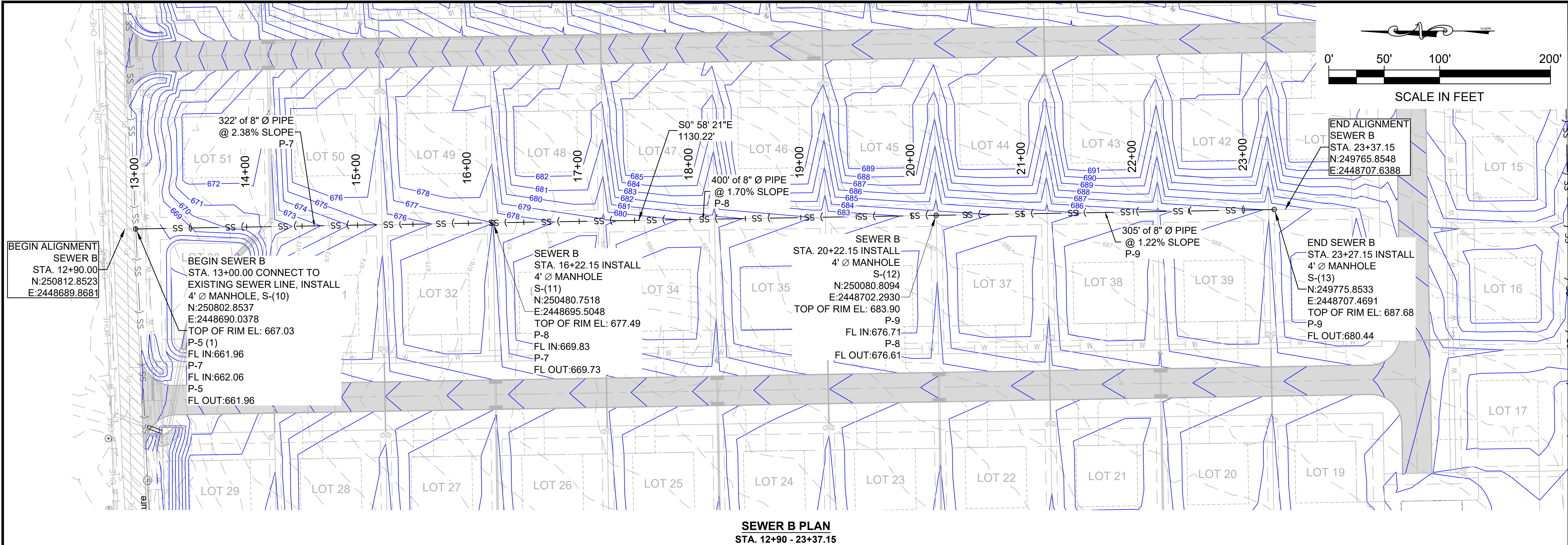
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DURANT, OKLAHOMA



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No.	DATE	DESCRIPTION
SEWER LINE A PLAN & PROFILE		
PROJECT NUMBER		
10717		
STATE	DATE	
OKLAHOMA	APRIL 2021	
SHEET NUMBER		
CU200		

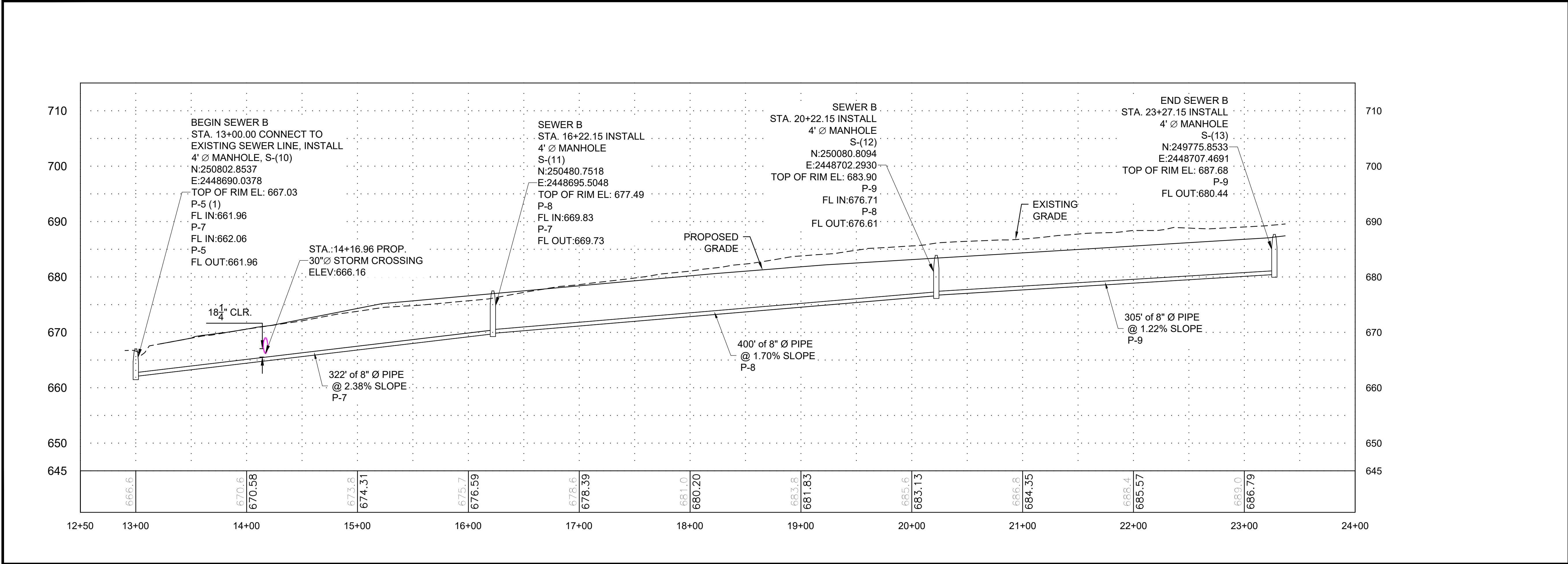


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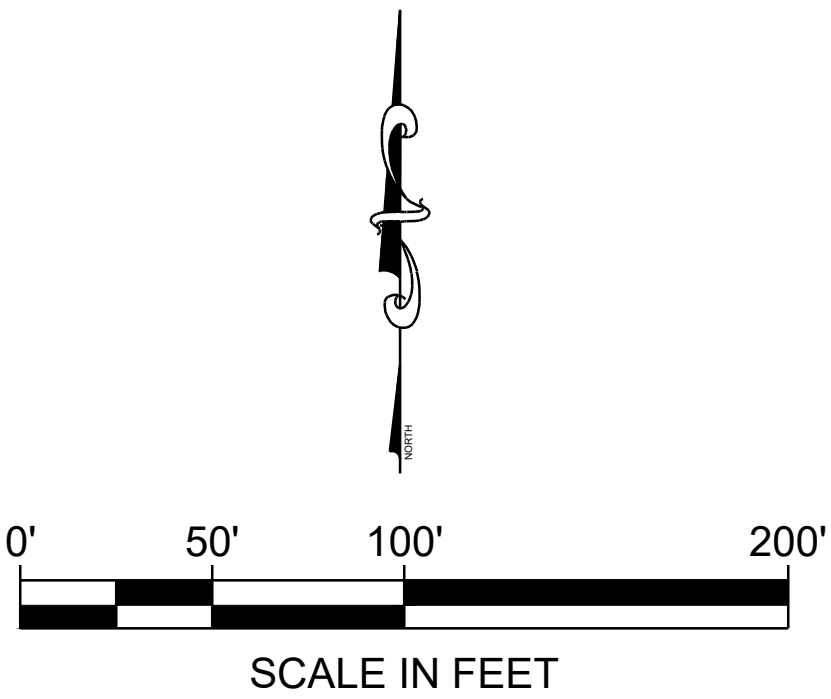
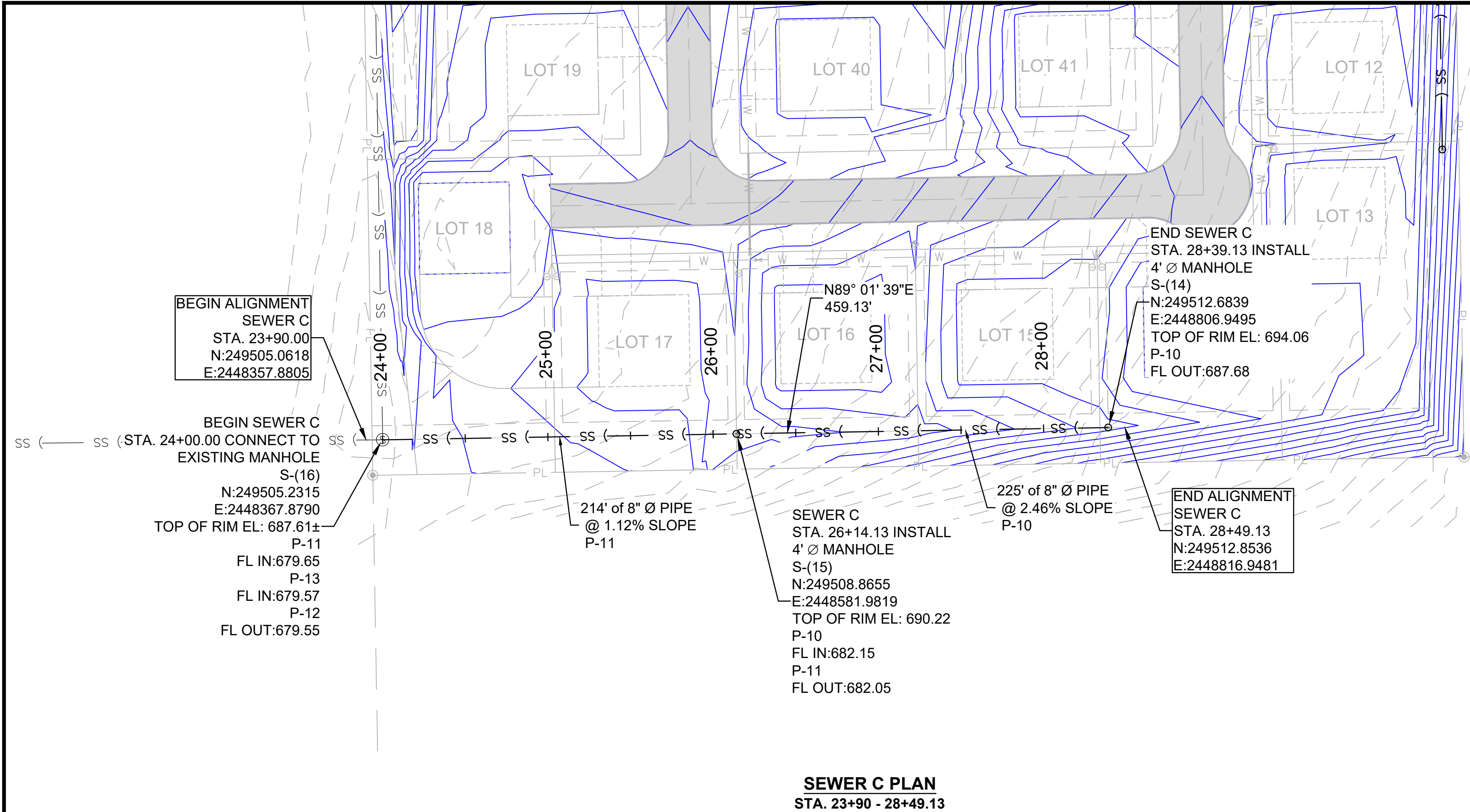


KEY PLAN

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No.	DATE DESCRIPTION

SEWER LINE B PLAN & PROFILE

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CU201	



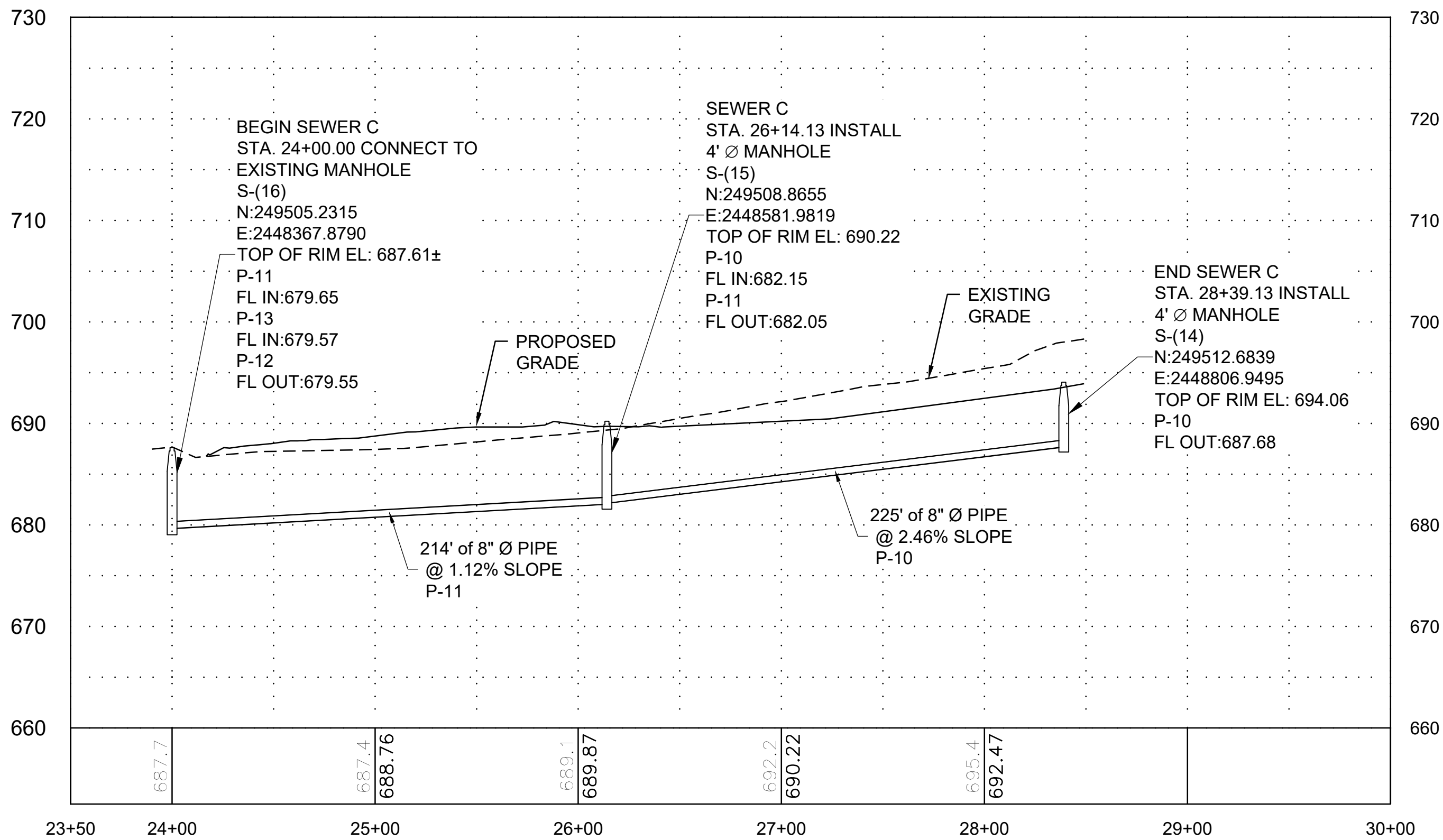


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RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

SEWER LINE C PLAN & PROFILE

PROJECT NUMBER
10717

STATE	DATE
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SHEET NUMBER	
CU202	



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KEY PLAN

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No.	DATE	DESCRIPTION

WATER LINE PLAN

PROJECT NUMBER

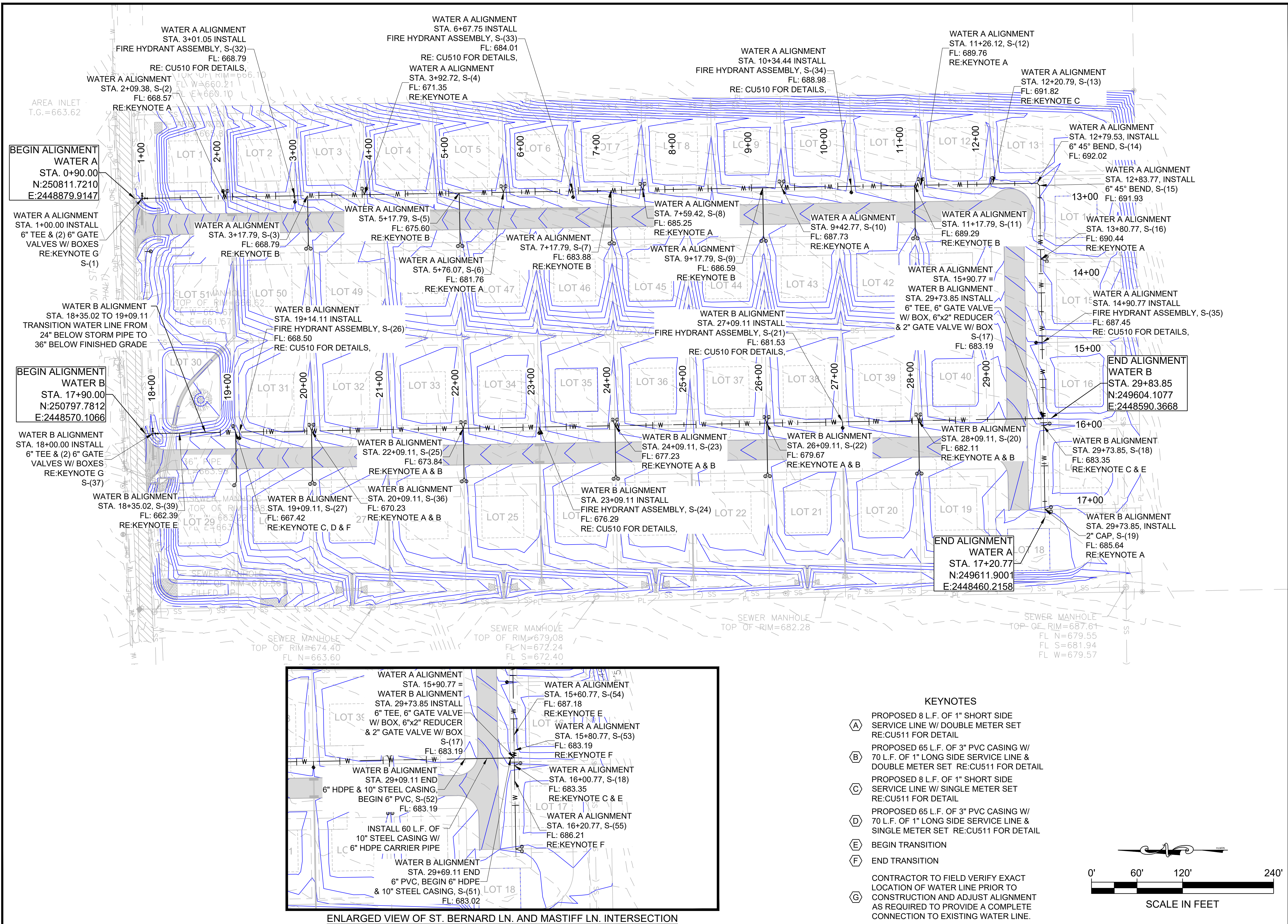
10717

STATE DATE

OKLAHOMA APRIL 2021

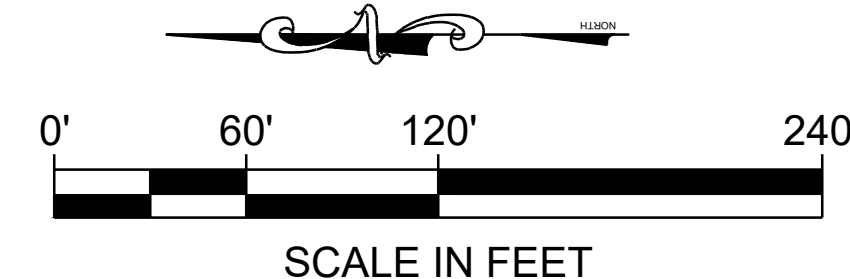
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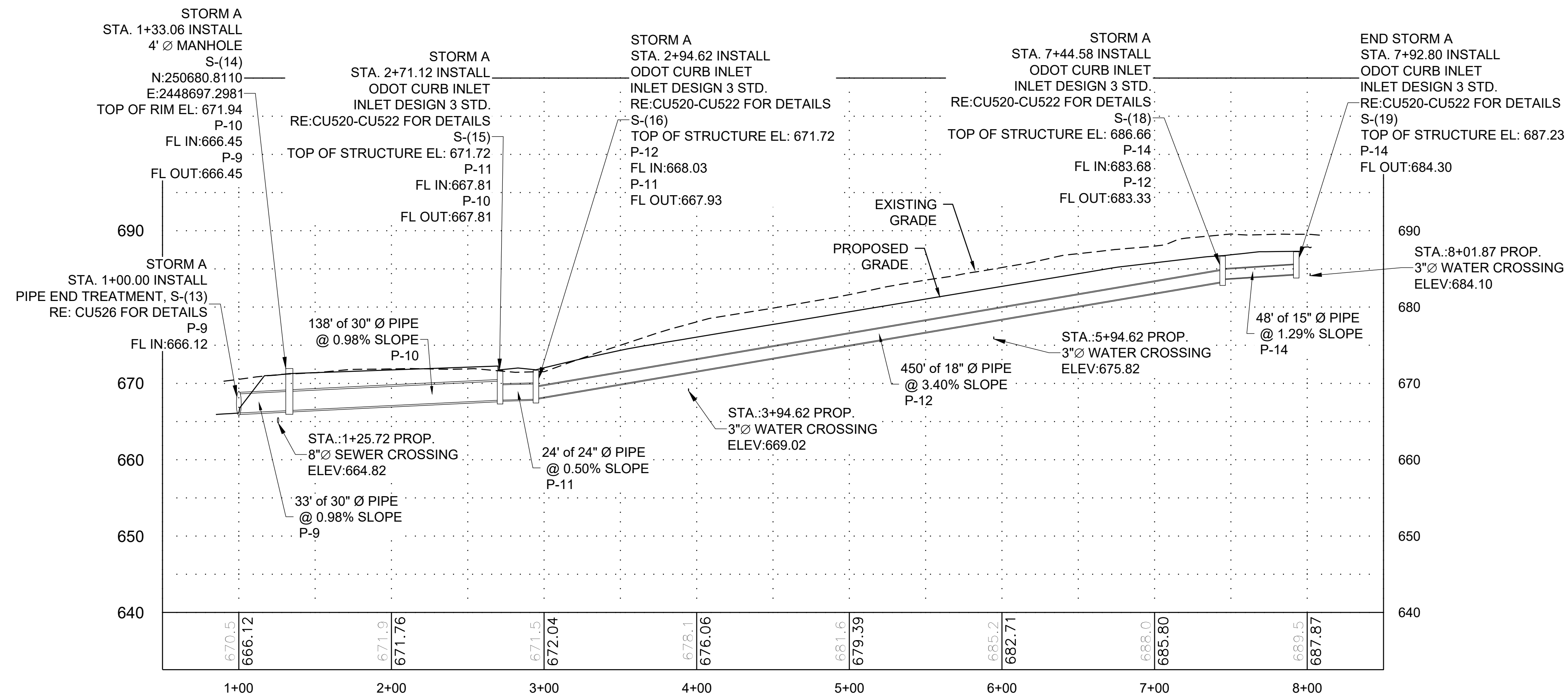
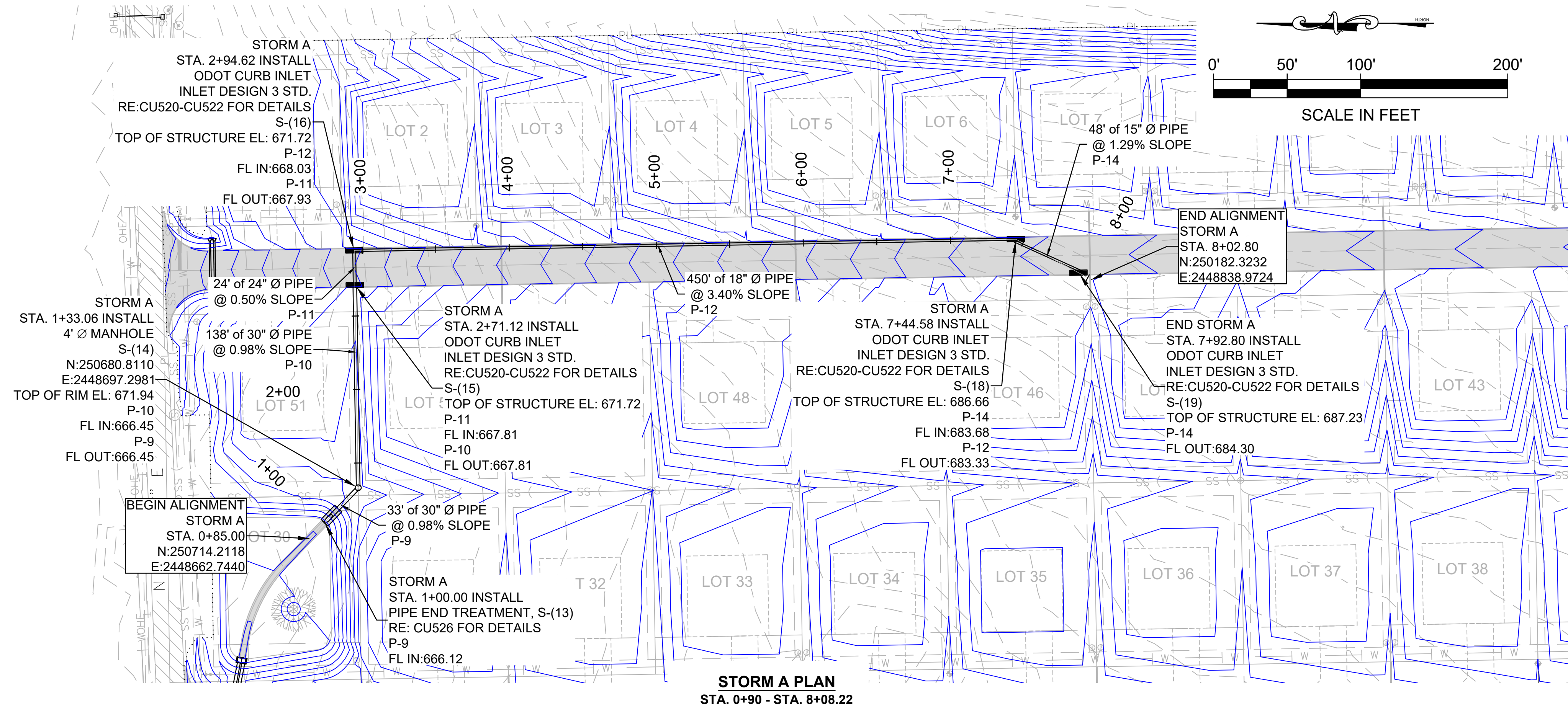
CU210



KEYNOTES

- (A) PROPOSED 8 L.F. OF 1" SHORT SIDE SERVICE LINE W/ DOUBLE METER SET RE:CU511 FOR DETAIL
- (B) PROPOSED 65 L.F. OF 3" PVC CASING W/ 70 L.F. OF 1" LONG SIDE SERVICE LINE & DOUBLE METER SET RE:CU511 FOR DETAIL
- (C) PROPOSED 8 L.F. OF 1" SHORT SIDE SERVICE LINE W/ SINGLE METER SET RE:CU511 FOR DETAIL
- (D) PROPOSED 65 L.F. OF 3" PVC CASING W/ 70 L.F. OF 1" LONG SIDE SERVICE LINE & SINGLE METER SET RE:CU511 FOR DETAIL
- (E) BEGIN TRANSITION
- (F) END TRANSITION
- (G) CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF WATER LINE PRIOR TO CONSTRUCTION AND ADJUST ALIGNMENT AS REQUIRED TO PROVIDE A COMPLETE CONNECTION TO EXISTING WATER LINE.





Barker & Associates
3902 University Blvd.
Durant, OK 74701
580.931.9045
OK, CA. 3998
EXP. 06/30/2022

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CITY REVIEW SET
~NOT FOR CONSTRUCTION~
04/29/2021

PROPOSED IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DIK

DRAWN BY: JBA

RECORD OF REVISIONS

[illegible]

STORM A PLAN & PROFILE

PROJECT NUMBER

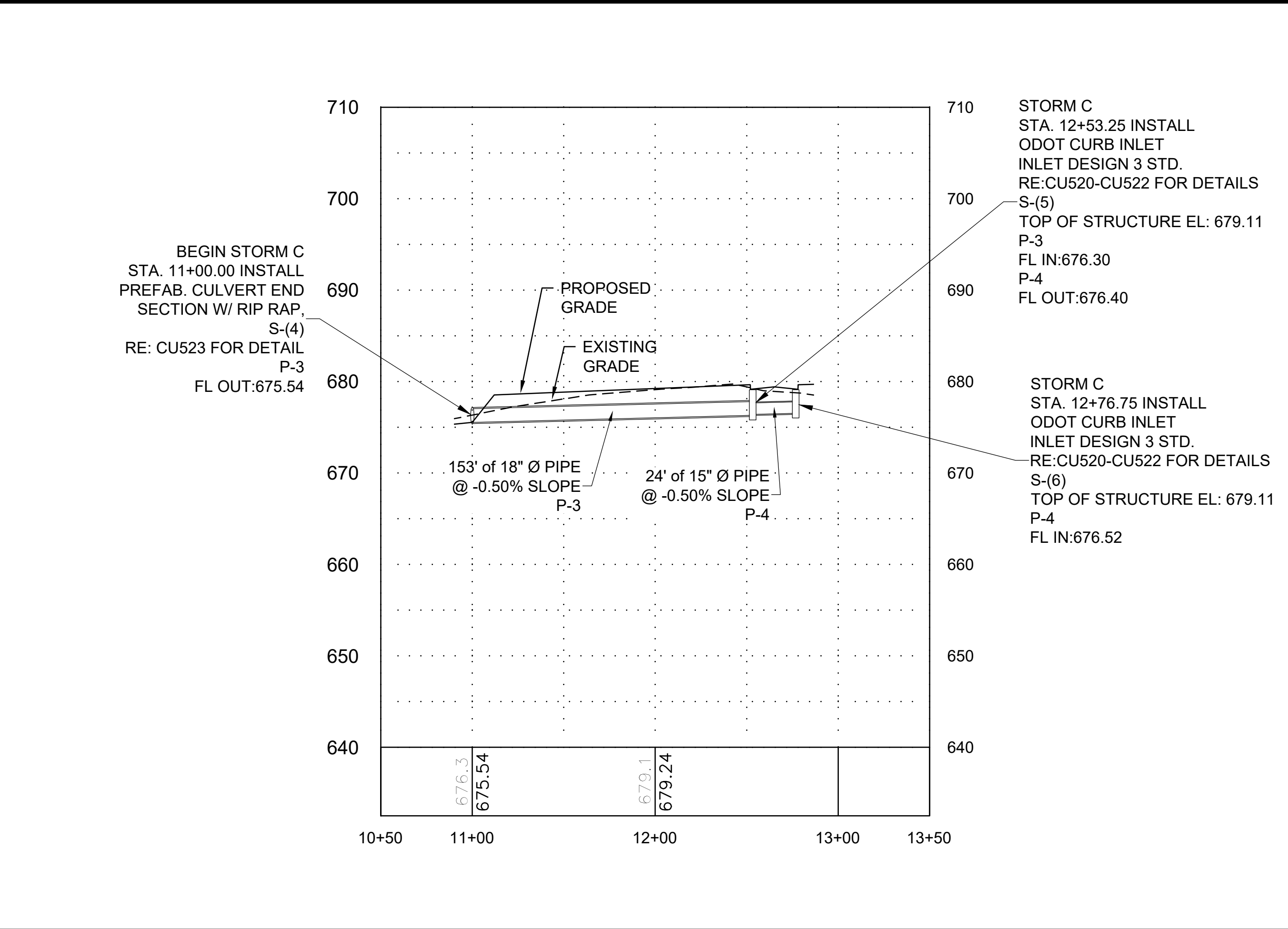
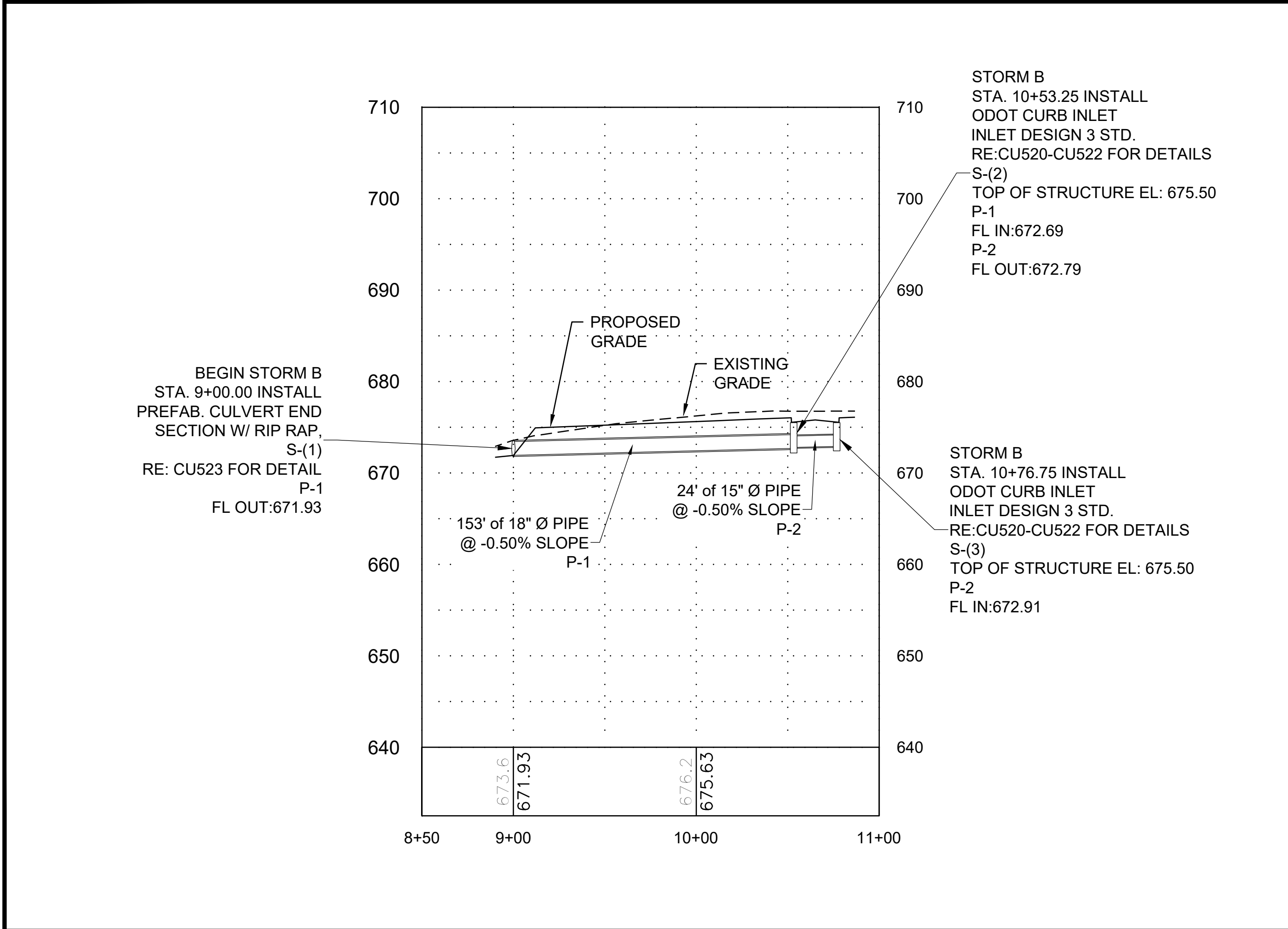
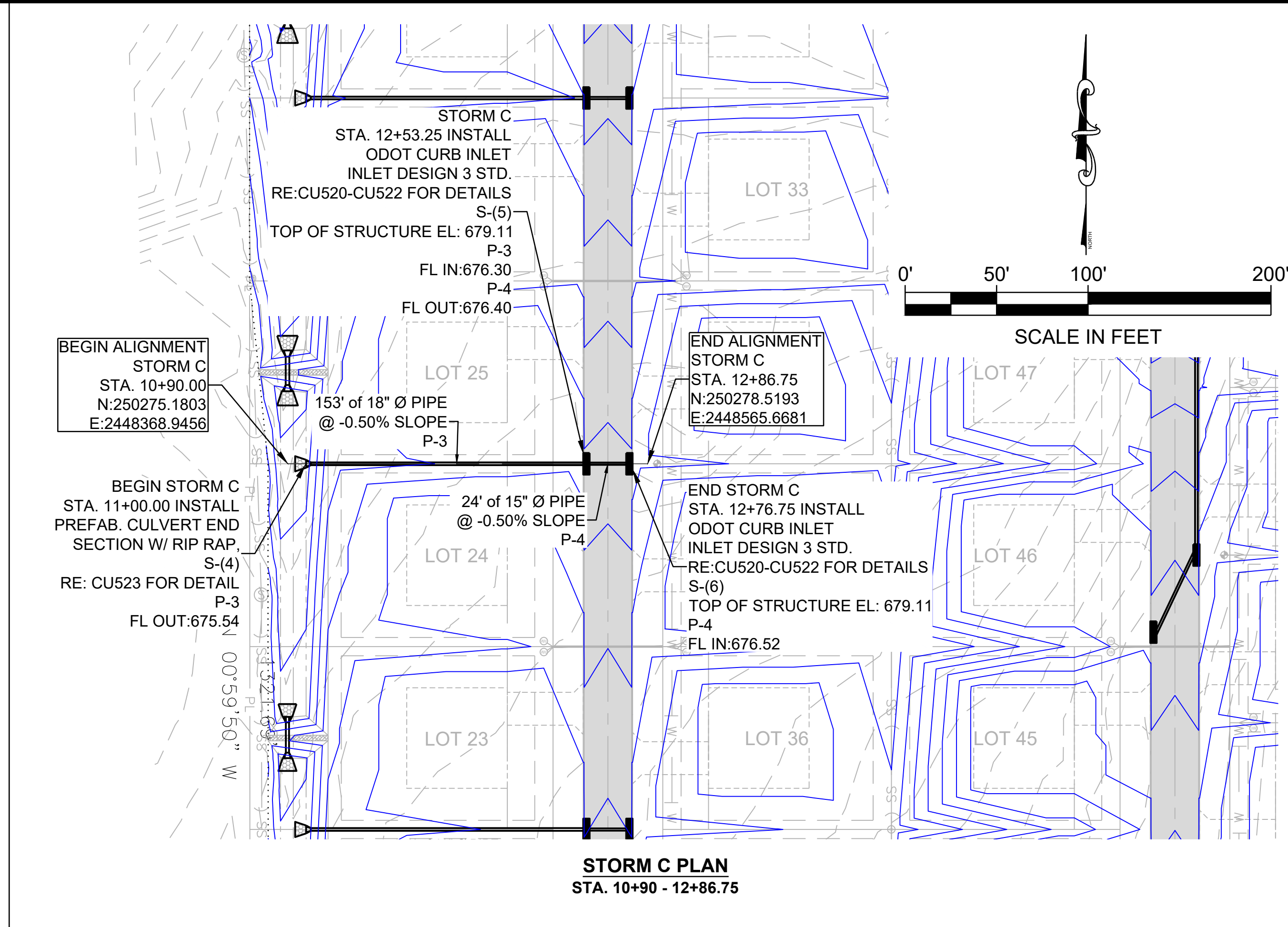
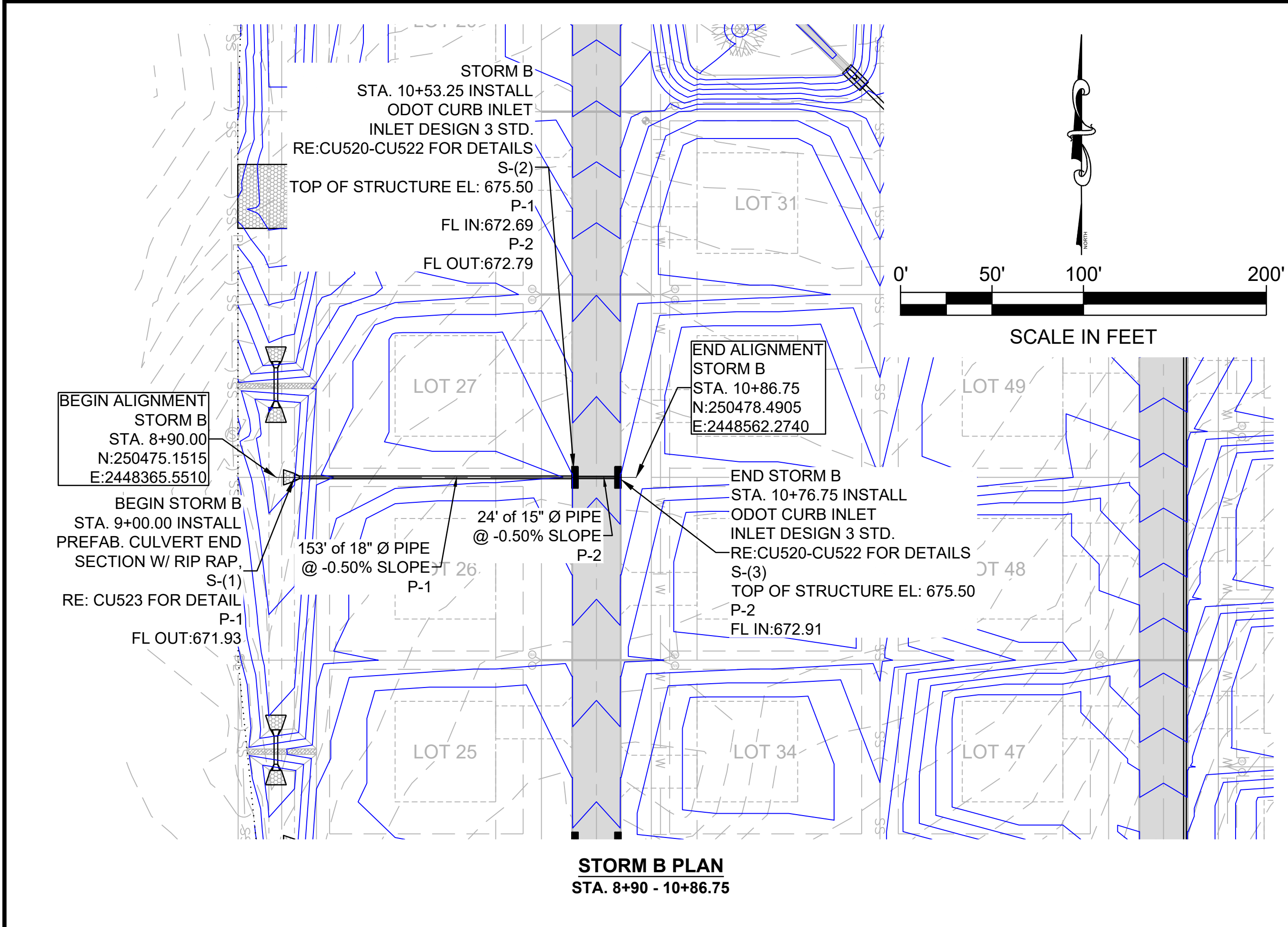
10717

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MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

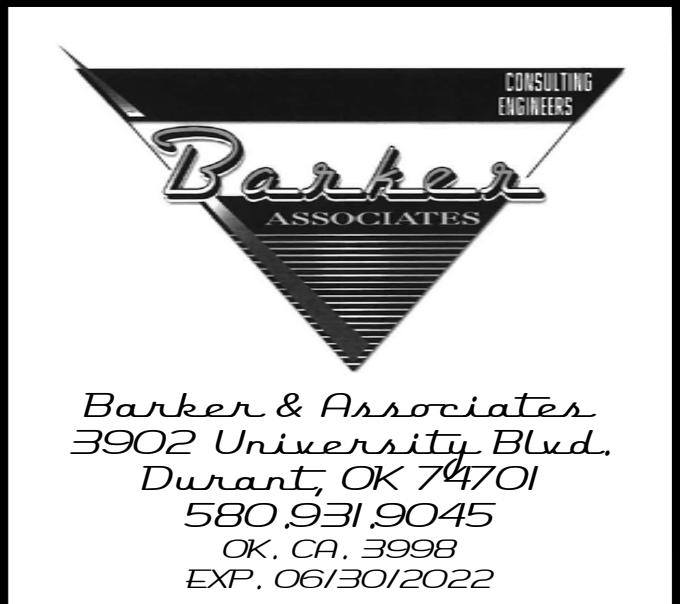
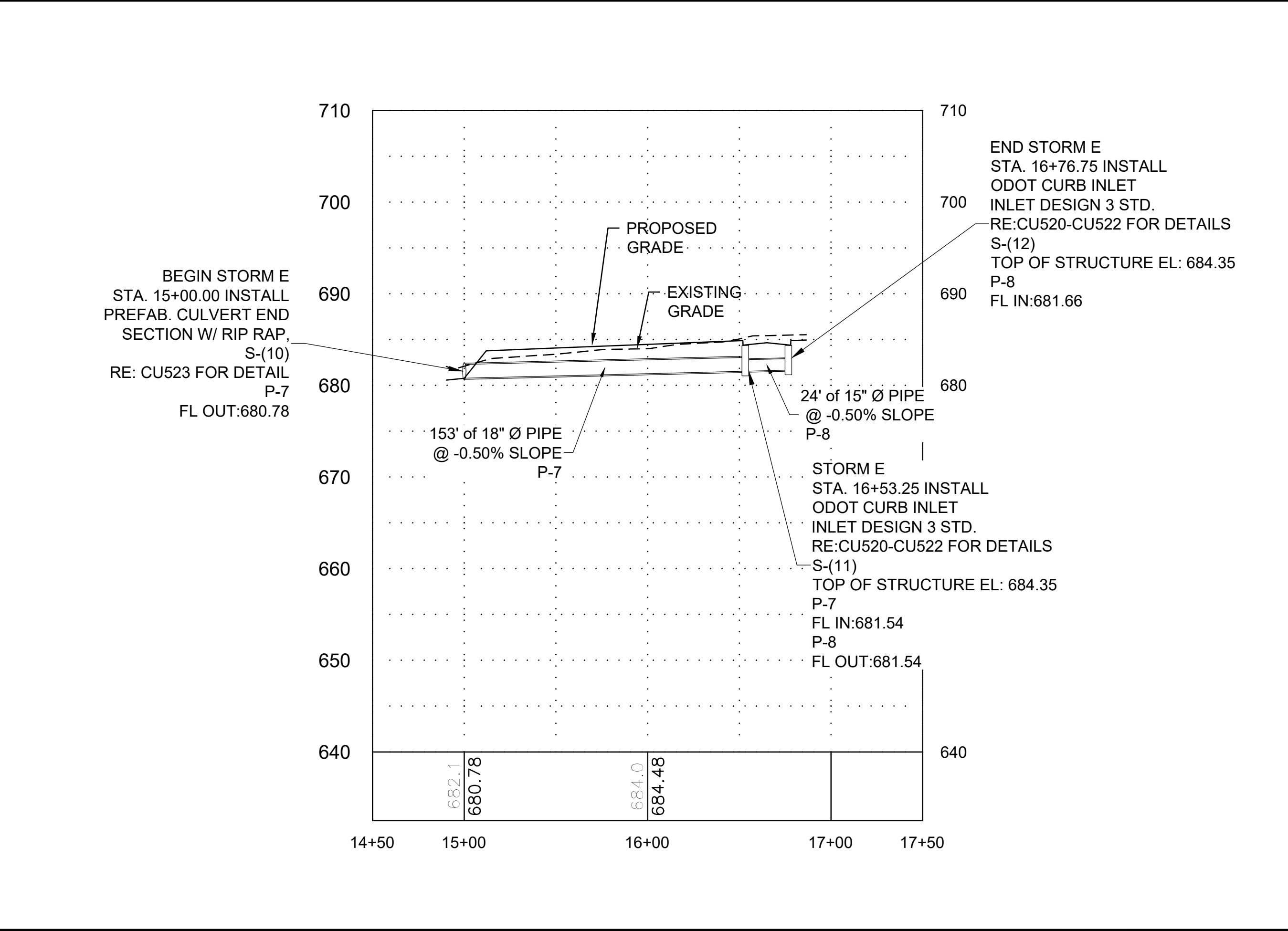
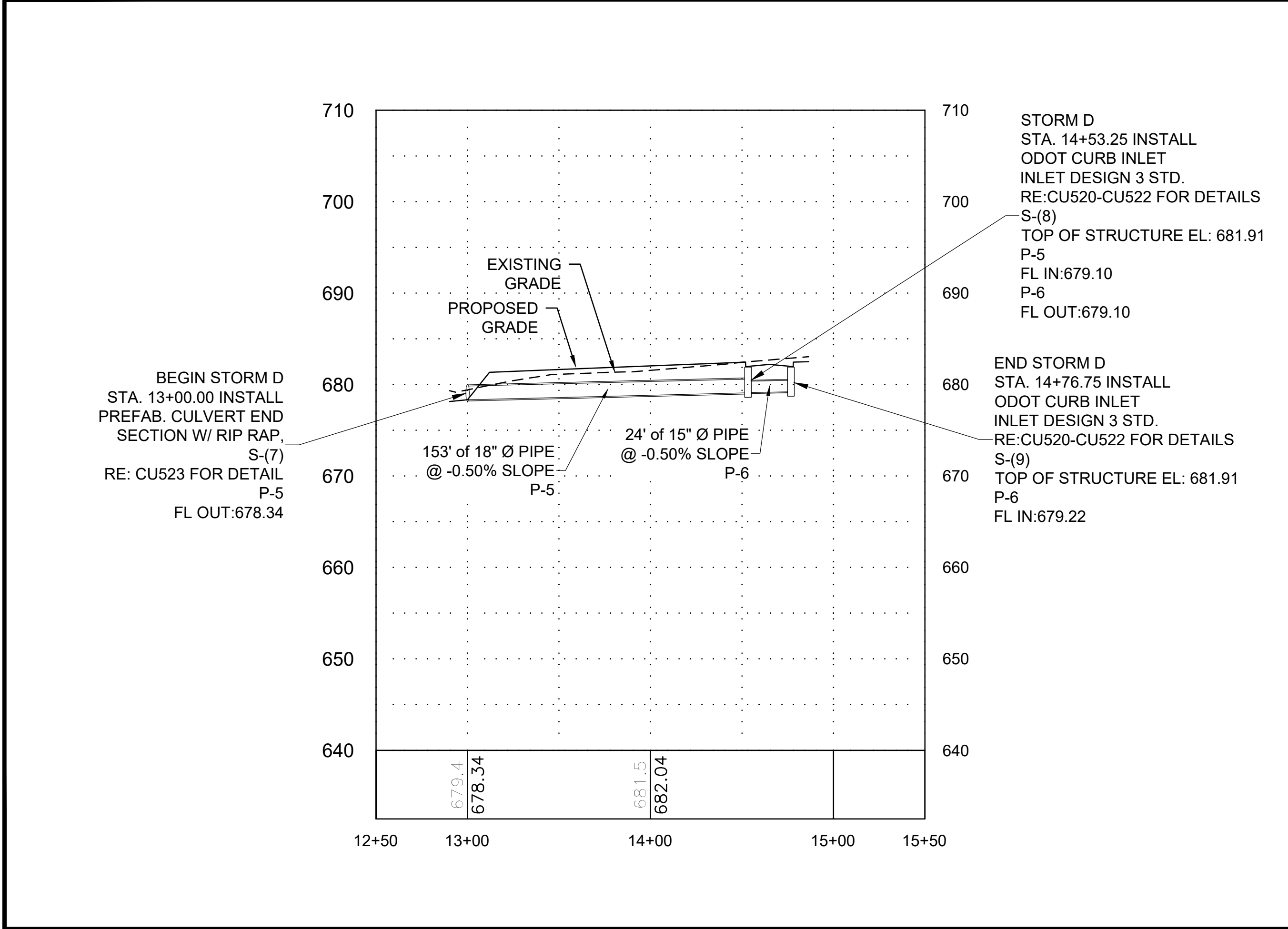
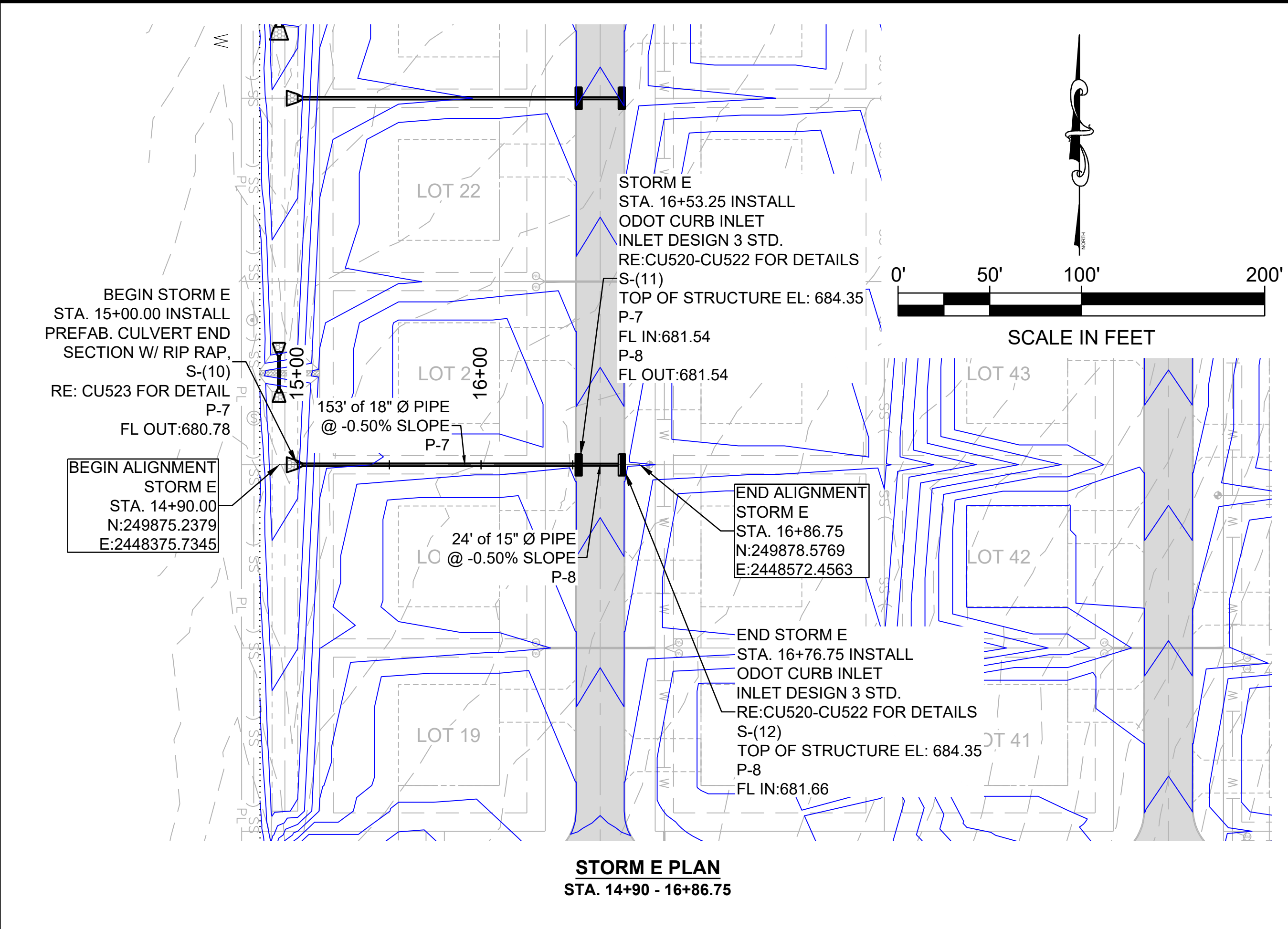
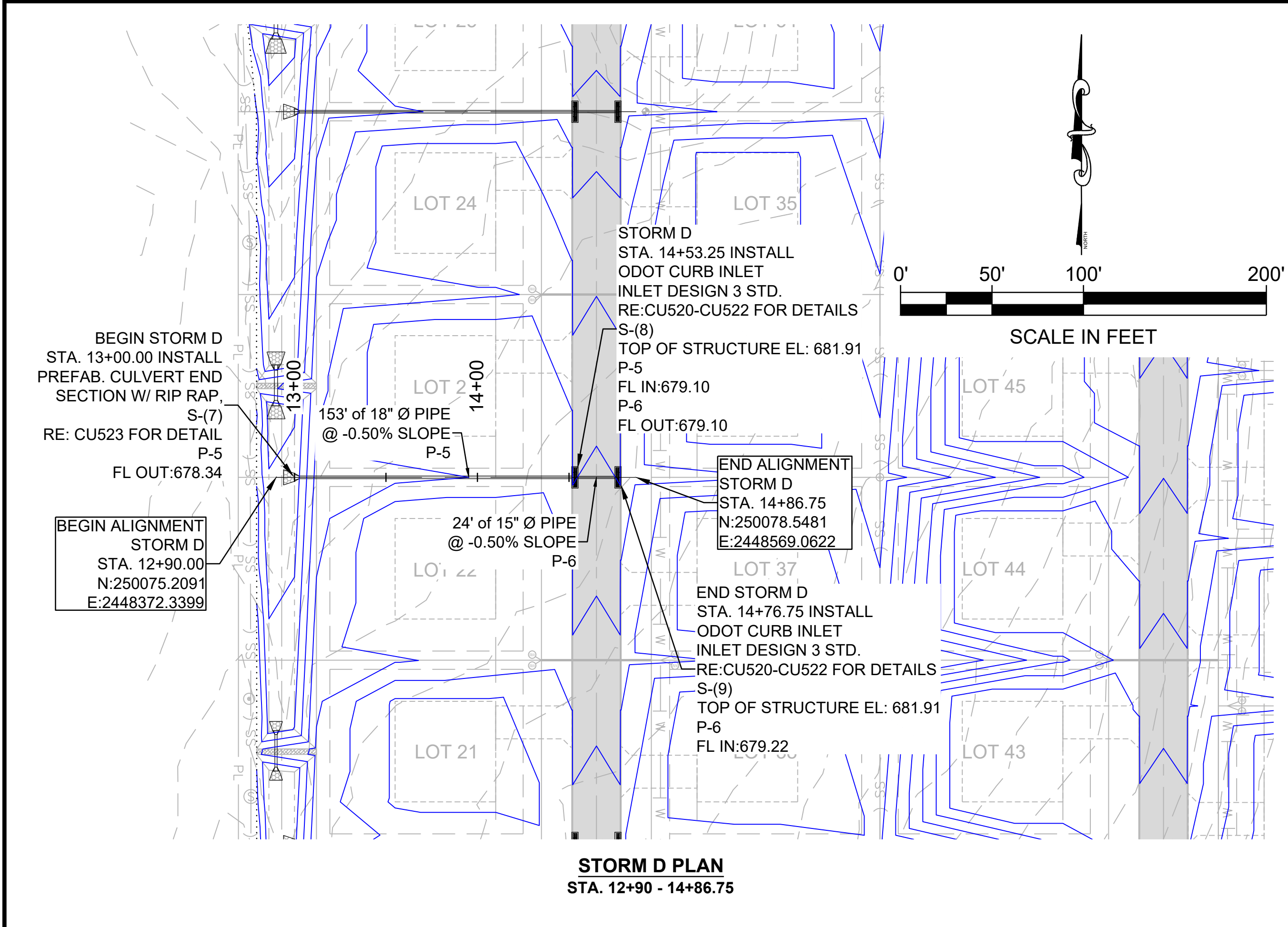
KEY PLAN
DESIGNED BY: DJK
DRAWN BY: JBA
RECORD OF REVISIONS

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STORM B & C PLAN & PROFILE
PROJECT NUMBER
10717

STATE	DATE
OKLAHOMA	APRIL 2021

SHEET NUMBER
CU221

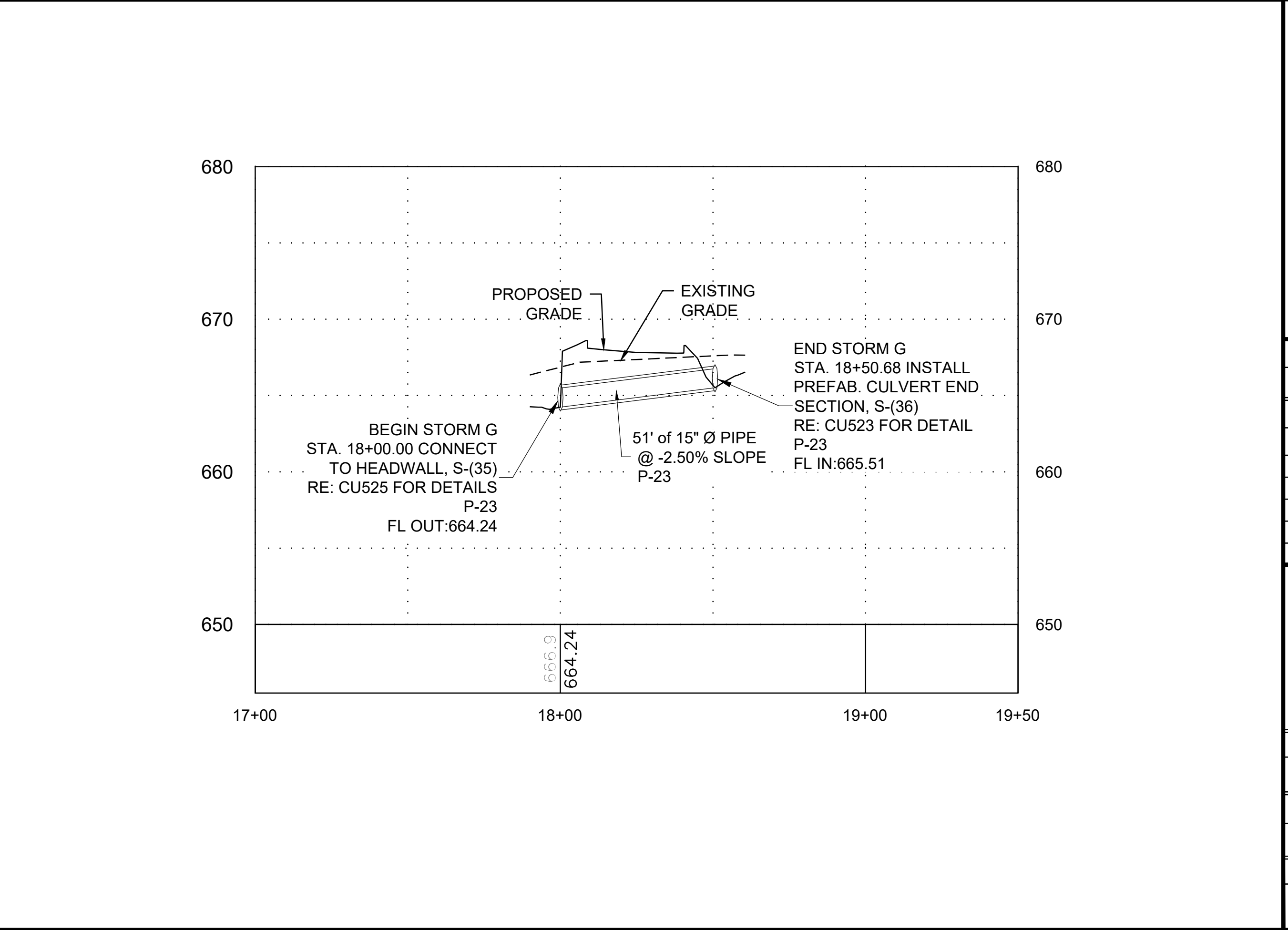
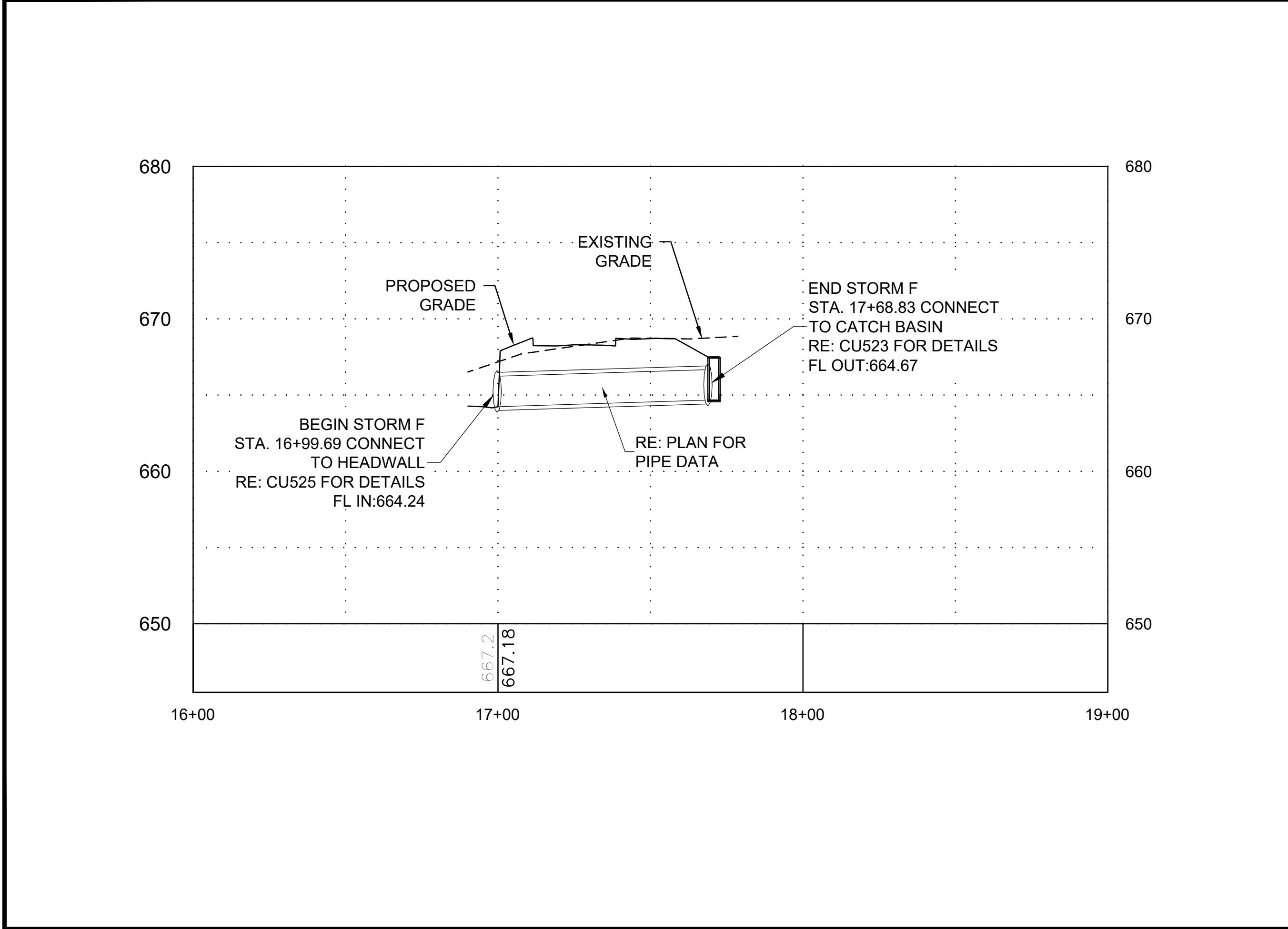
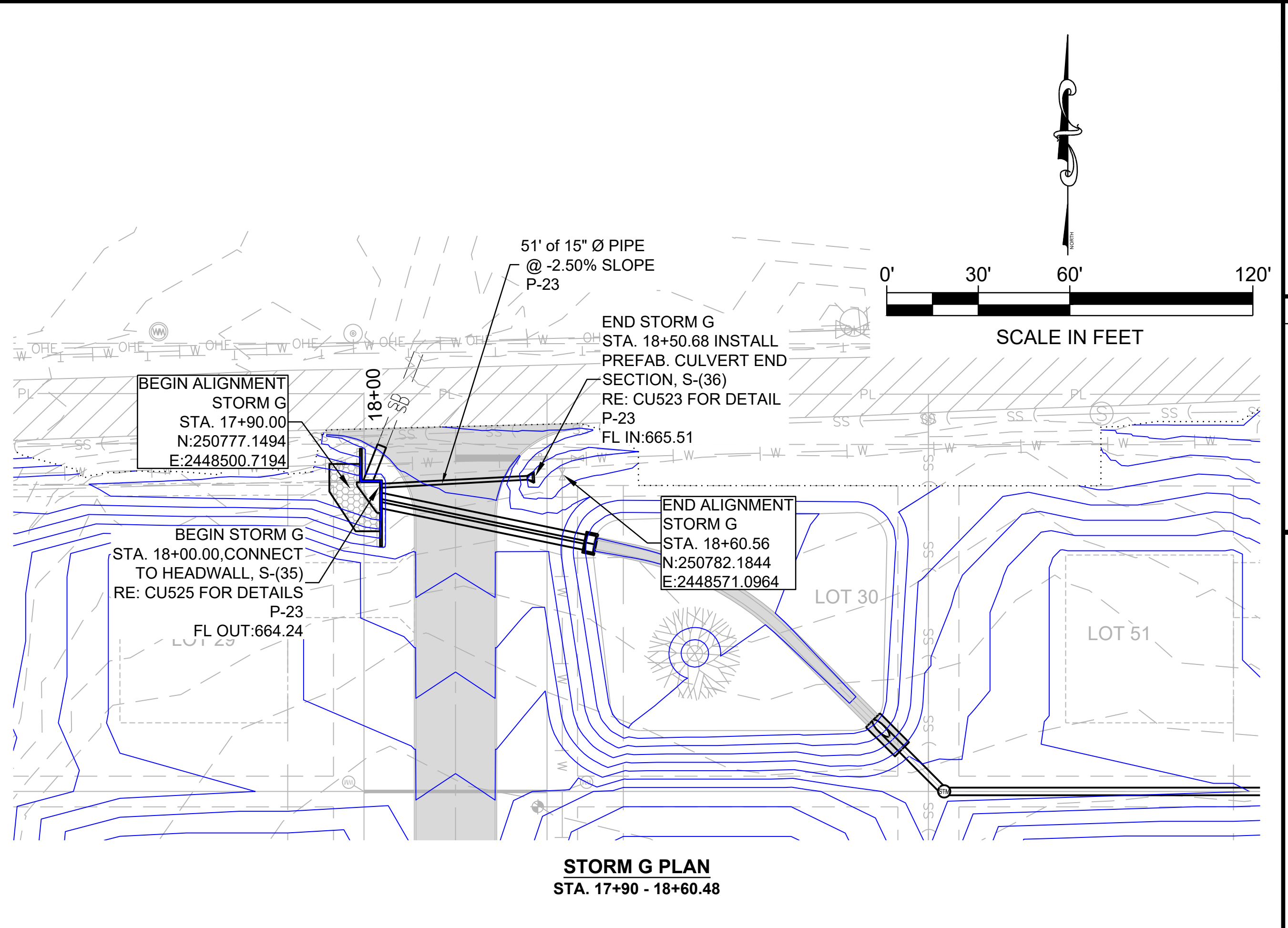
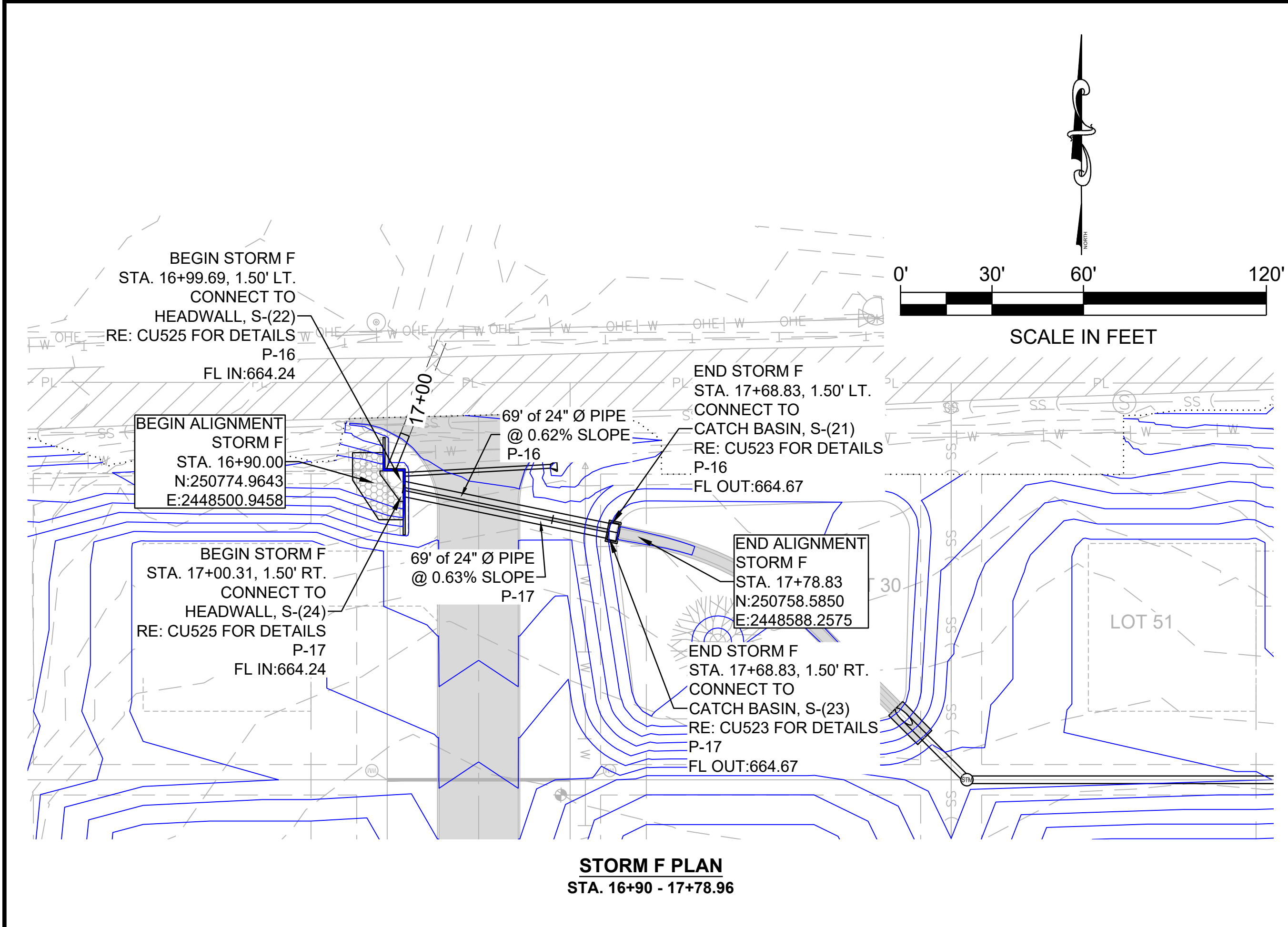


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PROPOSED IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN		
DESIGNED BY: DJK		
DRAWN BY: JBA		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION
STORM D & E PLAN & PROFILE		
PROJECT NUMBER		
10717		
STATE	DATE	
OKLAHOMA	APRIL 2021	
SHEET NUMBER		
CU222		



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FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK
DRAWN BY: JBA

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No.	DATE	DESCRIPTION

STORM F & G PLAN & PROFILE

PROJECT NUMBER

10717

STATE

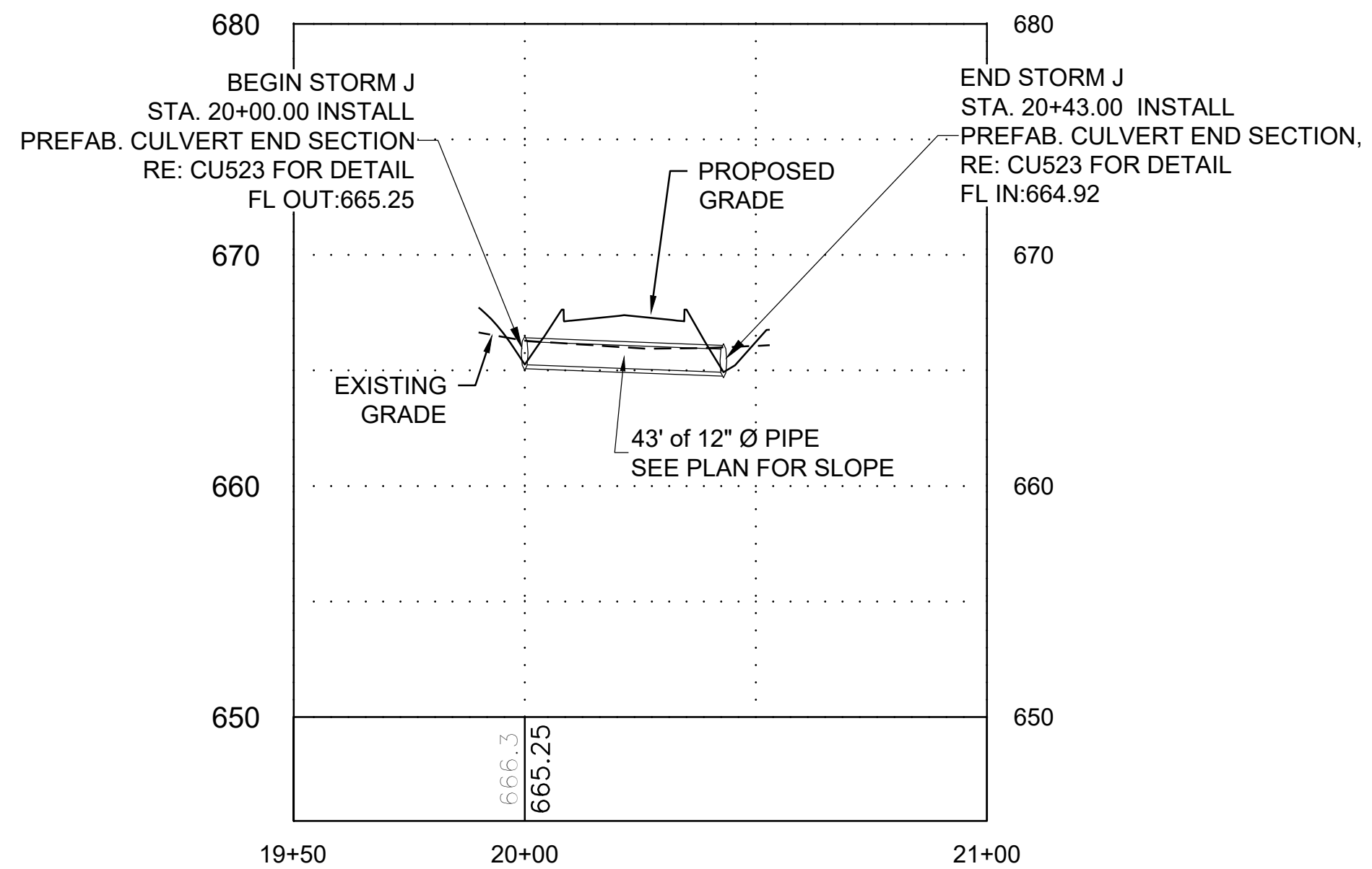
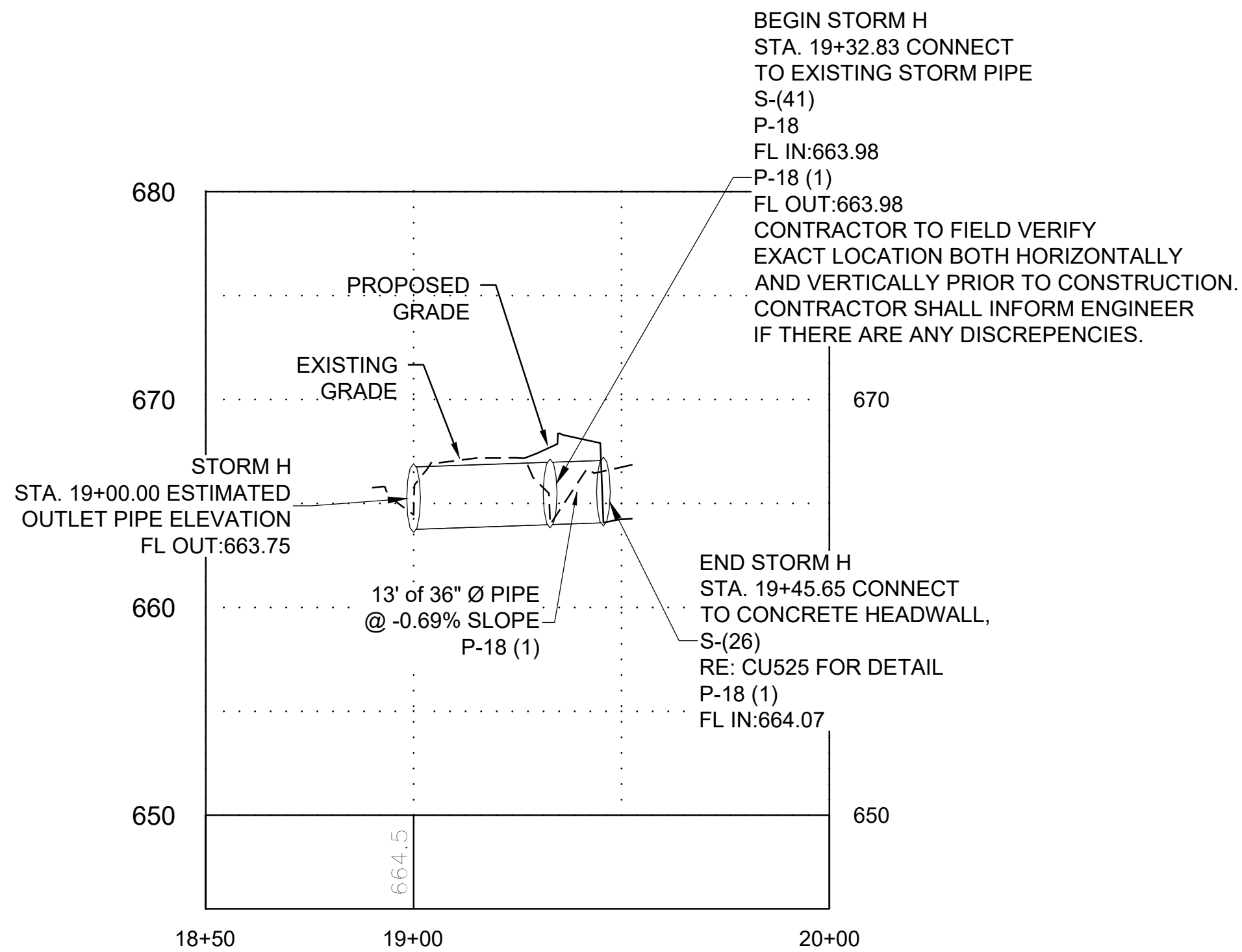
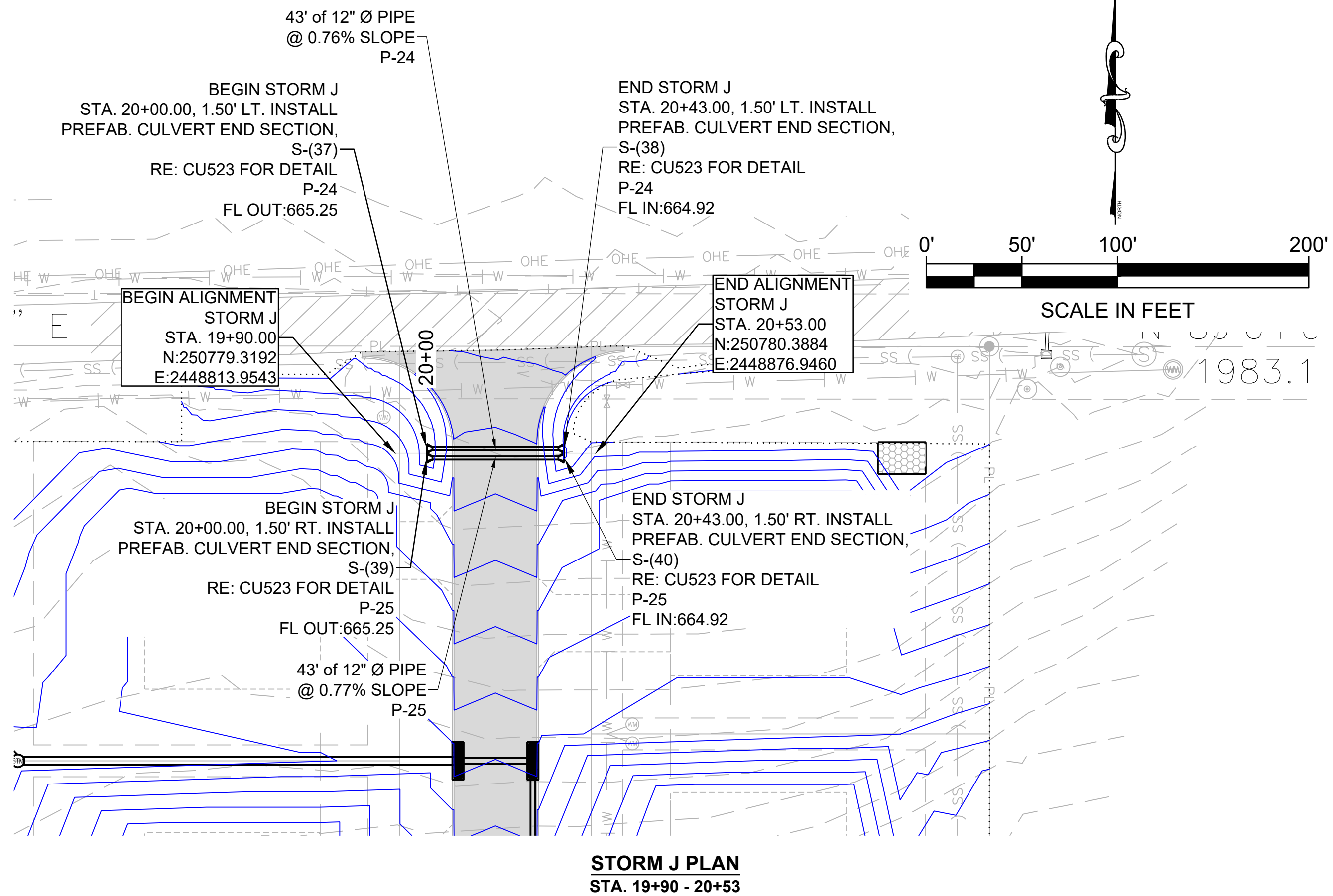
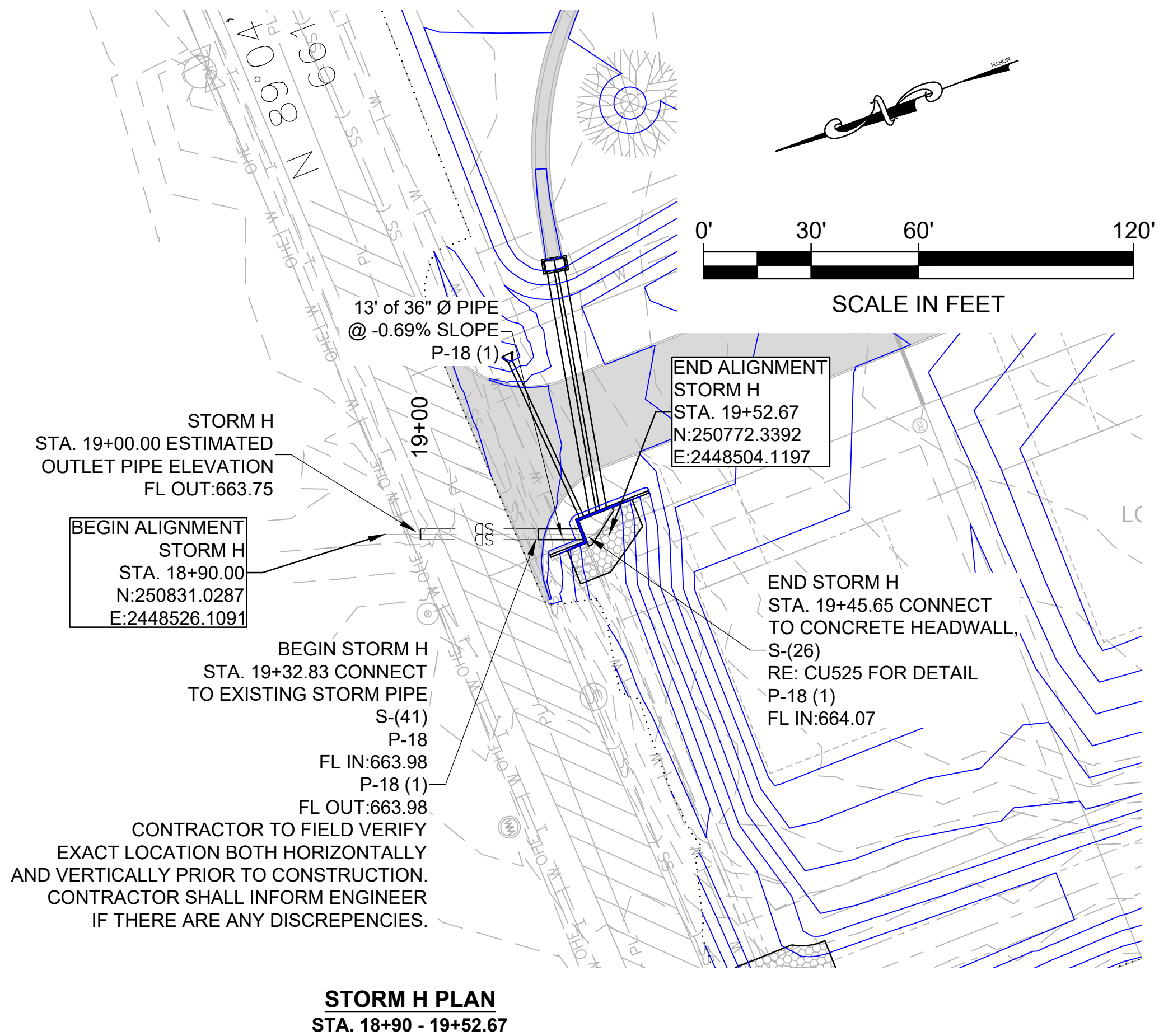
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KASH ACRES
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MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK
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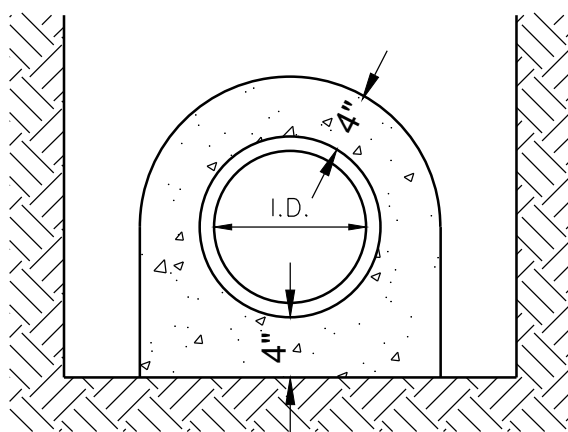
No.	DATE	DESCRIPTION

STORM H & J PLAN & PROFILE

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CU224	

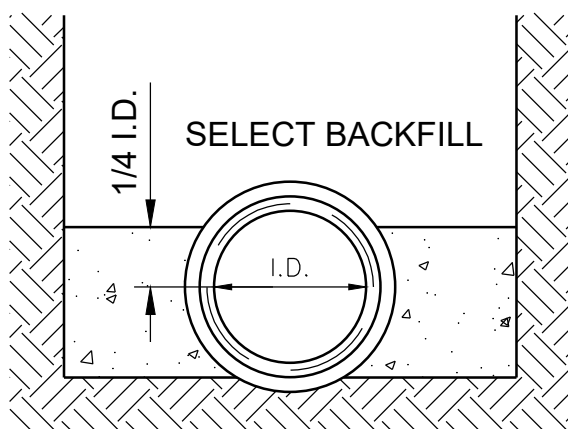
NOTES

1. SELECT FILL CONSIST OF EXCAVATED MATERIALS CONTAINING NO ROCKS LARGER THAN 2 INCHES.
2. CRUSHED ROCK SHALL BE ODOT TYPE "A" BASE. UNDER ALL STREET X-INGS.
3. COMPACTION REQUIREMENTS:
 - a. NON-PAVED AREAS 90% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS AND 85% FOR COHESIVE SOILS.
 - b. PAVED AREAS 95% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOIL.
4. FILLS OVER 10 FEET DEEP - MATERIAL IN THE AREA FROM SELECT FILL TO BEDDING SHALL BE 3/4" CRUSHER RUN WELL GRADED.
5. FLOWABLE FILL MAY BE SUBSTITUTED FOR ALL MATERIALS IN ROAD CROSSING.
6. IN AREAS WHERE WATER INFILTRATION CANNOT BE CONTROLLED BEDDING AND INITIAL BACKFILL SHALL BE MATERIAL CONFORMING TO ODOT SECTION 703.04(A).
7. PIPE IN PROXIMITY TO WATER LINES SHALL COMPLY WITH O.D.E.Q. STANDARDS.
8. ALL FINISHED SUBGRADES SHALL BE PREPARED ACCURATELY BY MEANS OF HAND TOOLS.
9. TRENCH WIDTHS ARE DETAILED IN SPECIFICATION EXCAVATION.



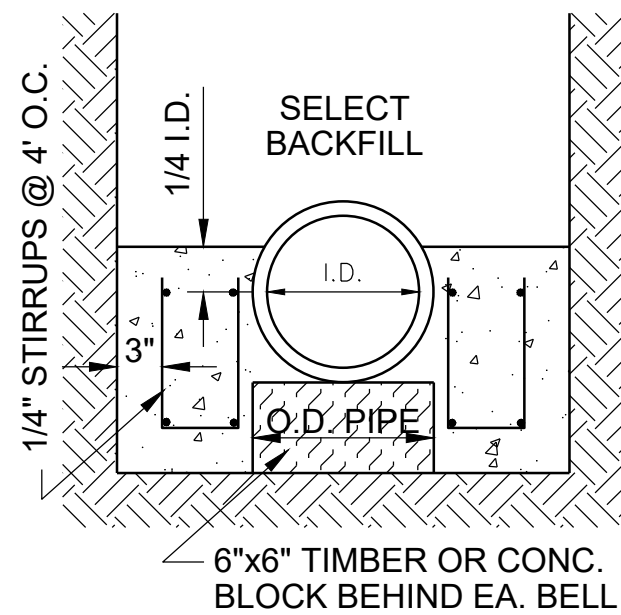
CONCRETE ENCASEMENT
CONCRETE PER LF

8" I.D.	DIP, RCP	1.41 CF
10" I.D.	DIP, RCP	1.67 CF
12" I.D.	DIP, RCP	1.93 CF
15" I.D.	DIP, RCP	2.36 CF
18" I.D.	DIP, RCP	2.81 CF
21" I.D.	DIP, RCP	3.27 CF
24" I.D.	DIP, RCP	3.76 CF
27" I.D.	DIP, RCP	4.26 CF
30" I.D.	DIP	4.78 CF
30" I.D.	RCP	5.09 CF
36" I.D.	DIP, RCP	5.80 CF
36" I.D.	RCP	6.20 CF



CONCRETE CRADLE
CONCRETE PER LF

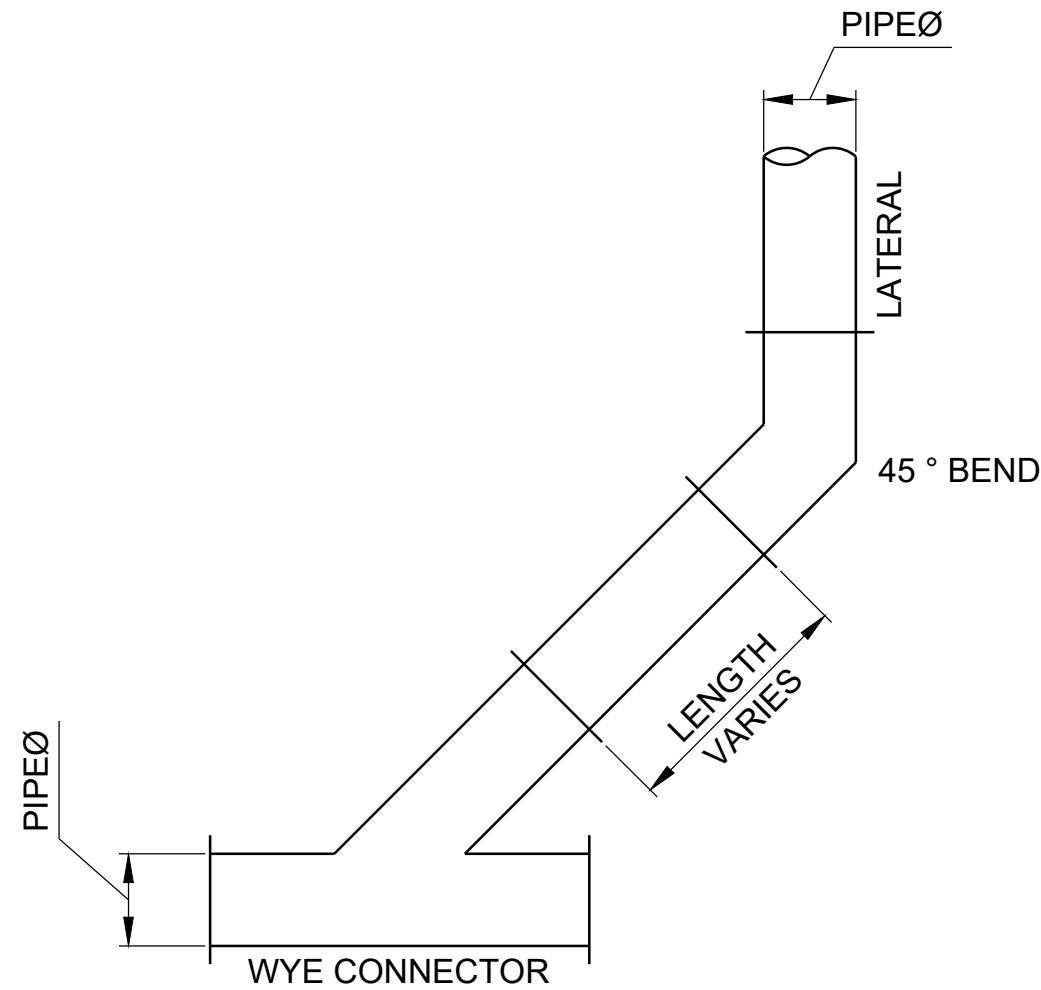
8" I.D.	DIP, RCP	1.09 CF
10" I.D.	DIP, RCP	1.23 CF
12" I.D.	DIP, RCP	1.33 CF
15" I.D.	DIP, RCP	1.66 CF
18" I.D.	DIP, RCP	2.00 CF
21" I.D.	DIP, RCP	1.96 CF
24" I.D.	DIP, RCP	2.69 CF
27" I.D.	DIP, RCP	3.52 CF
30" I.D.	DIP	3.38 CF
30" I.D.	RCP	4.40 CF
36" I.D.	DIP, RCP	4.12 CF
36" I.D.	RCP	5.26 CF



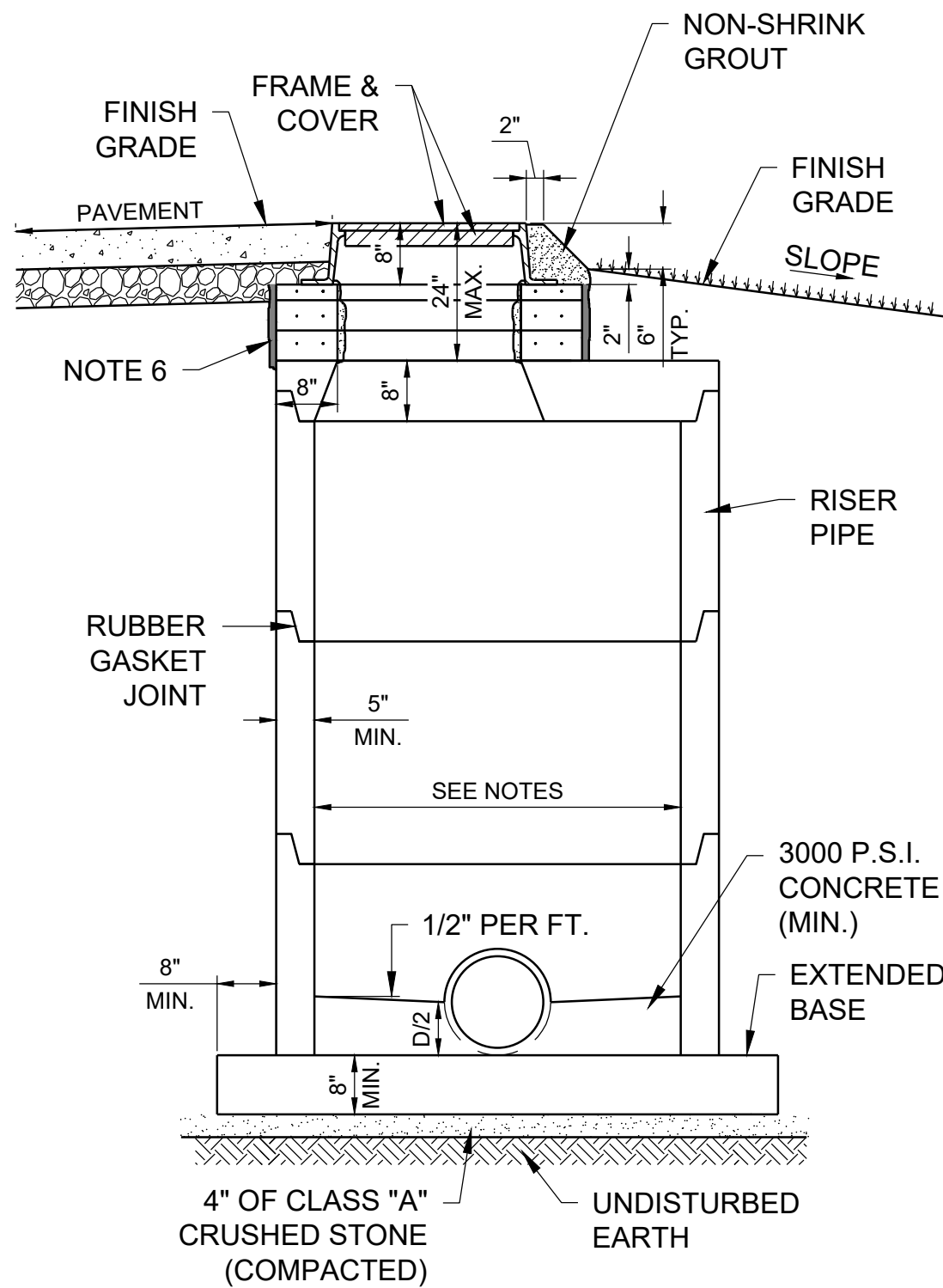
WATER TABLE CRADLE
CONCRETE PER LF

8" I.D.	DIP, RCP	2.34 CF
10" I.D.	DIP, RCP	2.48 CF
12" I.D.	DIP, RCP	2.58 CF
15" I.D.	DIP, RCP	3.04 CF
18" I.D.	DIP, RCP	3.50 CF
21" I.D.	DIP, RCP	3.46 CF
24" I.D.	DIP, RCP	4.44 CF
27" I.D.	DIP, RCP	5.52 CF
30" I.D.	DIP	5.38 CF
30" I.D.	RCP	6.65 CF
36" I.D.	DIP, RCP	6.37 CF
36" I.D.	RCP	7.76 CF

6 CONCRETE ENCASEMENT AND CRADLES
NOT TO SCALE



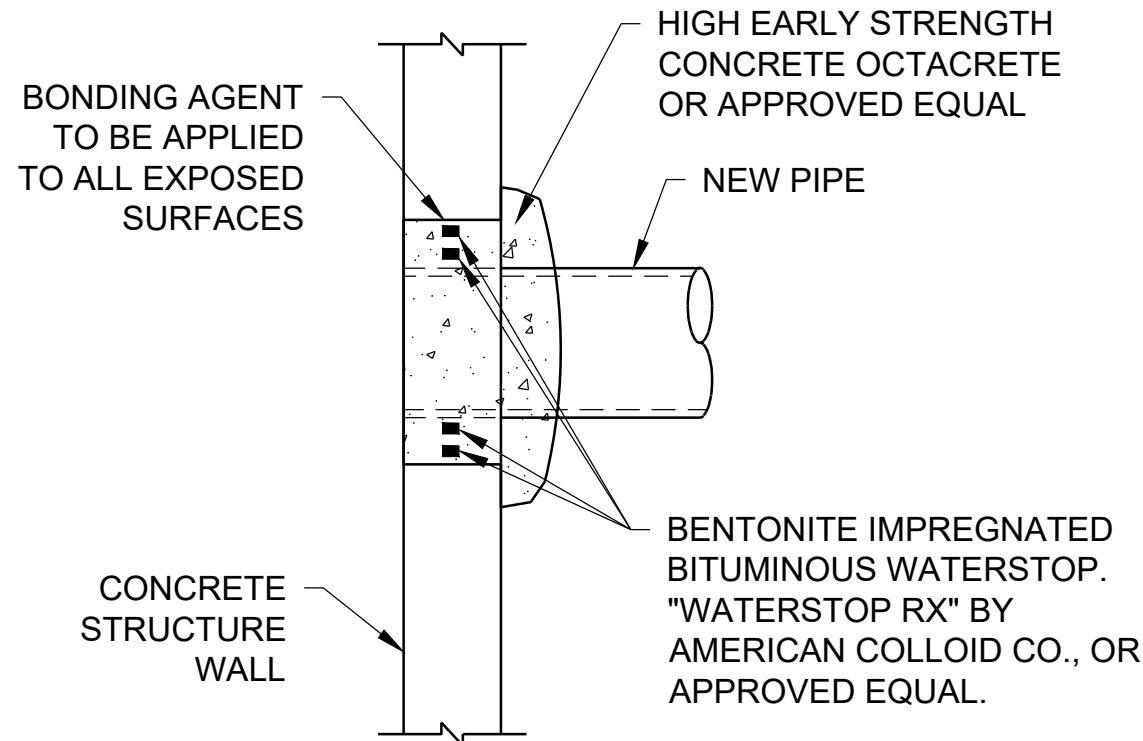
5 PVC WYE CONNECTOR DETAIL
NOT TO SCALE



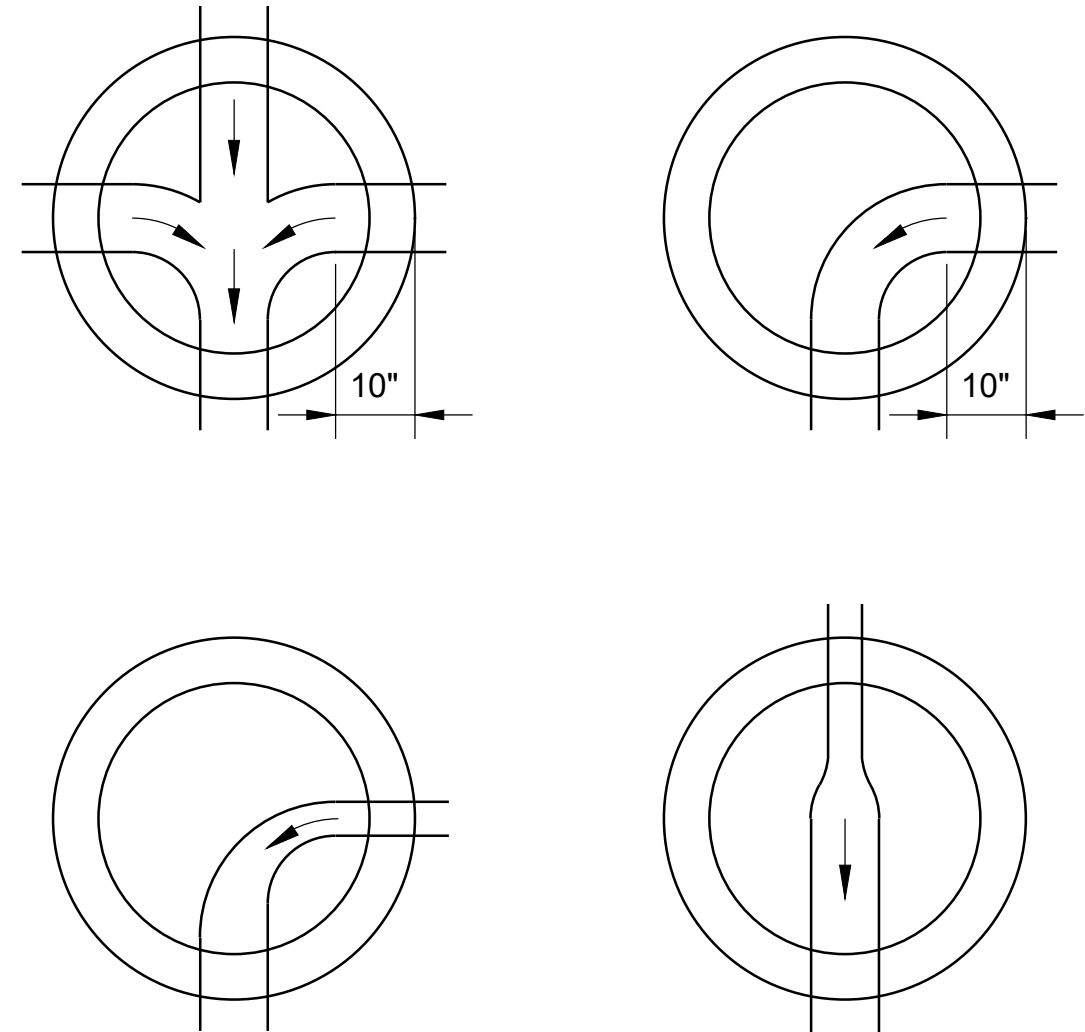
NOTES:

1. PRECAST MANHOLE SHALL CONFORM TO CURRENT ASTM C478.
2. 8" TO 18" PIPE, 4' ID MANHOLE REQUIRED.
3. 21" TO 27" PIPE, 5' ID MANHOLE REQUIRED.
4. OVER 27" PIPE MANHOLE ID AS SPECIFIED BY ENGINEER.
5. MANHOLES LESS THAN 4'-6" IN HEIGHT SHALL HAVE A FULL 4'-0" ID OR LARGER FROM TOP TO BOTTOM.
6. CONTRACTOR SHALL INSTALL 2" OR 4" REINFORCED CONCRETE CONCENTRIC RINGS AS FINISH GRADE REQUIRES WITH BITUMINOUS WRAP.

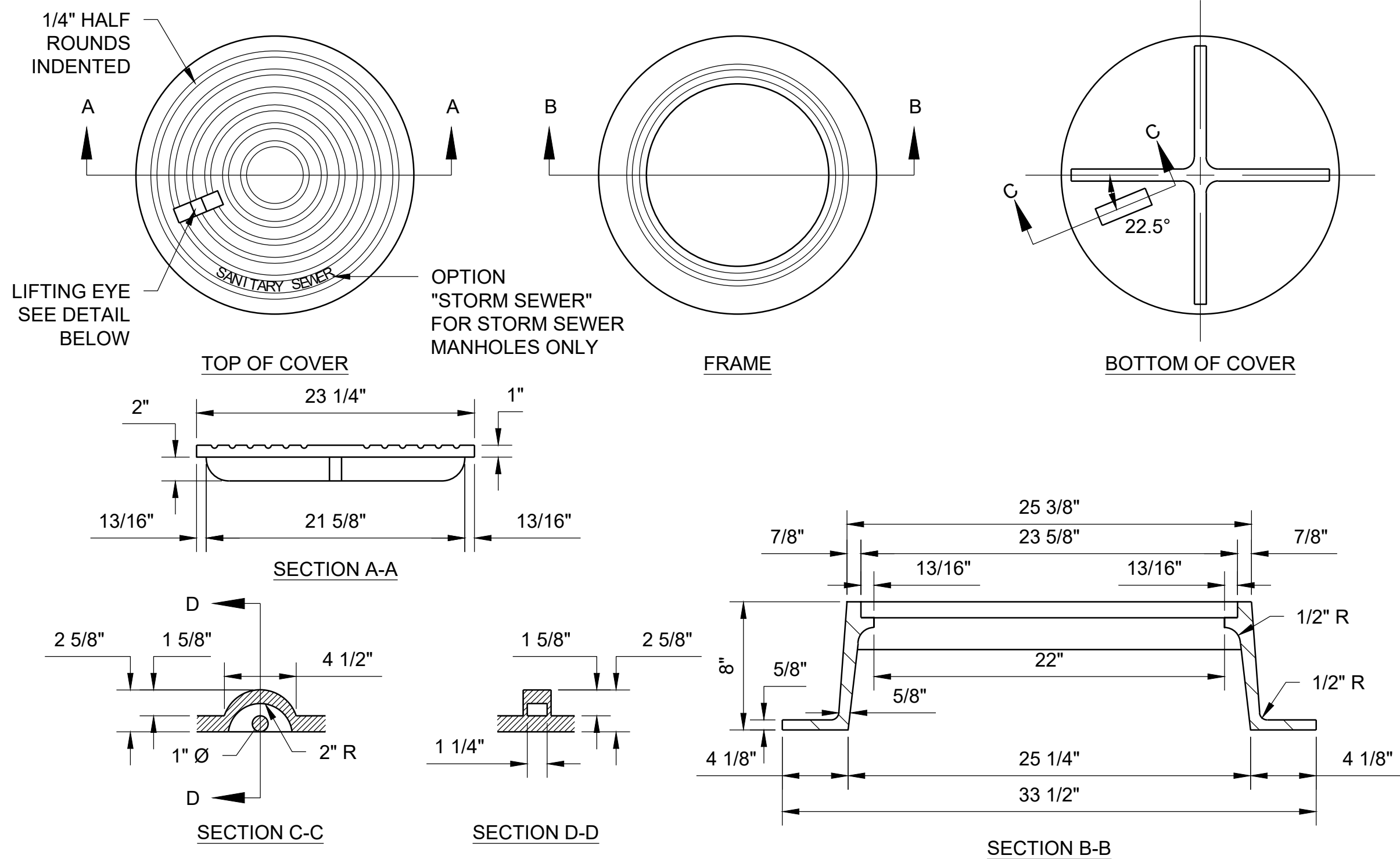
4 PRECAST MANHOLE
NOT TO SCALE



3 NEW PIPE SEAL FOR
PENETRATION THROUGH STRUCTURE
NOT TO SCALE



2 MANHOLE INVERT DETAIL
NOT TO SCALE



NOTES:

1. FOR LOCATION, ORIENTATION, AND ELEVATIONS, SEE CONSTRUCTION DRAWING PLAN SHEETS AND/OR PLAN AND PROFILE SHEETS.
2. PRIOR TO EXCAVATION AND/OR TRENCHING FOR ALL THE NEW SANITARY SEWER LINE, MANHOLES, SERVICE CONNECTIONS ETC., THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THESE EXISTING UTILITIES. FORTY EIGHT (48) HOURS BEFORE YOU DIG CALL OKIE 1-800-522-6543.
3. ALL MATERIALS, CONSTRUCTION ACTIVITIES, TESTING PROCEDURES, ETC. SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE MOST CURRENT EDITION OF OKLAHOMA DEPARTMENT OF ENVIRONMENTAL.
4. FRAME AND COVER SHALL BE 22-INCH Ø SOLID, HEAVY DUTY, CAST IRON FRAME AND COVER W/ 1-INCH LETTERING (SANITARY SEWER) LOCATED ON THE ARC OF THE SOLID COVER, DEETER CASTING NUMBER 1265 BY DEETER FOUNDRY, INC. OR APPROVED EQUAL.
5. INSTALL/SEAL FRAME TO CONCRETE STRUCTURE WITH 2 ROWS OF MASTIC.

1 MANHOLE FRAME & COVER
NOT TO SCALE



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PROPOSED
IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

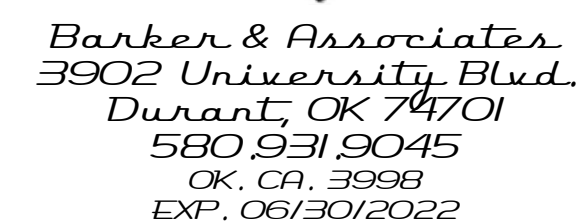
KEY PLAN

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No.	DATE	DESCRIPTION

SEWER
DETAILS

PROJECT NUMBER	
10717	
STATE	DATE
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CU500	



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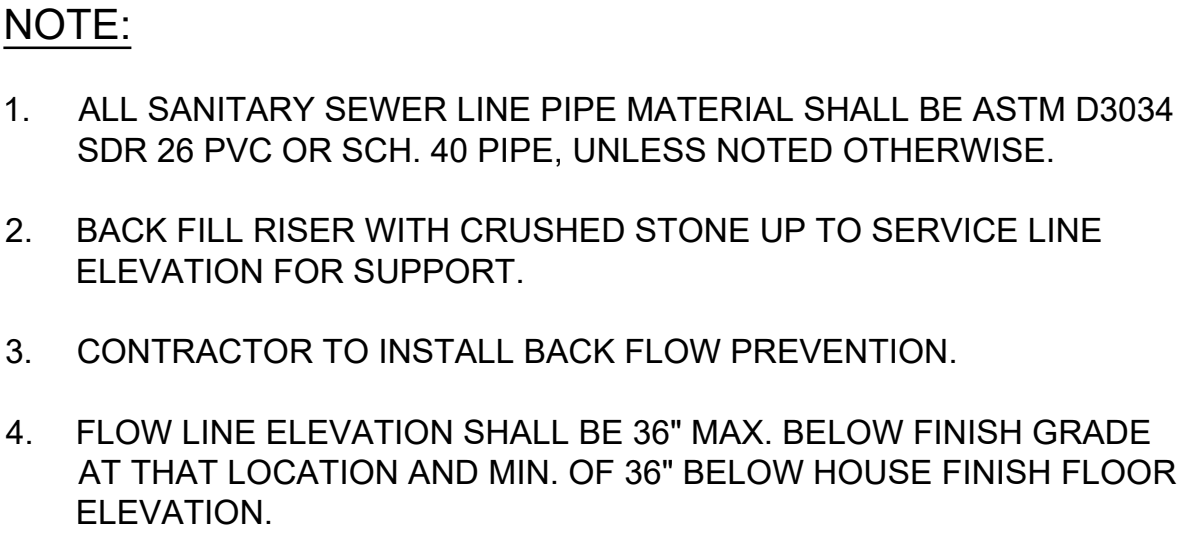
FOR
KASH ACRES
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REAL ESTATE, LLC**
DURANT, OKLAHOMA

RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

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STATE	DATE
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CU501	

NOTES:

1. USE 5% GAGE IF DEFLECTION TEST IS MADE WITHIN 6 MONTHS OF INSTALLATION.
2. MARK ALL GAGES WITH ASTM SPECIFICATION NUMBER, SDR NUMBER AND DEFLECTION.
3. THE 1/2" BAR STOCK ON THE EDGE PROVIDES CLEARANCE TO PASS SMALL AMOUNTS OF SOIL WHICH MAY BE IN PIPE.

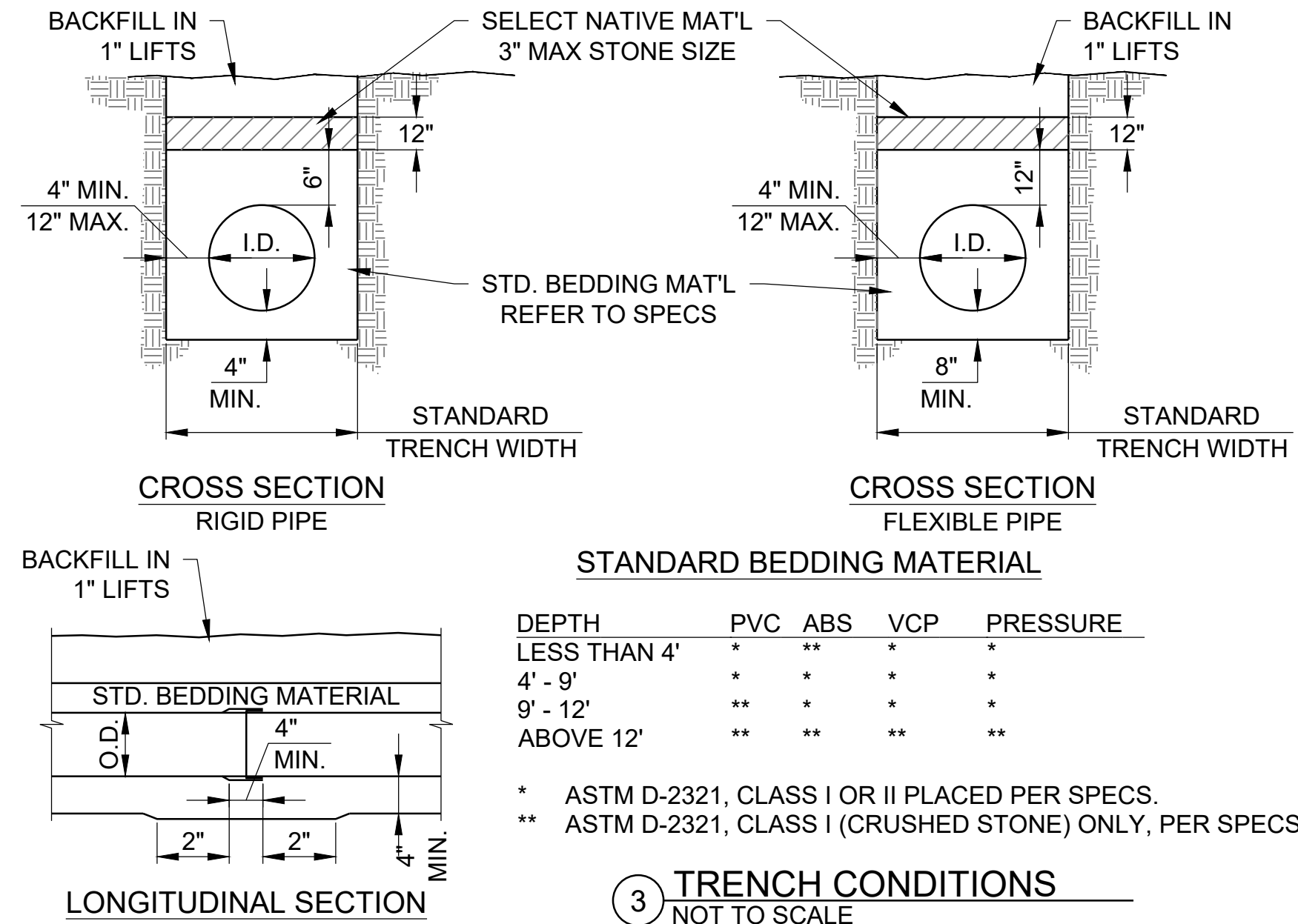


5 TYPICAL 3-WAY FIRE HYDRANT ASSEMBLY
NOT TO SCALE

④ 3/4" AIR RELEASE VALVE
NOT TO SCALE

STANDARD TRENCH WIDTH		
RIGID PIPE		FLEXIBLE PIPE
<2"	6"	_____ 6"
2"-3"	12"	_____ 12"
4"-6"	18"	_____ 18"
8"	24"	_____ 30"
10"-12"	30"	_____ 36"
14"-18"	36"	_____ 45"
20"-24"	42"	_____ 54"
26"-30"	54"	_____ 66"
32"-36"	60"	_____ 75"
38"-42"	66"	_____ 81"
44"-48"	72"	_____ 90"
50"-54"	78"	_____ 96"
56"-60"	84"	_____ 108"

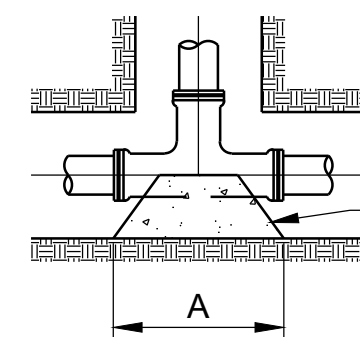
NOTE:
REMOVE ALL STONES AND DEBRIS FOUND IN
TRENCH TO A DEPTH OF AT LEAST 6 INCHES
BELOW THE BOTTOM OF THE PIPE.



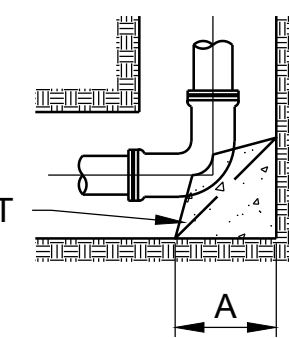
PIPE SIZE	TEES		BENDS							
			90		45		22 1/2		11 1/4	
	A	B	A	B	A	B	A	B	A	B
4"	16"	14"	16"	16"	12"	8"	8"	8"	12"	14"
6"	24"	21"	16"	24"	18"	12"	12"	12"	18"	21"
8"	39"	24"	24"	26"	21"	15"	15"	15"	18"	24"
10"	48"	30"	24"	32"	26"	24"	18"	18"	18"	24"
12"	48"	30"	30"	34"	28"	30"	18"	18"	20"	28"
14"	54"	36"	36"	39"	30"	30"	21"	21"	20"	28"
16"	54"	38"	38"	41"	32"	32"	24"	24"	21"	30"

NOTES:

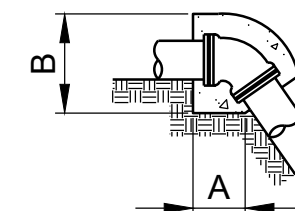
1. USE 2000 P.S.I. CONCRETE ON ALL BLOCKING
2. ALL BEARING AREAS SHALL BE ON UNDISTURBED EARTH
3. BLOCKING SHALL BE PLACED SO THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRED.
4. USE THRUST BLOCKS FOR CHANGES IN DIRECTION OF 22 1/2" OR GREATER (I.E. TEES, BENDS AND CROSSES) CHANGE IN SIZE (I.E. REDUCERS), STOPS (I.E. DEAD ENDS) AND VALVES WHERE THRUST DEVELOPS WHEN CLOSED.



TEE

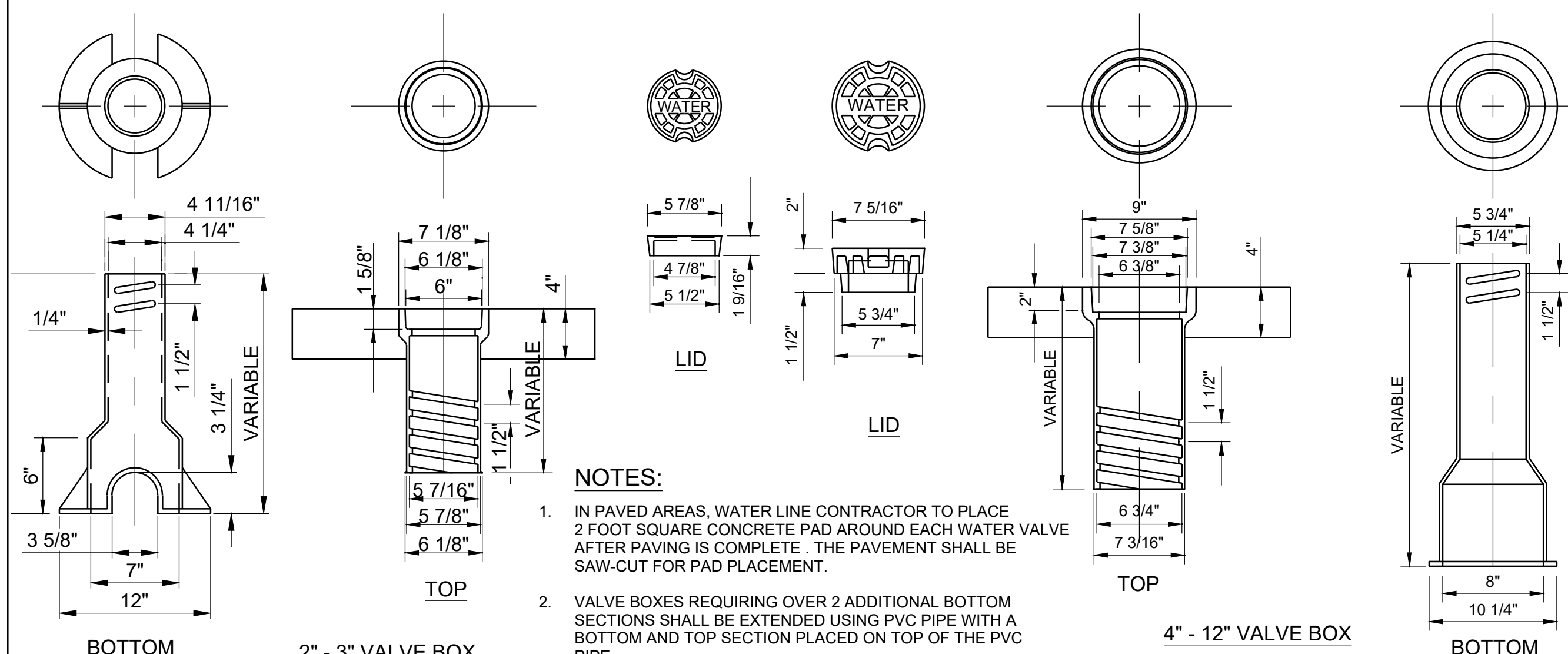


HORIZONTAL BEND



VERTICAL BEND

② THRUST BLOCKING
NOT TO SCALE



1 TYPICAL GATE VALVE BOXES



Barker & Associates
3902 University Blvd.
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580.931.9045
OK, CA, 3998
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DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY:	DJK
DRAWN BY:	JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION
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WATER

DETAILS

PROJECT NUMBER

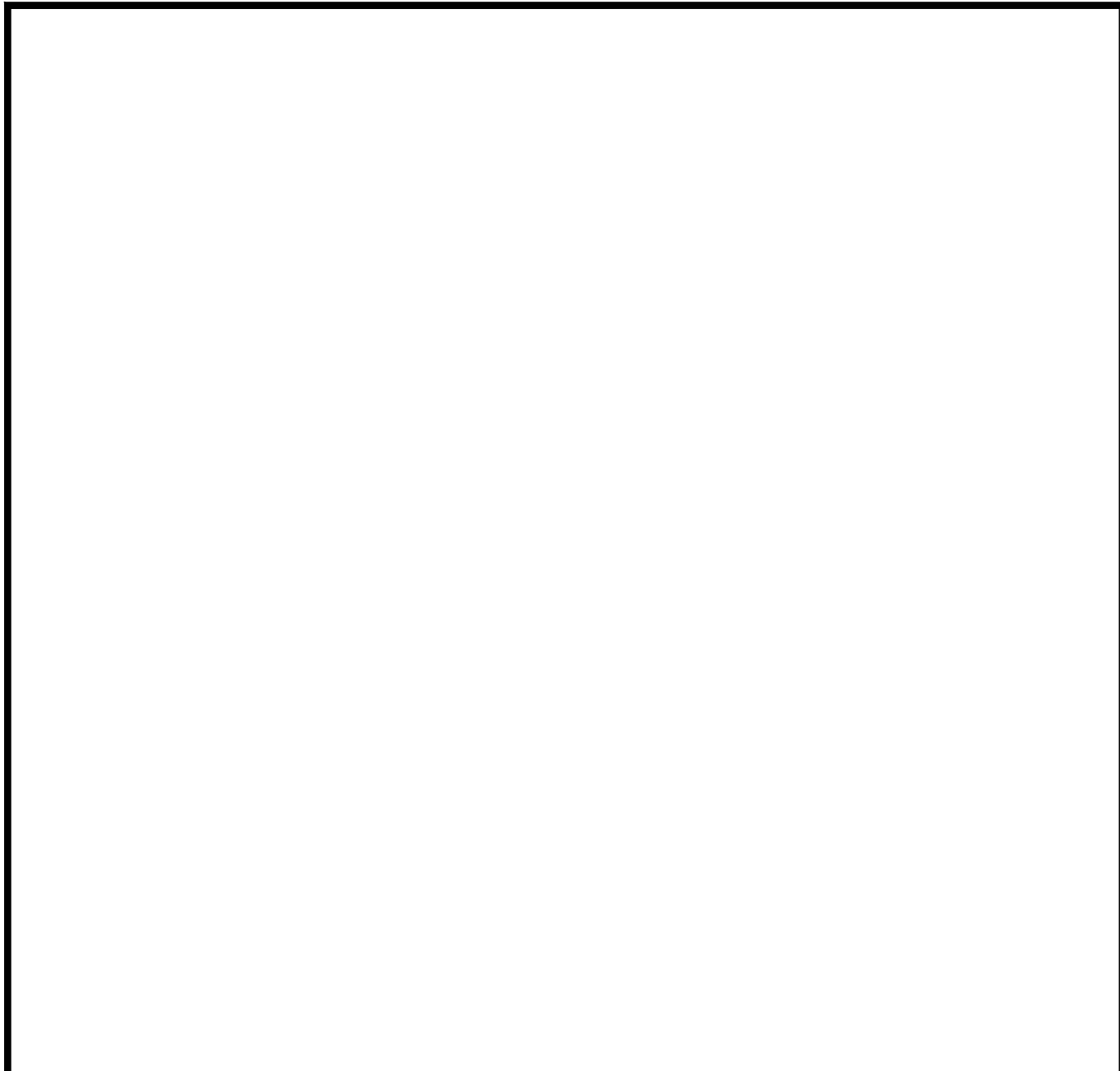
10717

STATE	DATE
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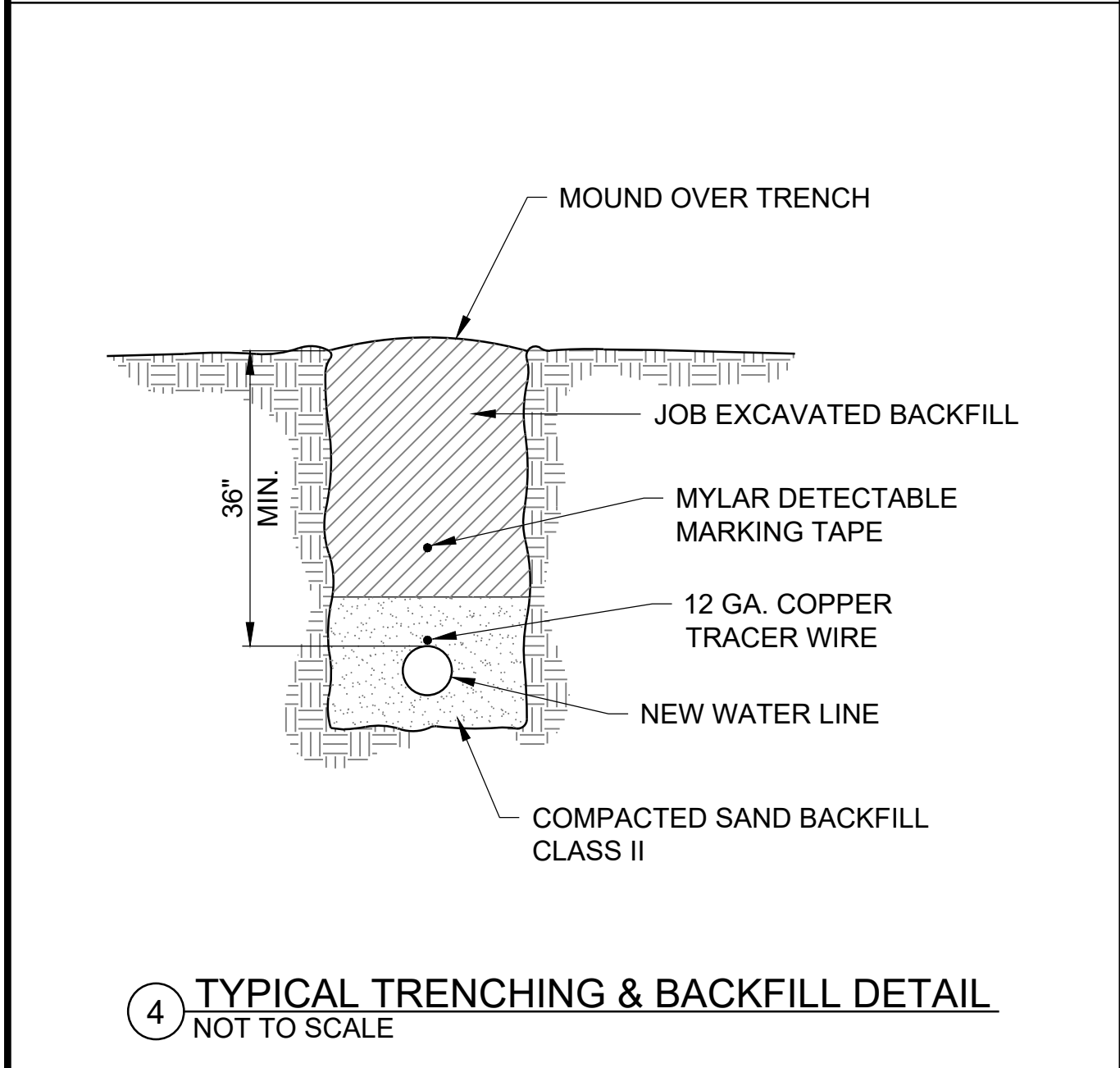
OKLAHOMA | APRIL

SHEET NUMBER	
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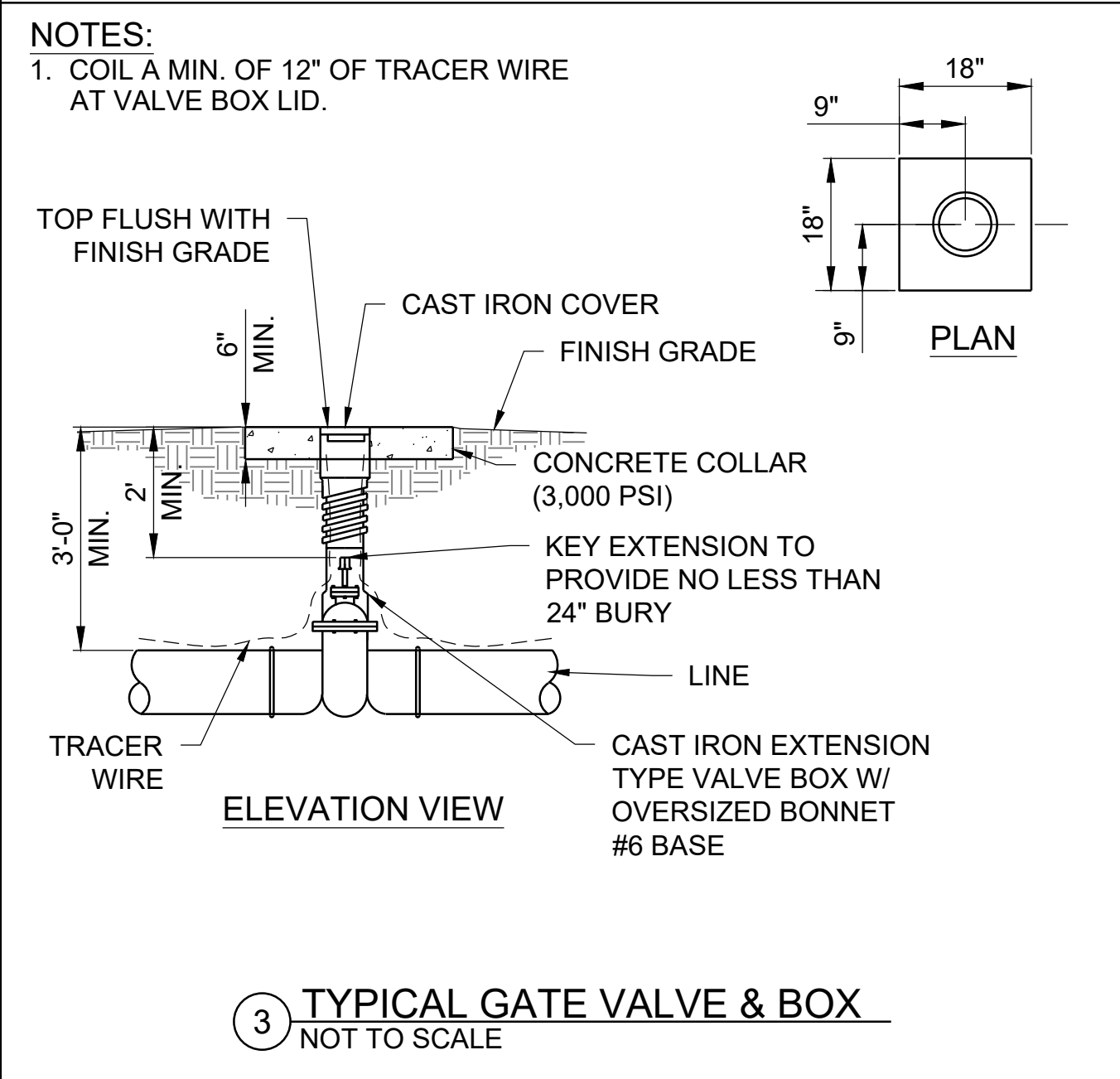
CU1510



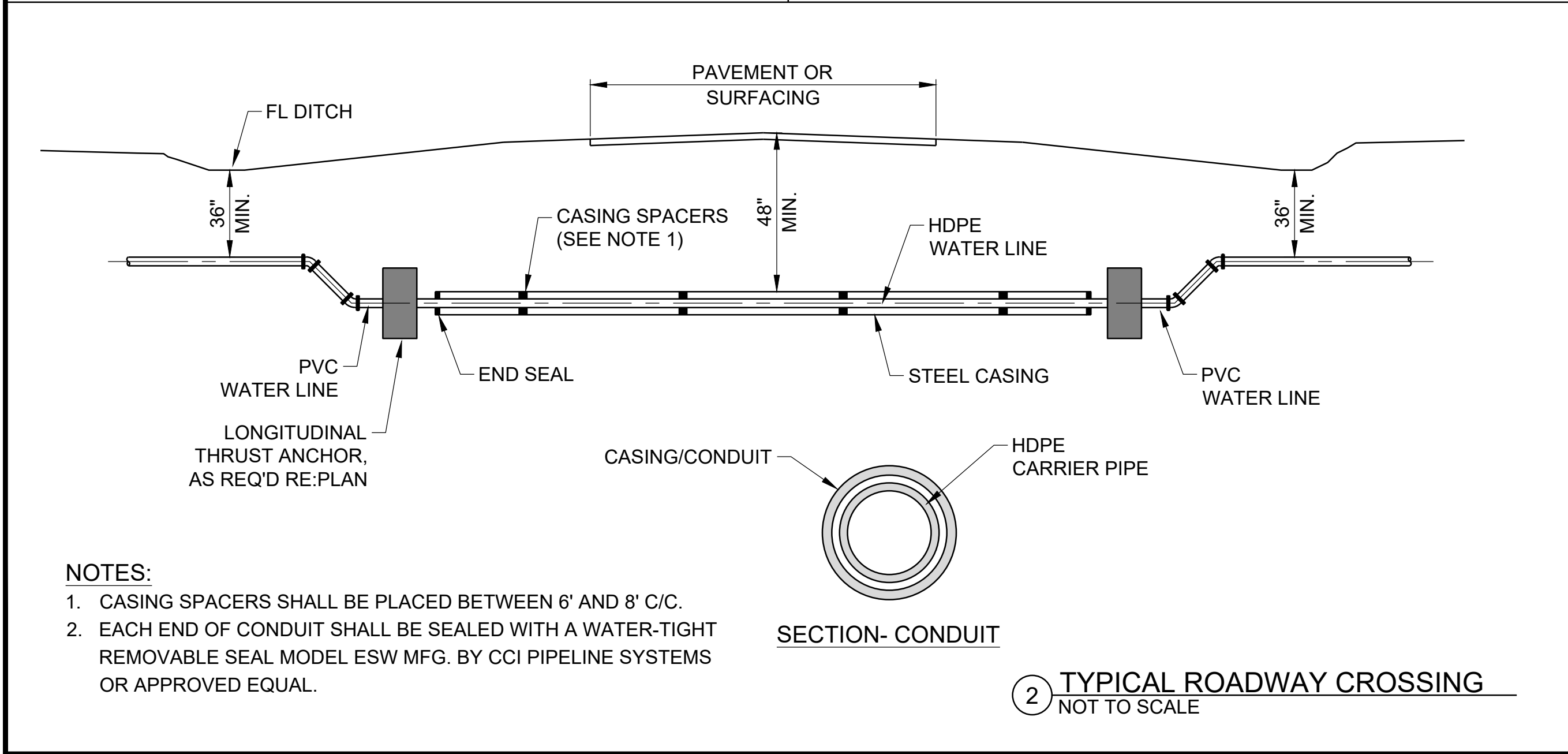
5 GATE VALVE APRON
NOT TO SCALE



4 TYPICAL TRENCHING & BACKFILL DETAIL
NOT TO SCALE

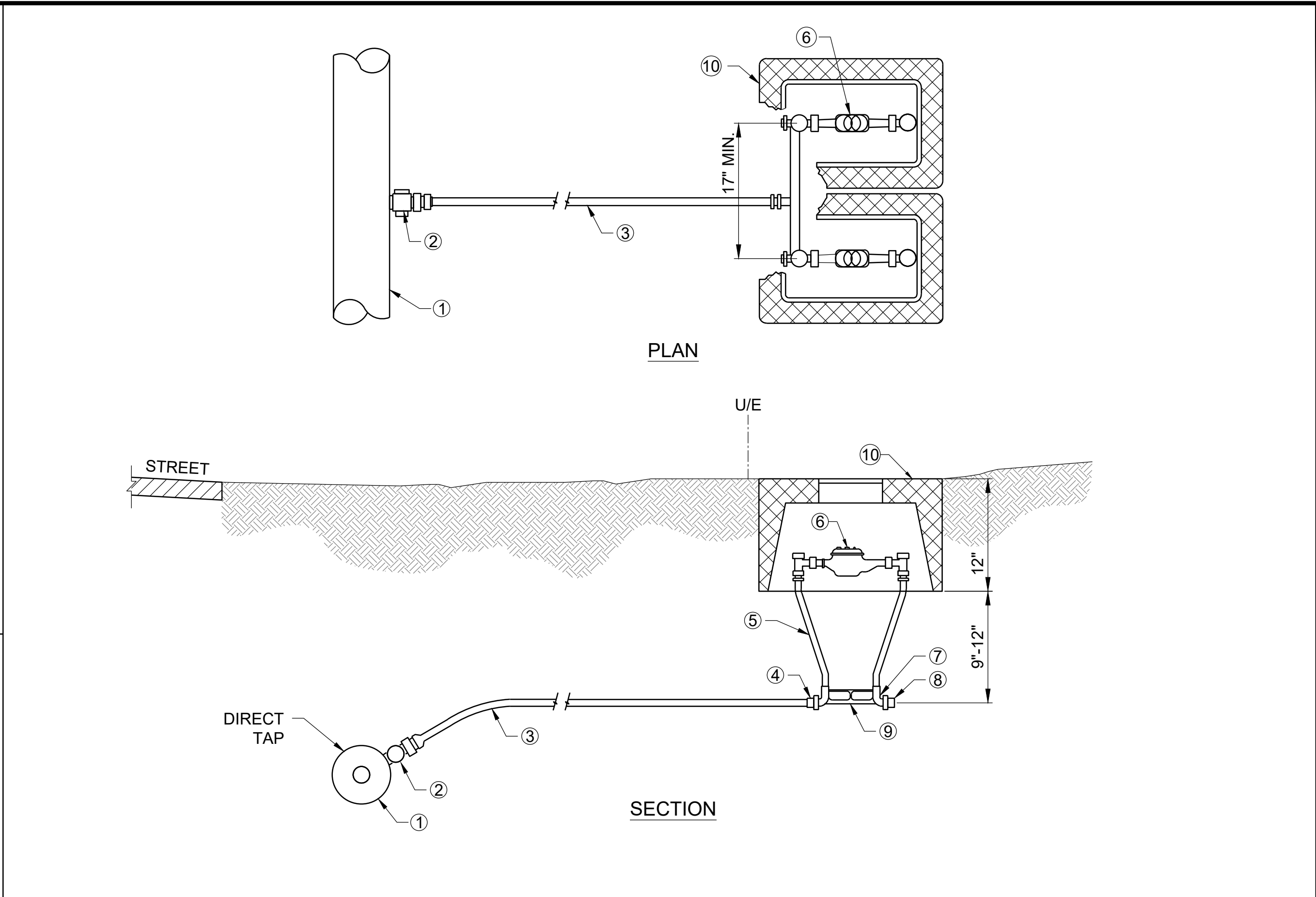


3 TYPICAL GATE VALVE & BOX
NOT TO SCALE

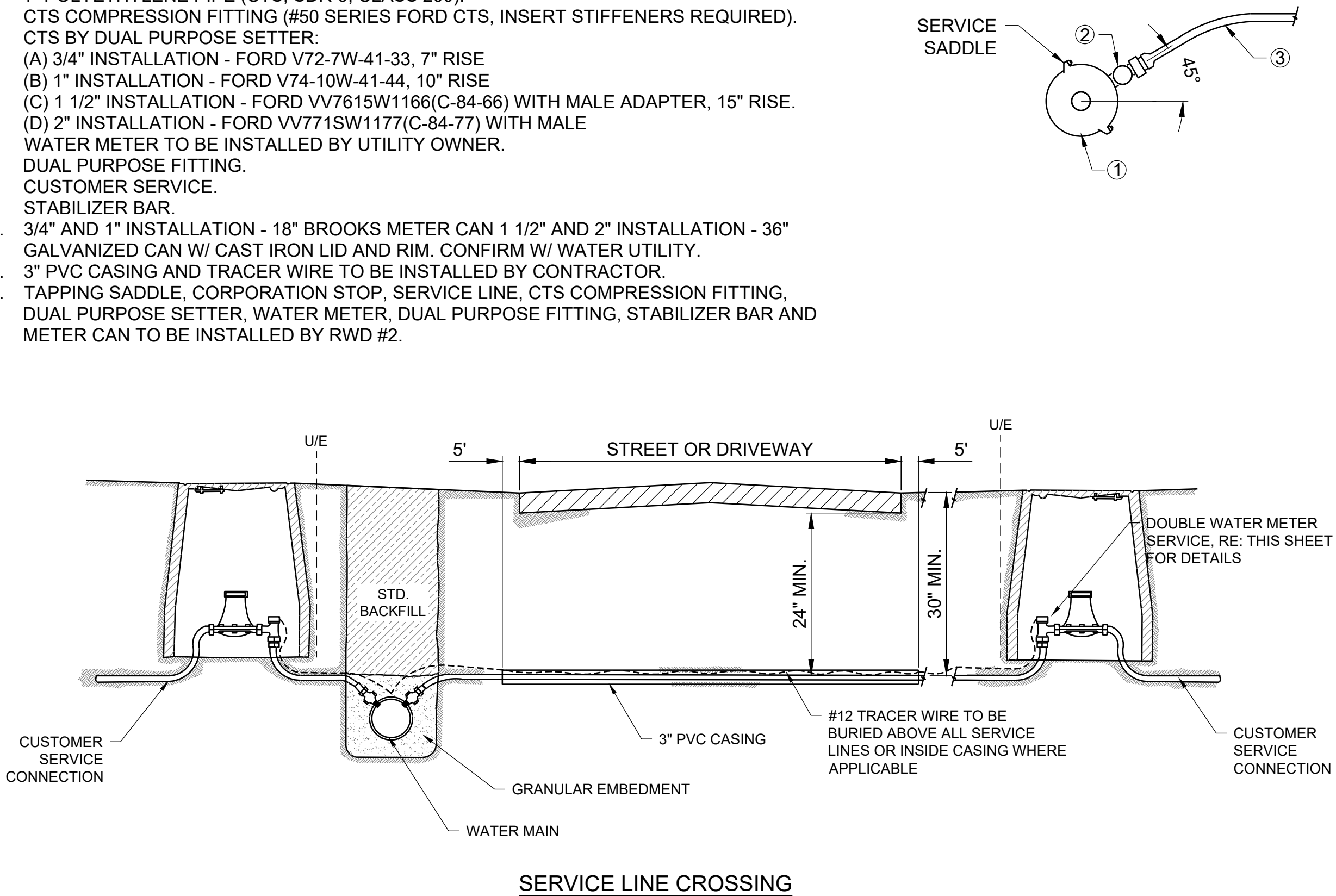


- NOTES:
1. CASING SPACERS SHALL BE PLACED BETWEEN 6' AND 8' C/C.
 2. EACH END OF CONDUIT SHALL BE SEALED WITH A WATER-TIGHT REMOVABLE SEAL MODEL ESW MFG. BY CCI PIPELINE SYSTEMS OR APPROVED EQUAL.

2 TYPICAL ROADWAY CROSSING
NOT TO SCALE



- NOTES:
1. SMITH & BLAIR C.I. TAPPING SADDLE (MODEL 313) W/ BRASS STRAPS.
 2. CORPORATION STOP (FORD MODEL F-1000) CC BY CTS.
 3. 1" POLYETHYLENE PIPE (CTS, SDR-9, CLASS 200).
 4. CTS COMPRESSION FITTING (#50 SERIES FORD CTS, INSERT STIFFENERS REQUIRED).
 5. CTS BY DUAL PURPOSE SETTER:
(A) 3/4" INSTALLATION - FORD V72-7W-41-33, 7" RISE
(B) 1" INSTALLATION - FORD V74-10W-41-44, 10" RISE
(C) 1 1/2" INSTALLATION - FORD VV7615W1166(C-84-66) WITH MALE ADAPTER, 15" RISE.
(D) 2" INSTALLATION - FORD VV771SW1177(C-84-77) WITH MALE
 6. WATER METER TO BE INSTALLED BY UTILITY OWNER.
 7. DUAL PURPOSE FITTING.
 8. CUSTOMER SERVICE.
 9. STABILIZER BAR.
 10. 3/4" AND 1" INSTALLATION - 18" BROOKS METER CAN 1 1/2" AND 2" INSTALLATION - 36" GALVANIZED CAN W/ CAST IRON LID AND RIM. CONFIRM W/ WATER UTILITY.
 11. 3" PVC CASING AND TRACER WIRE TO BE INSTALLED BY CONTRACTOR.
 12. TAPPING SADDLE, CORPORATION STOP, SERVICE LINE, CTS COMPRESSION FITTING, DUAL PURPOSE SETTER, WATER METER, DUAL PURPOSE FITTING, STABILIZER BAR AND METER CAN TO BE INSTALLED BY RWD #2.



1 WATER SERVICE
NOT TO SCALE

Barker & Associates
3902 University Blvd.
Durant, OK 74701
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OK, CA, 3998
EXP. 06/30/2022

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04/29/2021

PROPOSED IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY:	DJK	
DRAWN BY:	JBA	
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

WATER DETAILS

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CU511	



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04/29/2021

PROPOSED
IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL
REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

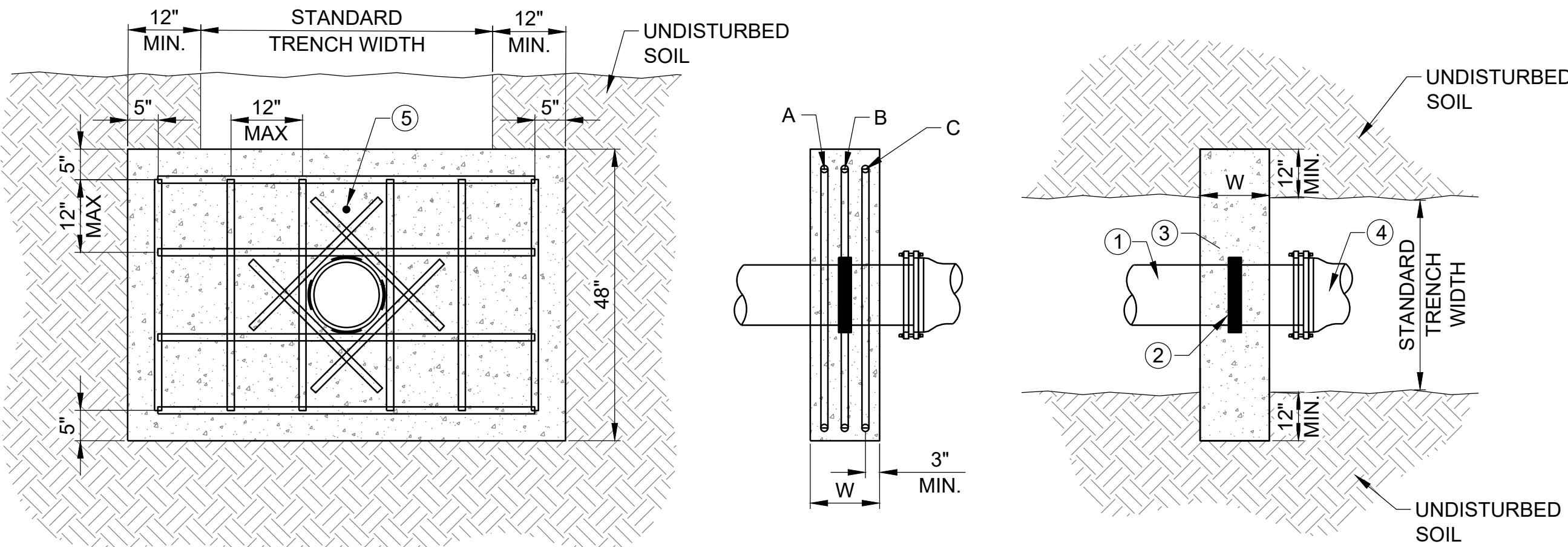
WATER
DETAILS

PROJECT NUMBER

10717

STATE DATE
OKLAHOMA APRIL 2021

SHEET NUMBER
CU512



REBAR DETAIL : FRONT VIEW

REBAR DETAIL : SIDE VIEW

PLAN VIEW

HDPE NOMINAL PIPE DIAMETER (INCHES)	W MINIMUM WIDTH (INCHES)
4 THROUGH 6	10
8 THROUGH 10	12
12 THROUGH 14	14

KEYNOTES

- 1 HDPE PIPE
- 2 ELECTROFUSED HDPE FLEX RESTRAINT OR WALL ANCHOR
- 3 CONCRETE - F'C = MIN. 3,500 PSI.
- 4 THE TRANSITION FROM HDPE TO PVC SHALL BE MADE BY USING MECHANICAL CONNECTIONS W/ RESTRAINT OR BY USING HDPE MJ ADAPTER KIT TO CONNECT TO DI RESTRAINT FITTINGS.
- 5 TRACER WIRE

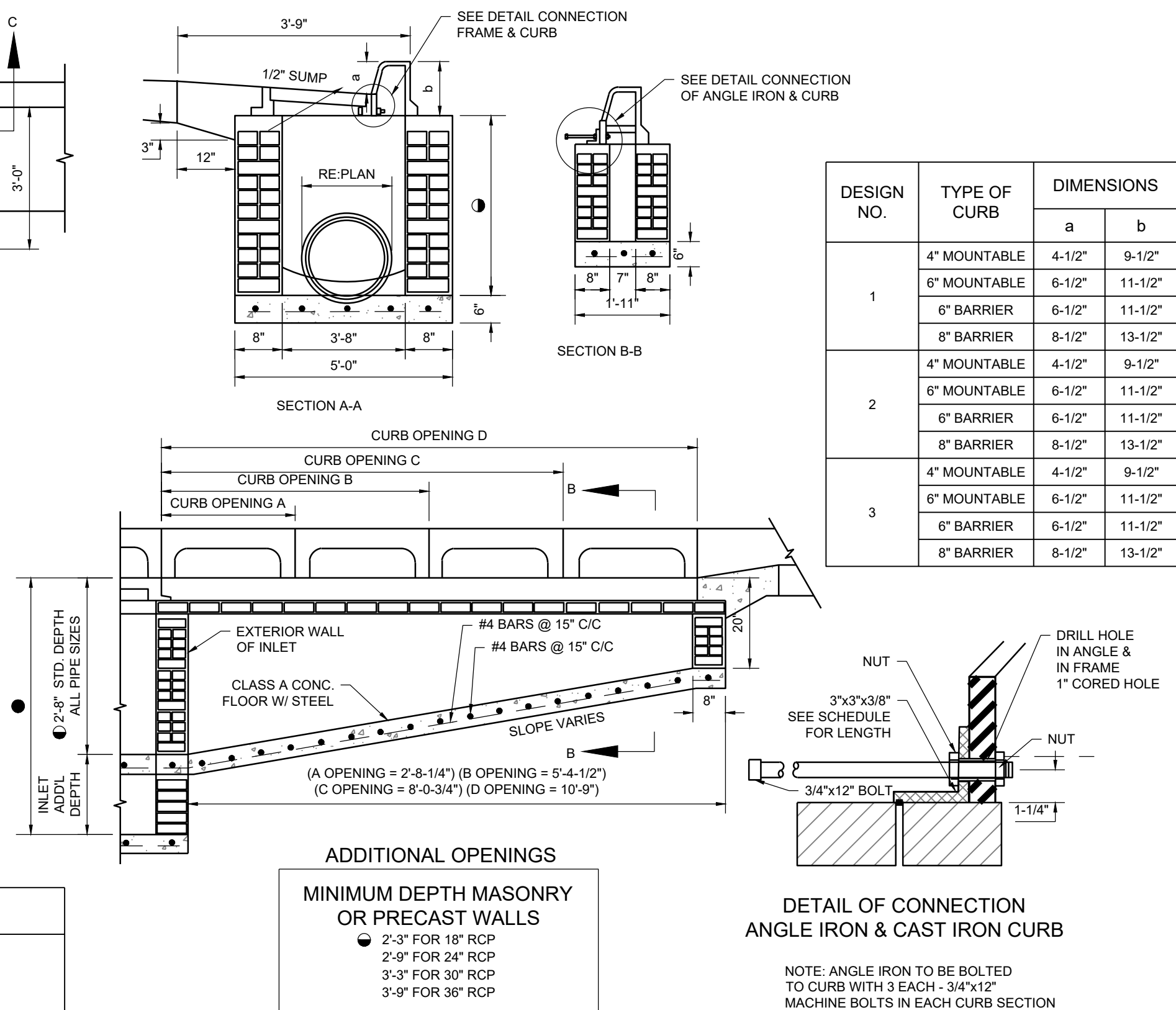
REBAR NOTES:

- A. FOR 4 TO 10 INCH PIPE, PLACE ONE REBAR MAT AT LOCATION B ON REBAR DETAIL: SIDE VIEW.
- B. FOR 12 INCH PIPE, PLACE TWO REBAR MATS - ONE AT LOCATION A AND ONE AT LOCATION C ON THE REBAR DETAIL:SIDE VIEW.

NOTE:

- * REINFORCEMENT BARS SHALL BE #5 AND 60 KSI MIN.

1 LONGITUDINAL THRUST ANCHOR
NOT TO SCALE



QUANTITIES (FOR 18" RCSP MIN. DEPTH) 									
INLET	CURB OPENING	CLASS A CONCRETE	INLET		INLET FRAME & GRATE	CAST IRON CURB INLET	ANGLE IRON		
DESIGN	DESIGNATION	CU. YD.	BASE AM'T	ADD'L. C.F. PER VERT FT.	EACH	EACH	NO.	LENGTH	
1	STD.	0.24	17.76	7.89	1	1	-	-	-
	A	0.34	23.84	7.89	1	2	1	2'-5 3/8"	-
	B	0.43	30.11	7.89	1	3	1	5'1 1/8"	-
	C	0.53	36.38	7.89	1	4	1	7'9 1/8"	-
	D	0.63	42.66	7.89	1	5	1	10'0 1/8"	-
	2A	0.43	29.91	7.89	1	3	2	2'-5 3/8"	2'-5 3/8"
	A-B	0.53	36.19	7.89	1	4	2	2'-5 3/8"	5'1 1/8"
	A-C	0.62	42.46	7.89	1	5	2	2'-5 3/8"	7'9 1/8"
	2B	0.62	42.46	7.89	1	5	2	5'1 1/8"	5'1 1/8"
	B-C	0.72	48.74	7.89	1	6	2	5'1 1/8"	7'9 1/8"
2	2C	0.82	55.01	7.89	1	7	2	7'9 1/8"	7'9 1/8"
	STD.	0.41	25.76	11.45	2	2	-	-	-
	B	0.60	38.11	11.45	2	4	1	5'1 1/8"	-
	C	0.73	44.39	11.45	2	5	1	7'9 1/8"	-
	D	0.79	50.66	11.45	2	6	1	10'0 1/8"	-
	2B	0.79	50.46	11.45	2	6	2	5'1 1/8"	5'1 1/8"
	2C	0.98	63.01	11.45	2	8	2	7'9 1/8"	7'9 1/8"
	B-D	0.98	63.01	11.45	2	8	2	5'1 1/8"	10'0 1/8"
	2D	1.17	75.56	11.45	2	10	2	10'0 1/8"	10'0 1/8"
 3	STD.	0.74	41.27	18.34	4	4	-	-	-
	B	0.93	53.82	18.34	4	6	1	5'1 1/8"	-
	D	1.12	66.17	18.34	4	8	1	10'0 1/8"	-
	2B	1.12	65.98	18.34	4	8	1	5'1 1/8"	5'1 1/8"
	B-D	1.31	78.52	18.34	4	10	2	5'1 1/8"	10'0 1/8"
	2D	1.50	91.07	18.34	4	12	2	10'0 1/8"	10'0 1/8"

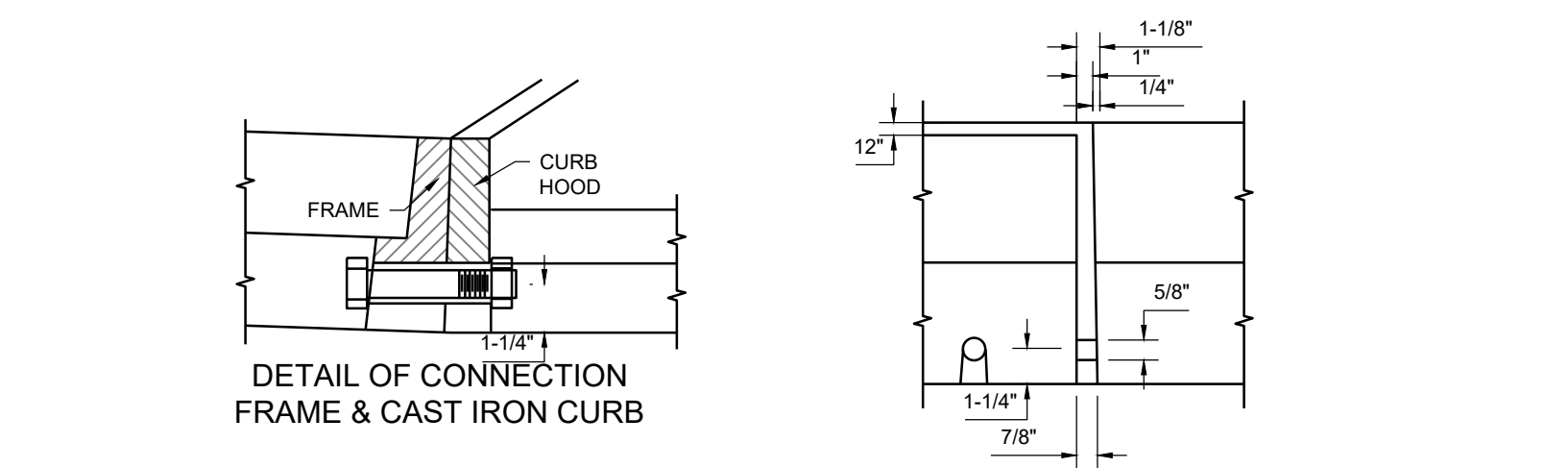
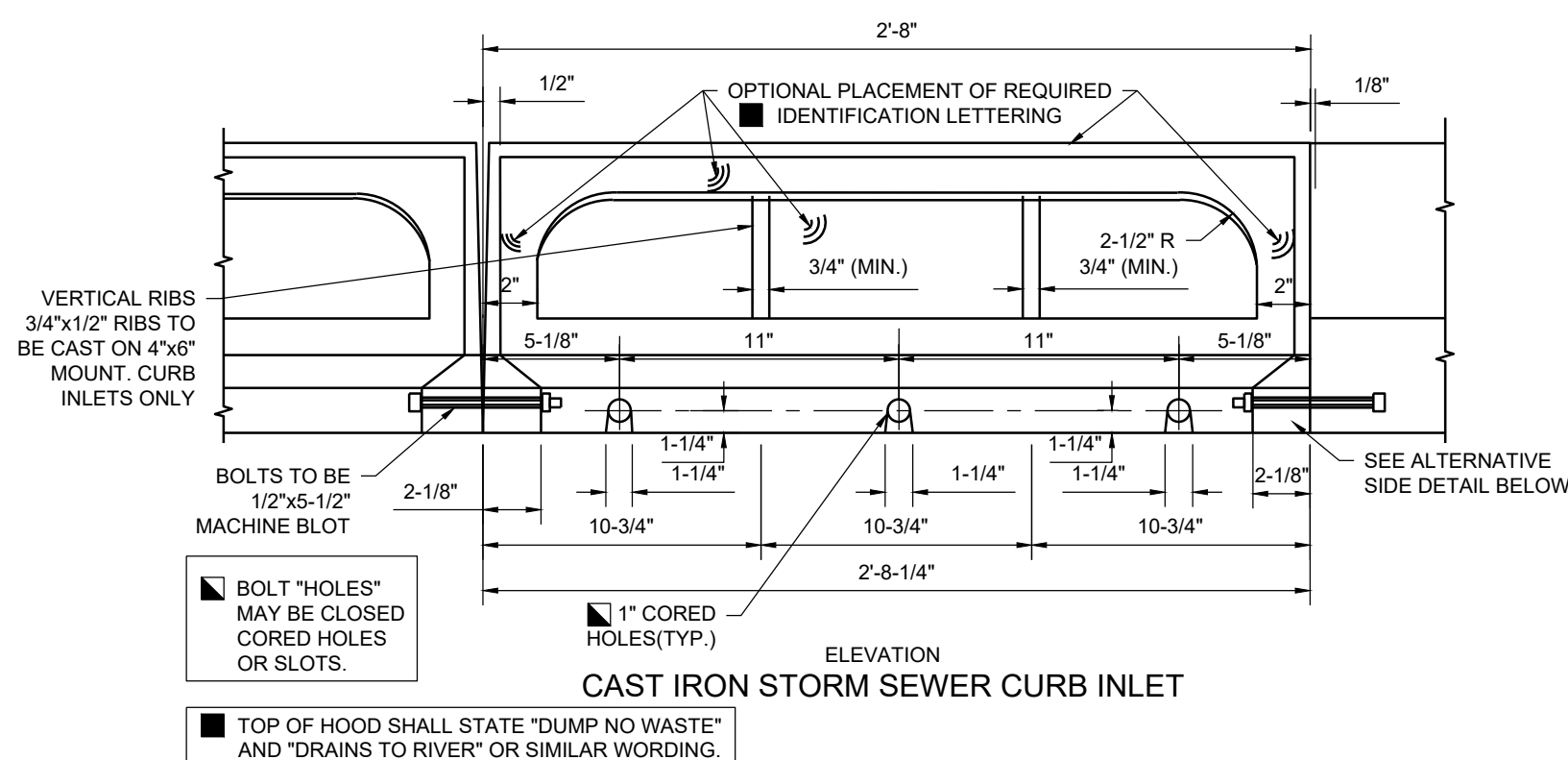
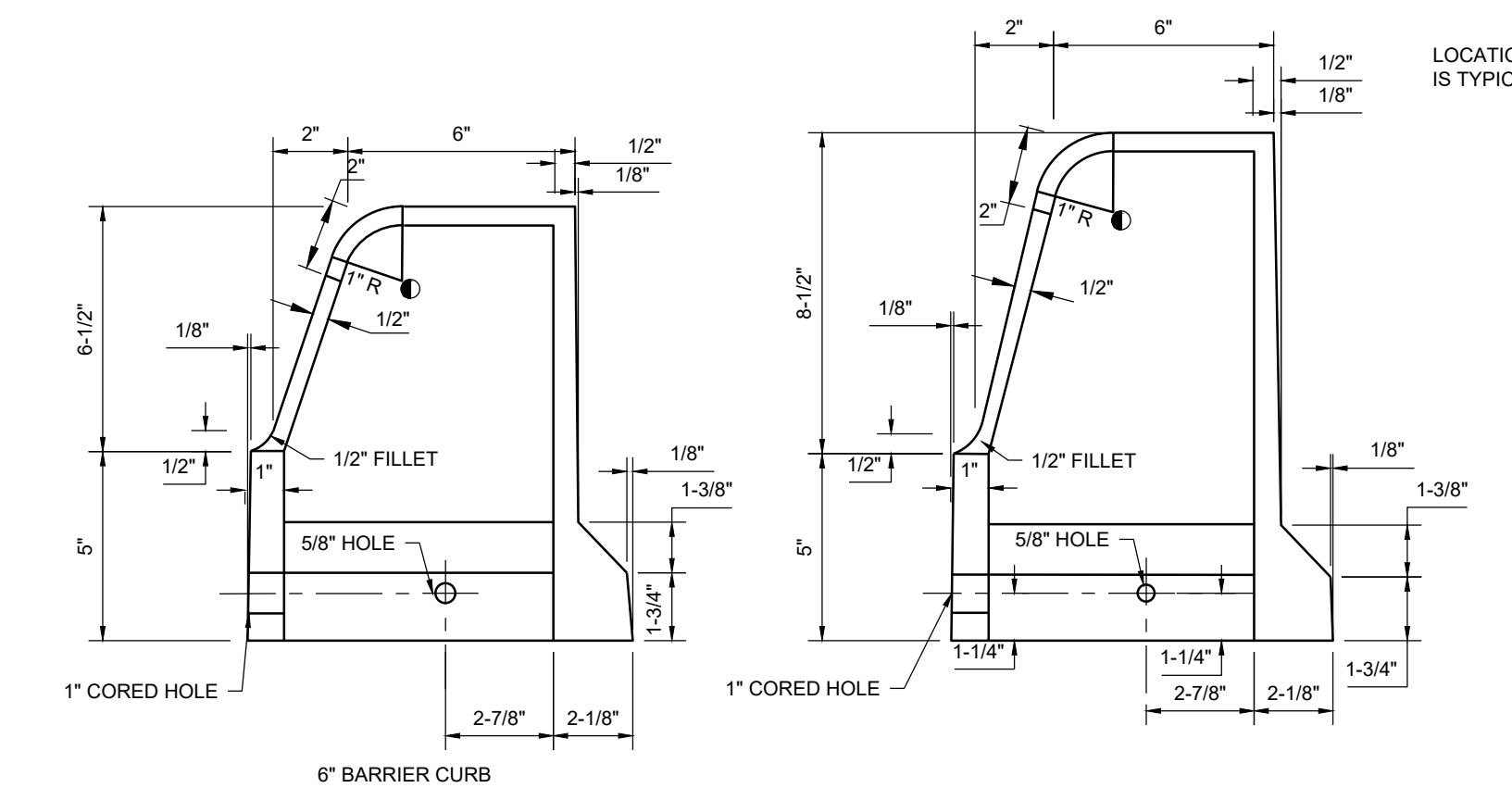
■ DEPTH OF 2'-8" SHALL BE USED FOR STANDARD DEPTH FOR ALL PIPE SIZES AND/OR PIPE TYPES. FOR INLET DEPTHS GREATER THAN STANDARD DEPTH, A PAY ITEM FOR ADDITIONAL DEPTH, VERTICAL FEET, SHALL BE USED. TO DETERMINE TOTAL INLET QUANTITY FOR INLET DEPTHS GREATER THAN 2'-8", MULTIPLY ADDITIONAL DEPTH BY ADDITIONAL CU. FT. PER VERTICAL FOOT AND ADD TO THE BASE AMOUNT.

■ QUANTITIES SHOWN ARE FOR 2 DOUBLE GRATED INLETS.

PAYMENT FOR ALL CLASS A CONCRETE AND ANY REINFORCING STEEL USED TO CONSTRUCT CAST-IN-PLACE INLET WALLS OR FLOORS SHALL BE INCLUDED IN THE PRICE BID FOR THE INLET

PRECAST INLET ALTERNATIVES MAY BE ACCEPTED, IN LIEU OF BRICK MASONRY OR CAST-IN-PLACE CONCRETE, IF APPROVED BY THE ENGINEER.

SPECIAL DESIGN CASTINGS, HOODS, FRAMES OR GRATES MAY BE USED, IN LIEU OF STANDARD DESIGN SHOWN ON THIS SHEET, IF APPROVED BY THE ENGINEER.



NOTE: FRAME TO BE BOLTED TO THE CURB WITH
3 EA. - 3/4"x4-1/2" MACHINE BOLTS.
SEE CURRENT STANDARD DRAWING SSIF-3 (FRAME)

ALTERNATE SIDE DETAIL

PROPOSED IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION
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[illegible]

CURB

ETAIL

NUMBER _____

17

DATE _____

APRIL



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Durant, OK 74701
580.931.9045
OK, CA, 3998
EXP. 06/30/2022

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PROPOSED IMPROVEMENTS

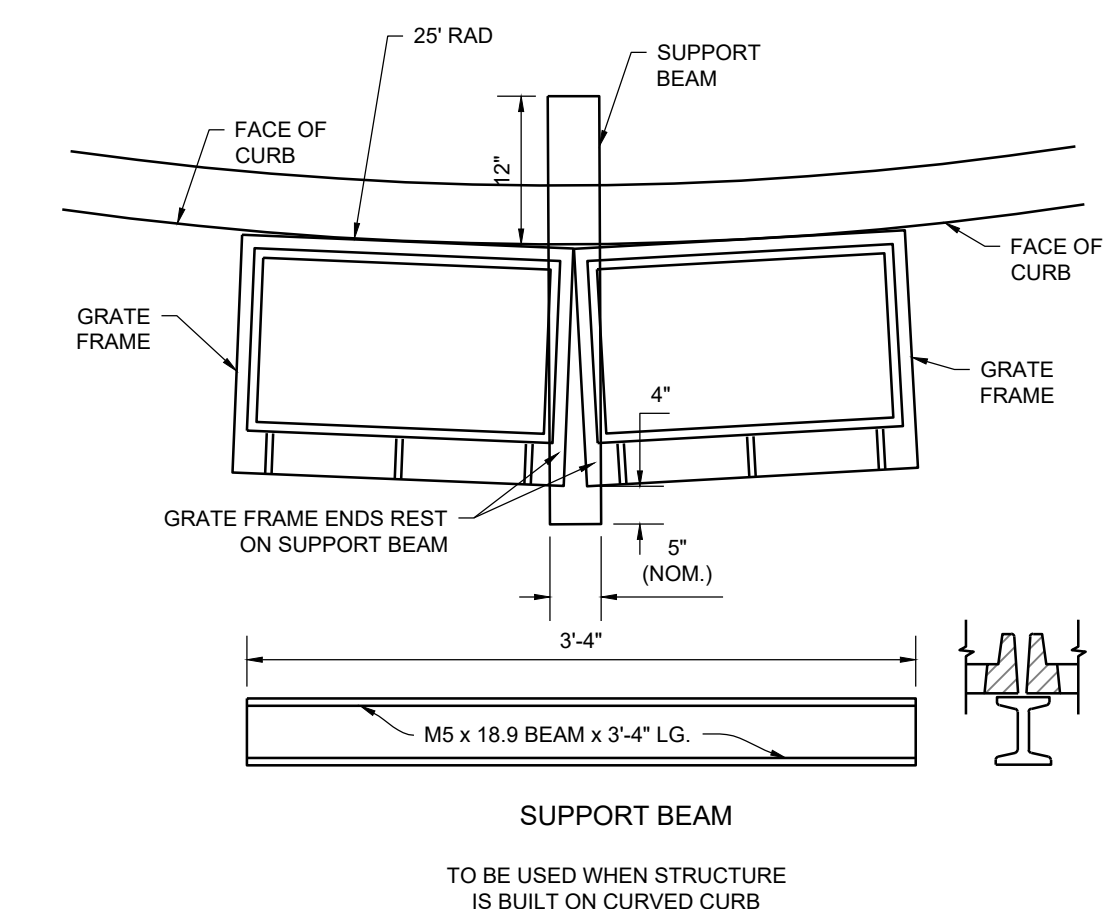
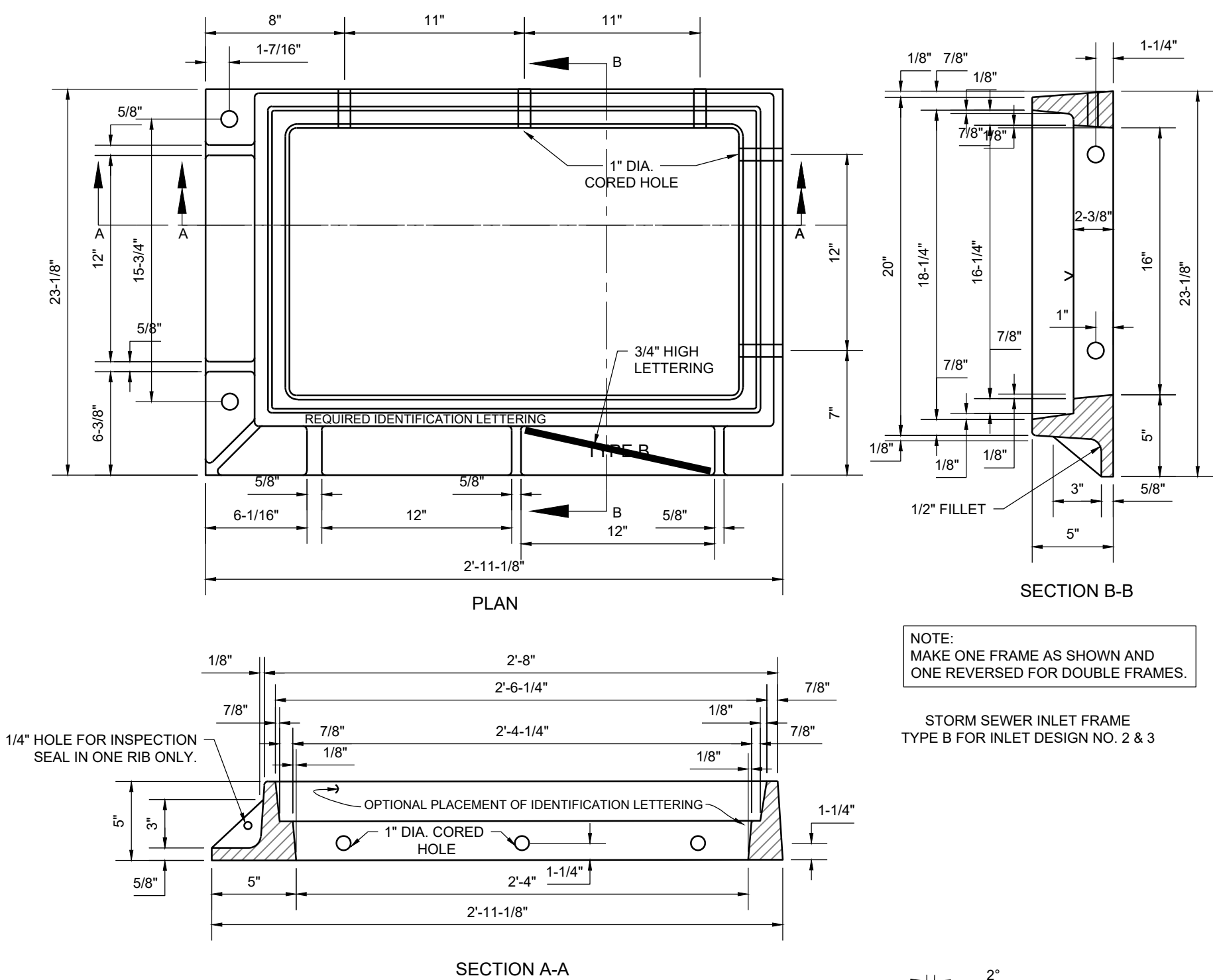
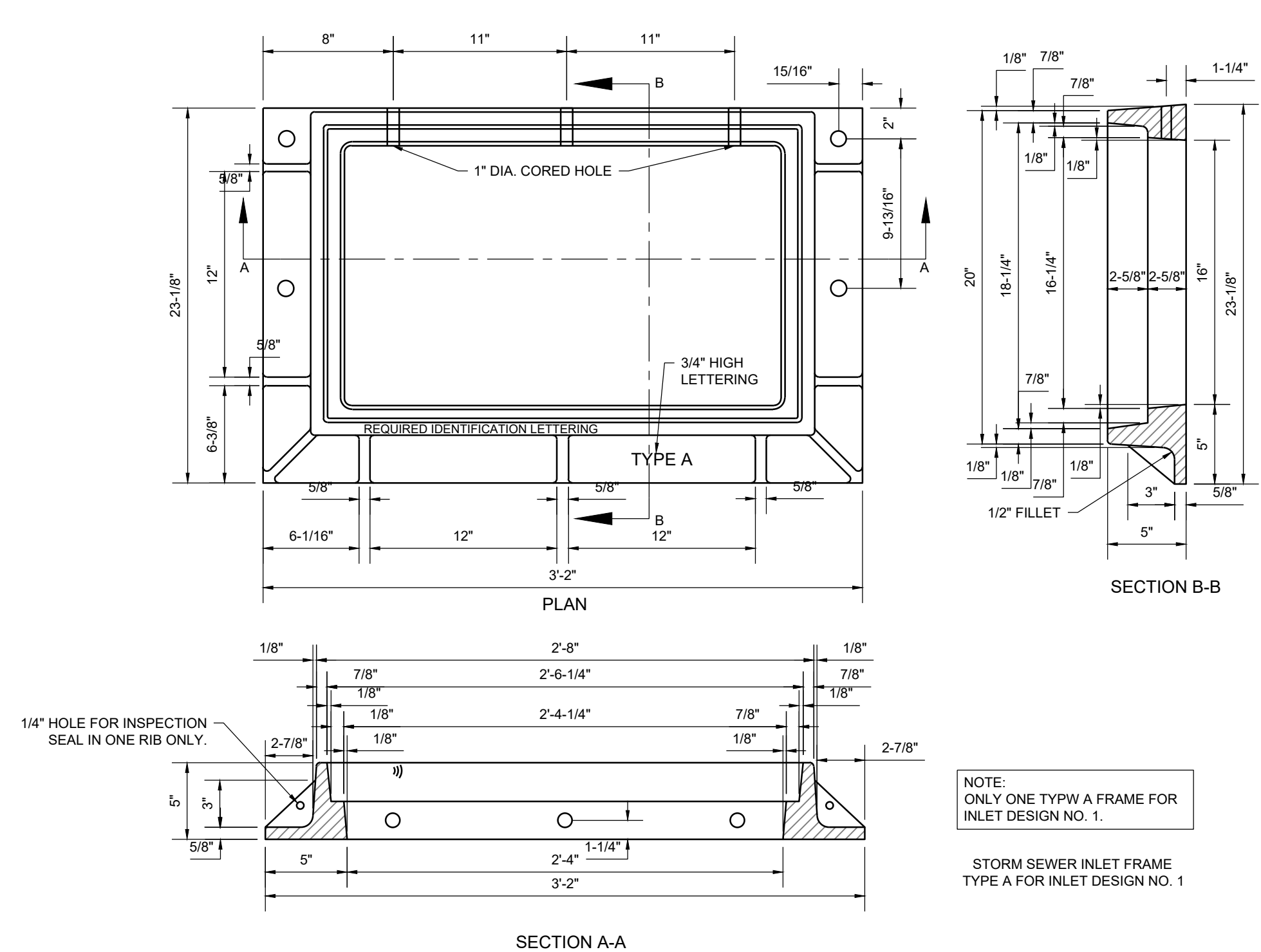
FOR
KASH ACRES
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**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

KEY PLAN

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No.	DATE	DESCRIPTION

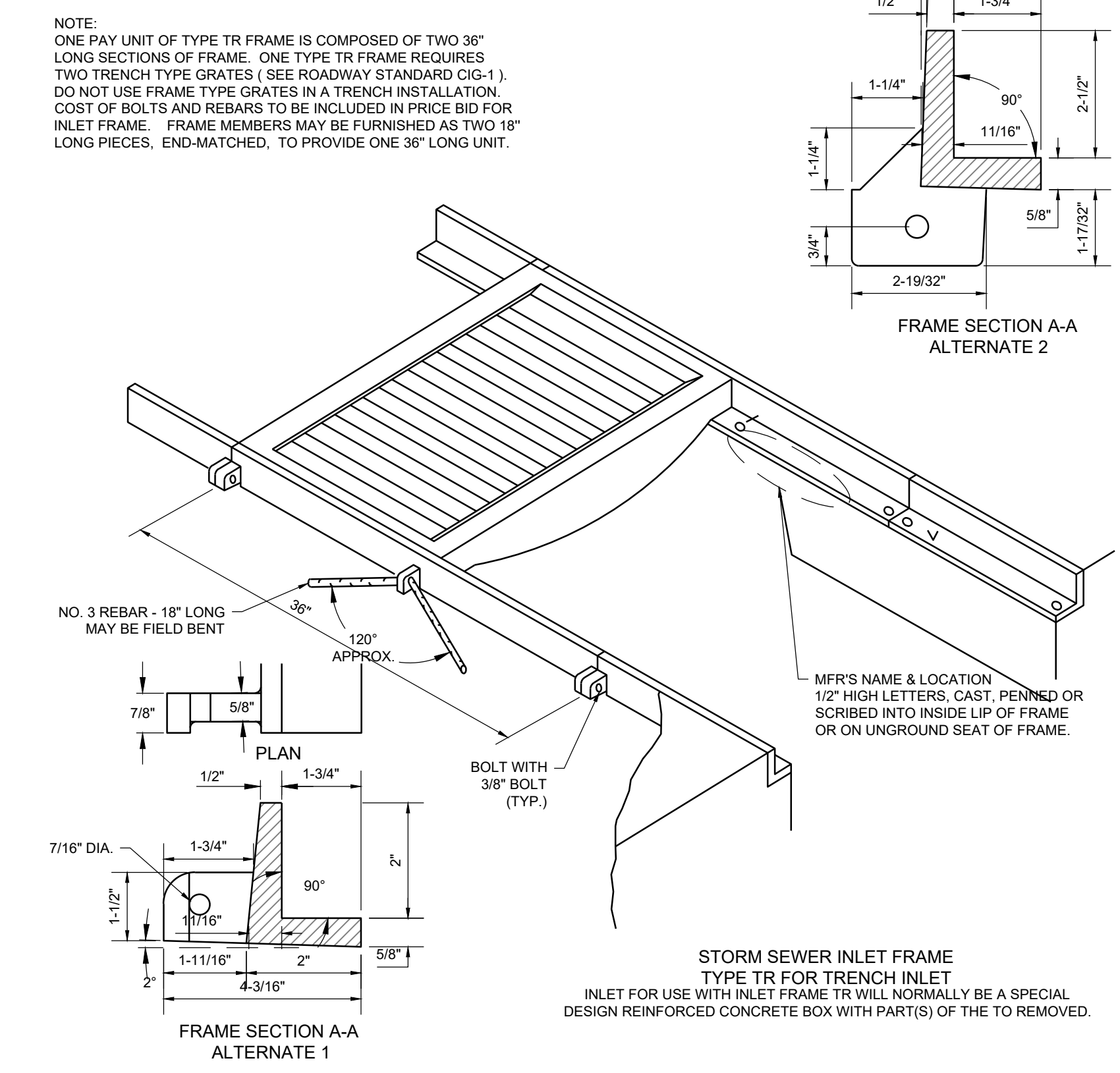
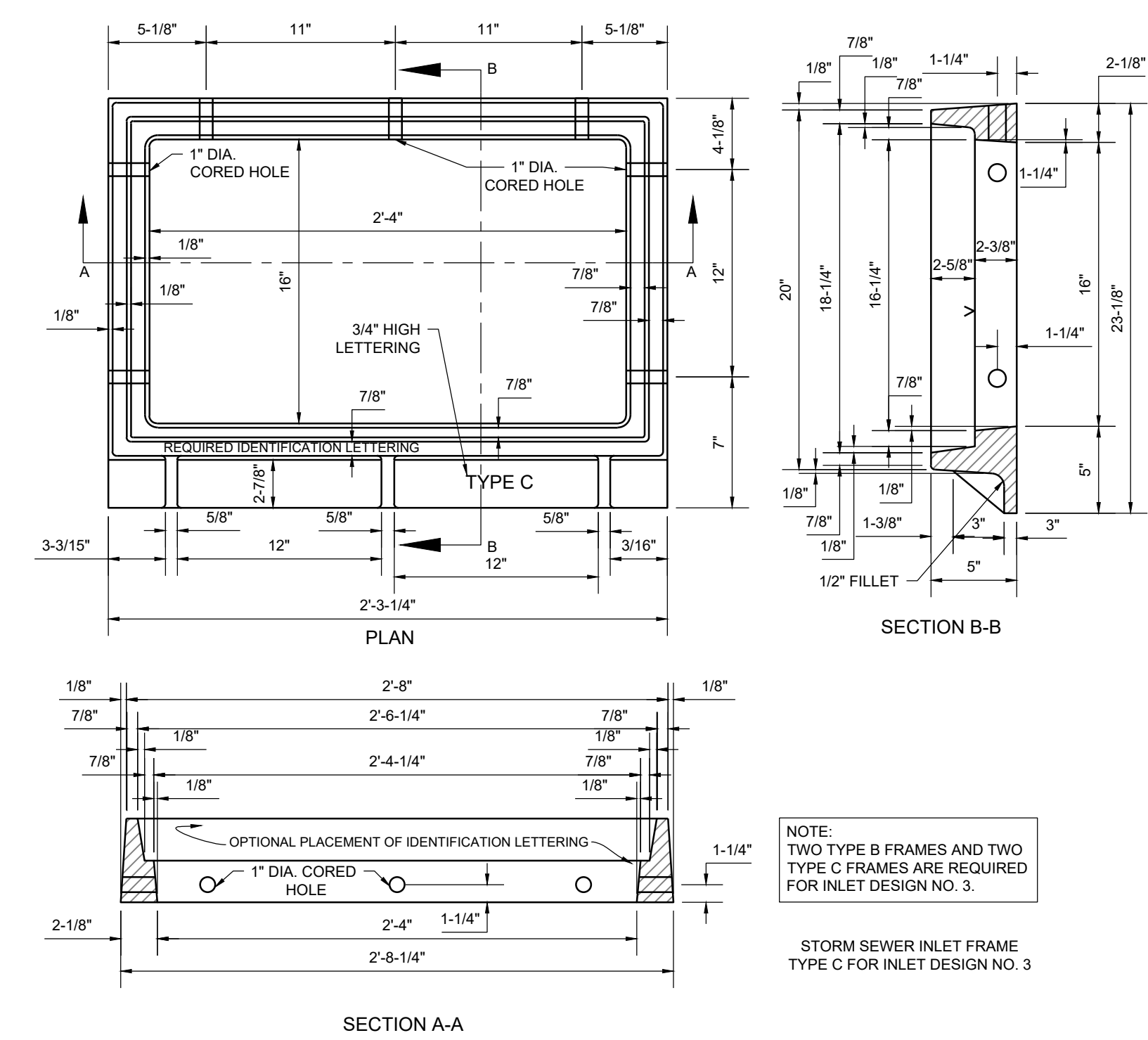
ODOT IRON FRAME DETAILS

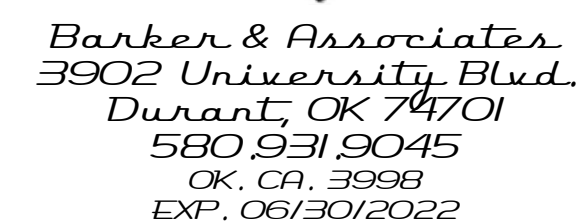
PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CU521	



- GENERAL NOTES:
- ALL CONSTRUCTION AND MATERIAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE 1999 ENGLISH STANDARD SPECIFICATIONS.
 - INLET DESIGN NO. 1 REQUIRES ONE TYPE A FRAME.
 - INLET DESIGN NO. 2 REQUIRES TWO TYPE B FRAMES AND 2 EA. 3/4" x 5" BOLTS WITH NUTS AND ONE S4 x 7.7 x 3'-4" LONG SUPPORT BEAM. IF BUILT ON CURVED CURB, THE INLET REQUIRES 1 EA. 3/4" x 5" BOLT WITH NUT AND 1 EA. 3/4" x 6 1/2" BOLT WITH NUT AND ONE M5 x 18.9 x 3'-4" LONG SUPPORT BEAM.
 - INLET DESIGN NO. 3 REQUIRES THE SAME APPURTENANCES AS DESIGN NO. 2 WITH TWO OR MORE TYPE C FRAMES LOCATED BETWEEN THE TWO TYPE B FRAMES AND ONE ADDITIONAL SUPPORT BEAM AND A PAIR OF BOLTS WITH NUTS FOR EACH ADDED TYPE C FRAME, PLUS ONE ADDITIONAL PAIR OF BOLTS AND SUPPORT BEAM.
 - ALL LETTERING TO BE RECESSED 1/16" AND SHALL NOT EXCEED 1 INCH IN HEIGHT INFORMATION REQUIRED SHALL BE STATED IN THE SPECIFICATIONS. LOCATION OF LETTERING TO BE AS SHOWN WITH ADDITIONAL IDENTIFICATION LETTERING AT OTHER LOCATIONS ACCEPTABLE.
 - FRAMES SHALL BE CAST STEEL, DUCTILE IRON, OR GRAY IRON CONFORMING TO SECTION 725 OF THE 1999 ENGLISH STANDARD SPECIFICATIONS.

NOTE: MACHINING (SYMBOL A) MAY BE ACCOMPLISHED BY MILLING OR BY LEVEL GRINDING.



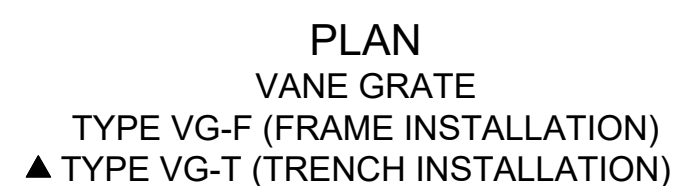
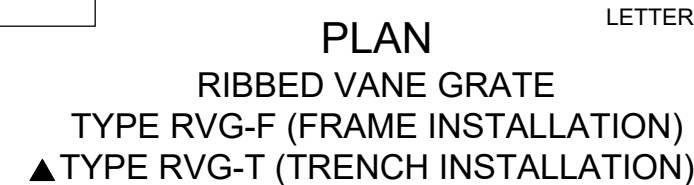


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FOR
KASH ACRES

KEY PLAN

011500

SECTION B-
FRAME TYPE

SECTION D-D
FRAME TYPE



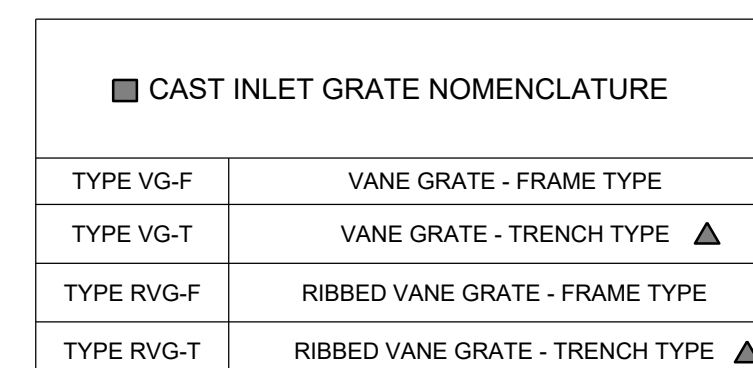
1. ALL CONSTRUCTION AND MATERIAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE 1999 ENGLISH STANDARD SPECIFICATIONS.
2. FRAME TYPE GRATES, VANE OR RIBBED VANE, ARE NOT TO BE USED IN TRENCH INSTALLATIONS.
3. GRATES SHALL BE INSTALLED IN THE FRAME WITH FLOW ARROW POINTING DOWNSTREAM OR TOWARD THE LOW POINT IN A SUMP.
4. ALL LETTERING IS TO BE RECESSED 1/16". ALL INFORMATION REQUIRED SHALL BE SUFFICIENT FOR IDENTIFICATION, AS SHOWN.
5. GRATES SHALL BE CAST STEEL, DUCTILE IRON, OR GRAY IRON CONFORMING TO SECTION 725 OF THE 1999 ENGLISH STANDARD SPECIFICATIONS.
6. ALL GRATES INSTALLED IN A TRENCH FRAME (STD. SSIF-3) SHALL HAVE A BOLTED HOLD-DOWN FEATURE. IF INSTALLED IN AN ANGLE IRON FRAME OR RESTING ON A CONCRETE SHOULDER, A POSITIVE HOLE-DOWN FEATURE, APPROVED BY THE ENGINEER, SHALL BE USED.

TYPICAL SECTION THRU VANES



END VIEW

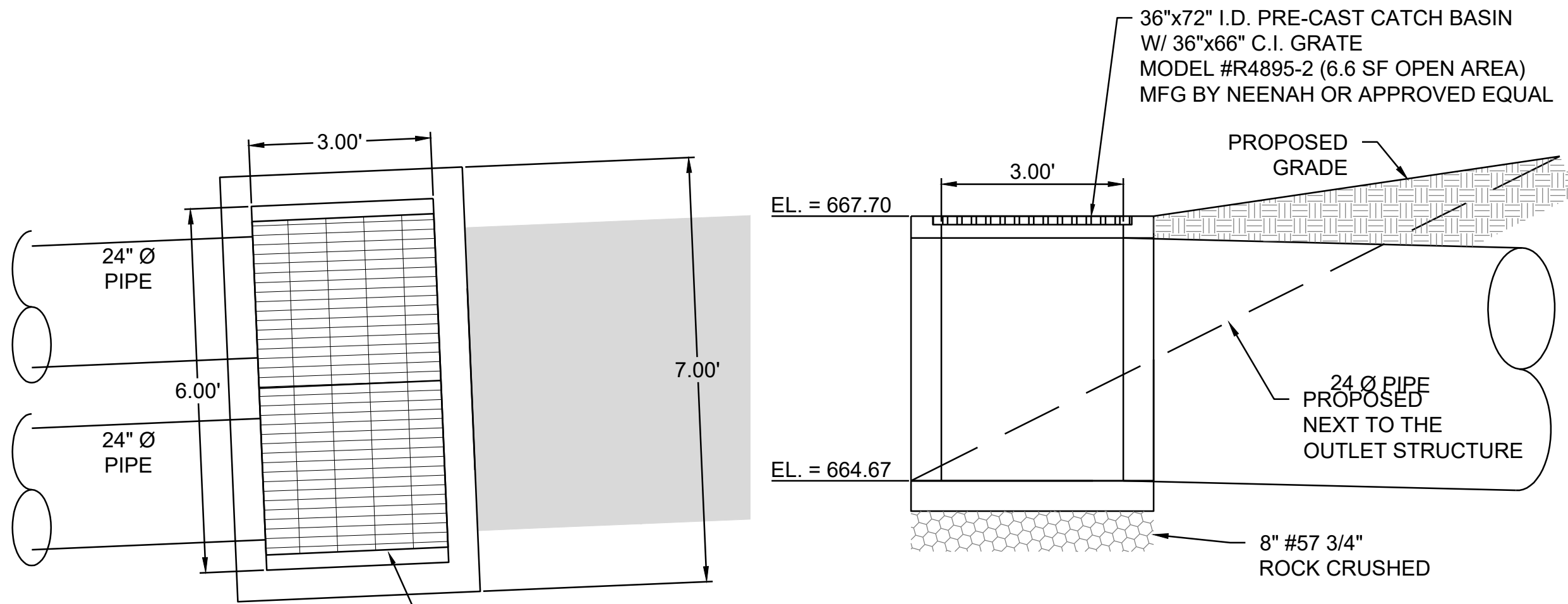
BOLT SLOT DETAILS



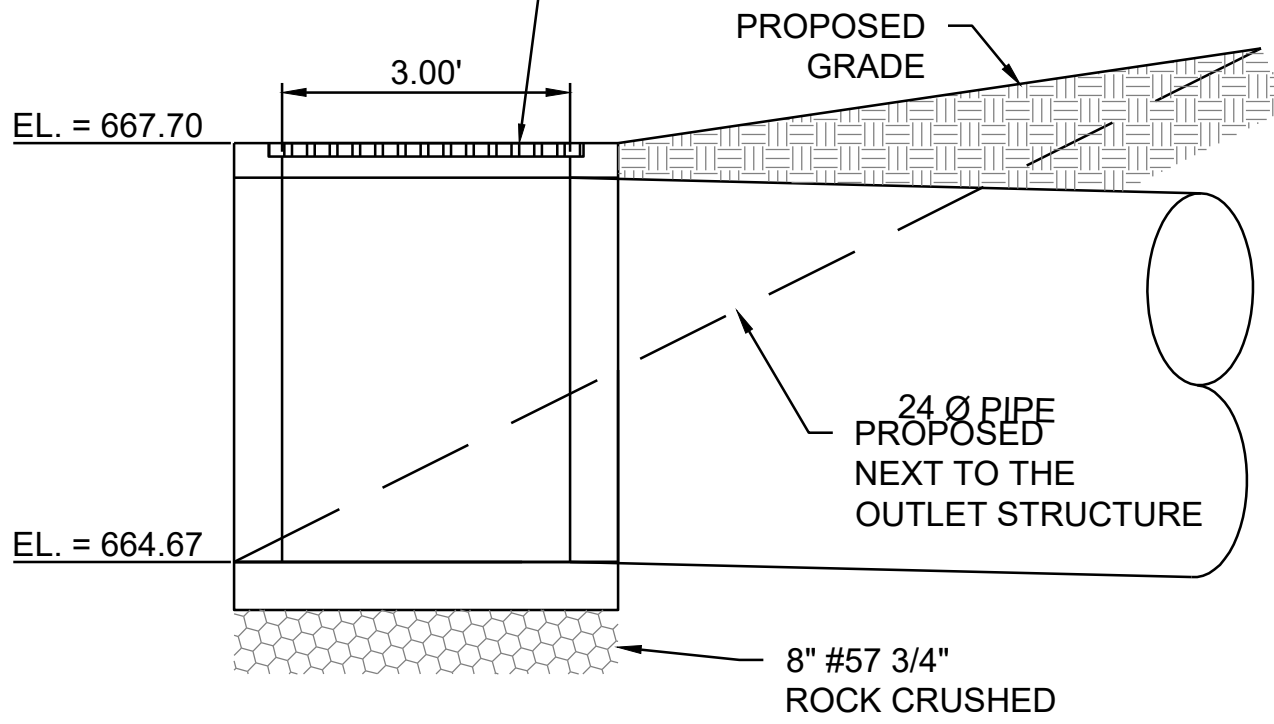
■ CAST INLET GRATE NOMENCLATURE

TYPE VG-F	VANE GRATE - FRAME TYPE
TYPE VG-T	VANE GRATE - TRENCH TYPE ▲
TYPE RVG-F	RIBBED VANE GRATE - FRAME TYPE
TYPE RVG-T	RIBBED VANE GRATE - TRENCH TYPE ▲

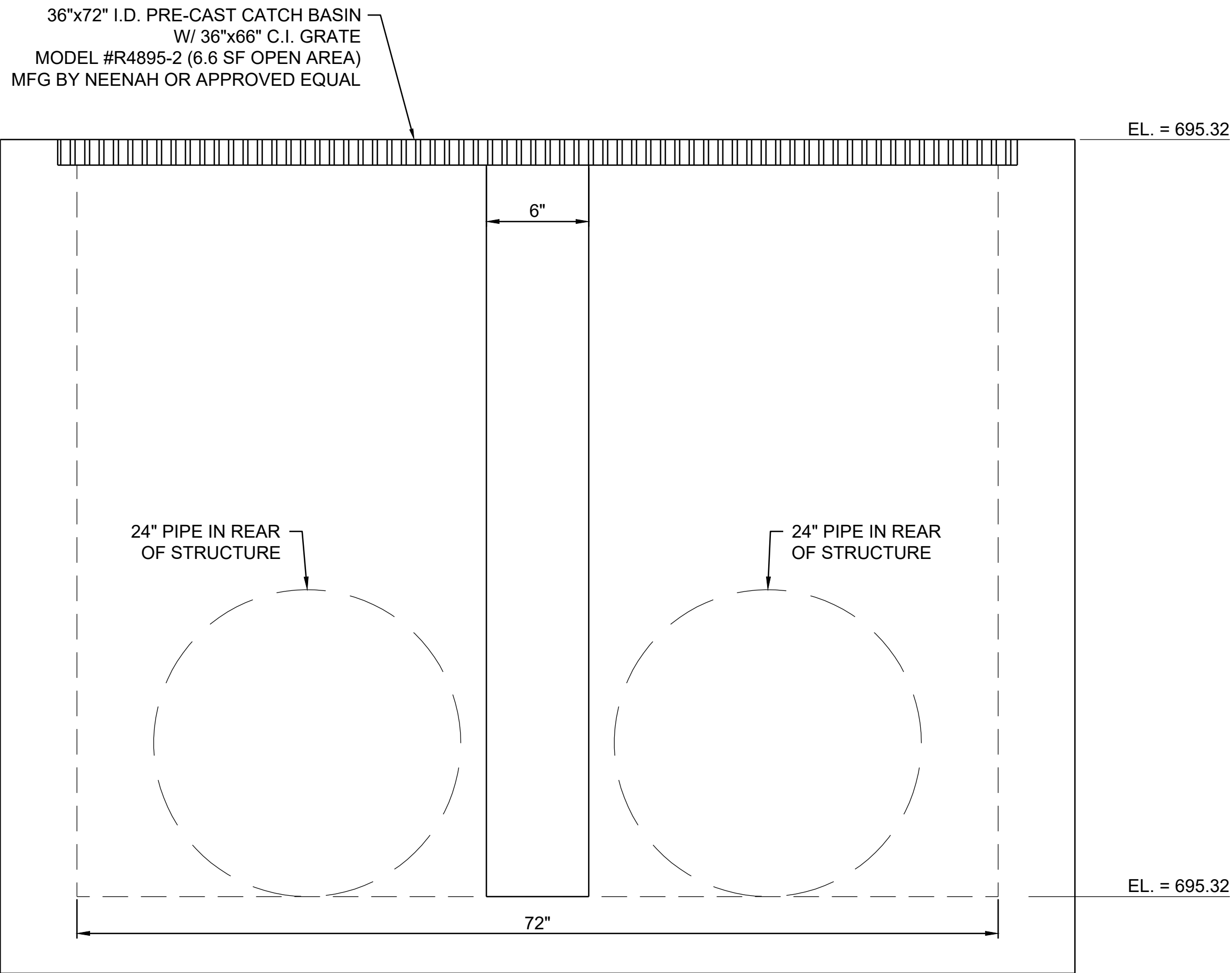
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STRUCTURAL PLAN
SCALE: 1"=2'

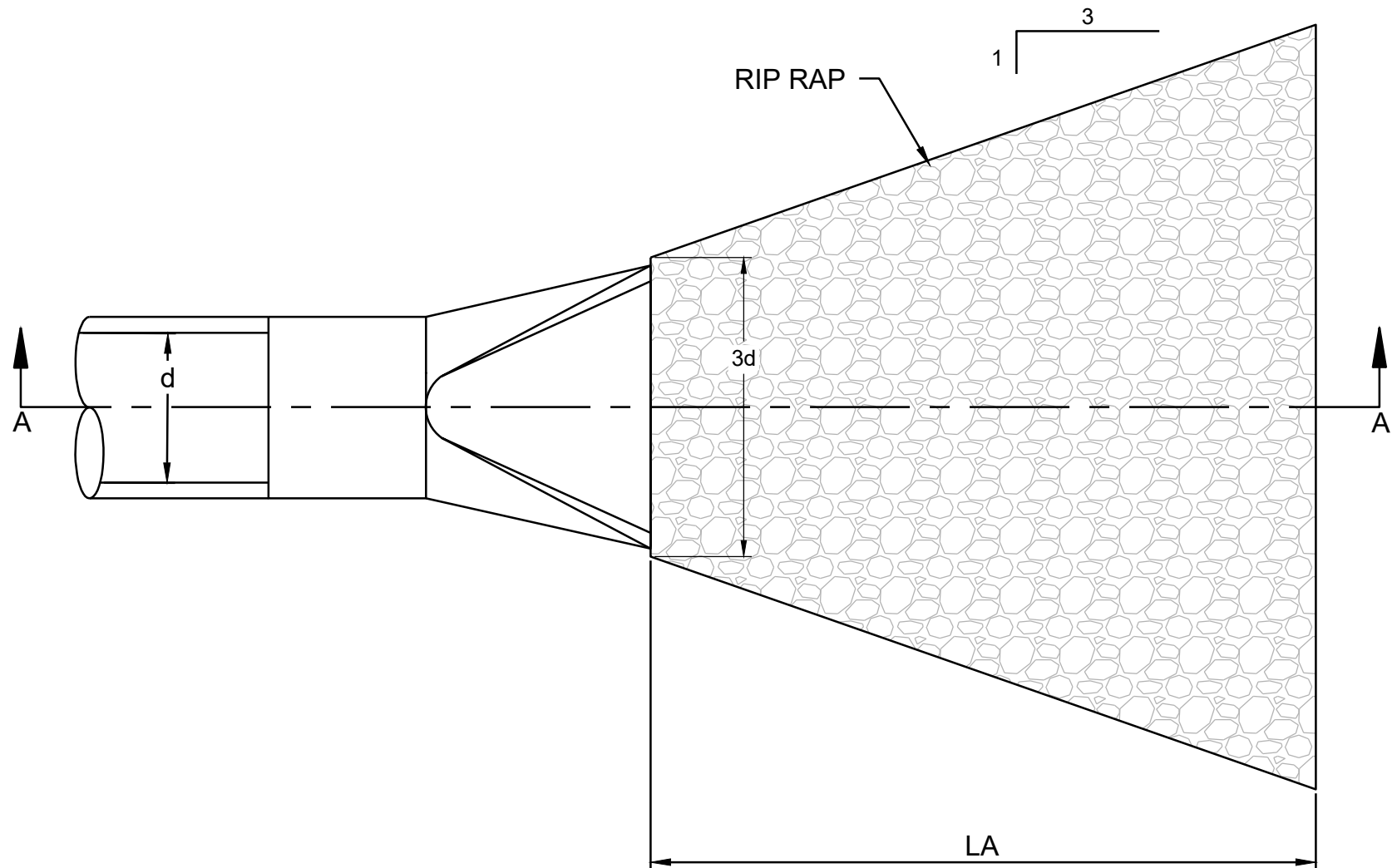


STRUCTURAL SECTION
SCALE: 1"=2'

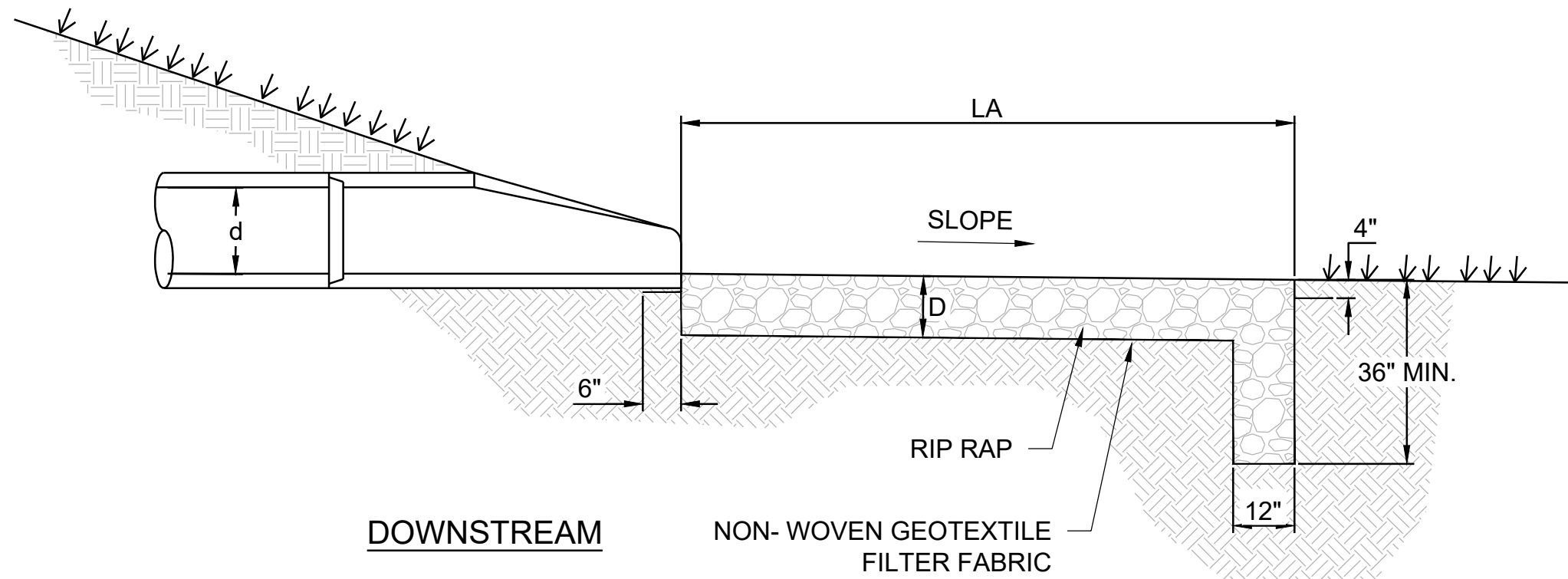


STRUCTURAL ELEVATION
SCALE: NOT TO SCALE

③ PRE-CAST CONCRETE WEIR OUTLET
SCALE: AS NOTED



- NOTES:**
- LA = LENGTH OF RIP RAP APRON, 4d
 - D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 9 INCHES.
 - d = PIPE DIAMETER, SEE PLAN.
 - IN A WELL - DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION EQUAL TO THE TOP OF THE BANK.
 - A FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION. AASHTO M-288-97 CLASS 2.
 - MEDIAN STONE DIAMETER $D_{50} = 6"$



① RIP RAP PIPE END TREATMENT
SCALE: NOT TO SCALE

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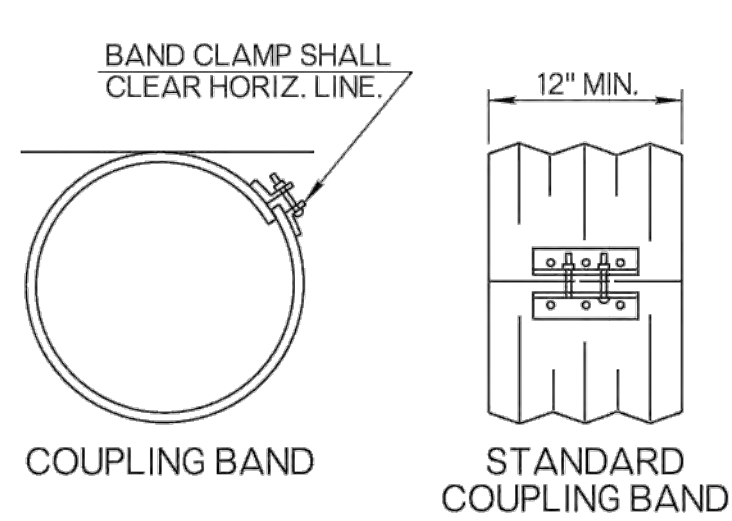
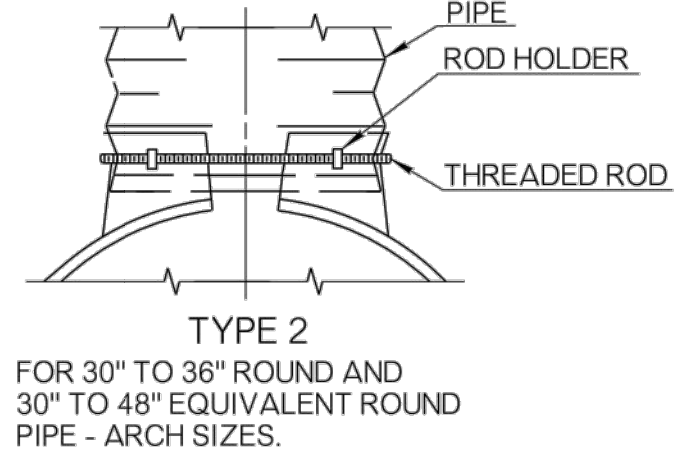
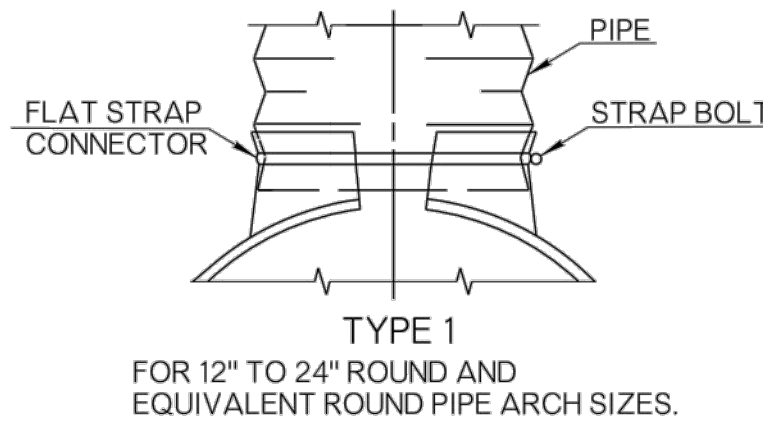
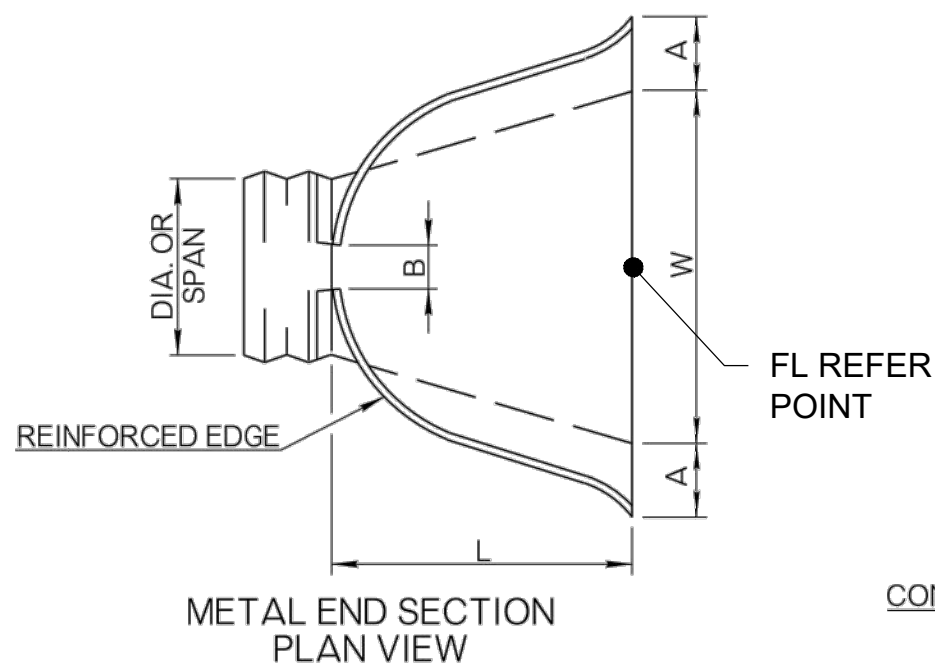
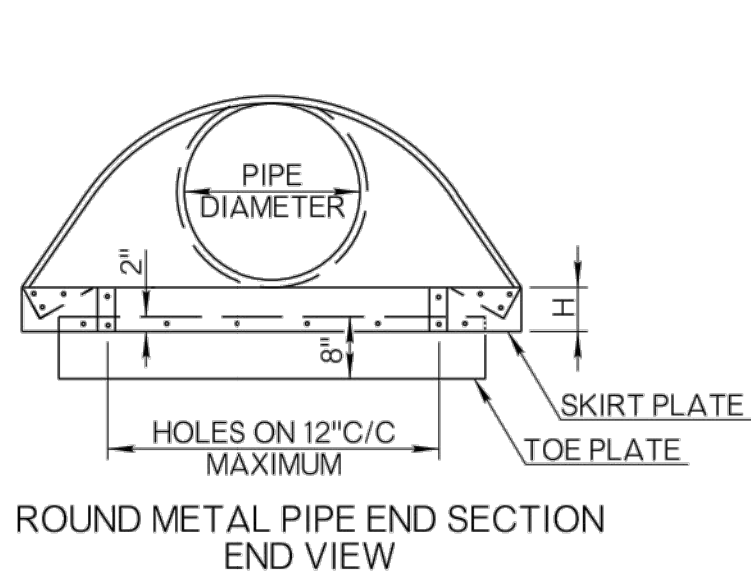
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04/29/2021

PROPOSED IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN		
DESIGNED BY: DJK		
DRAWN BY: JBA		
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

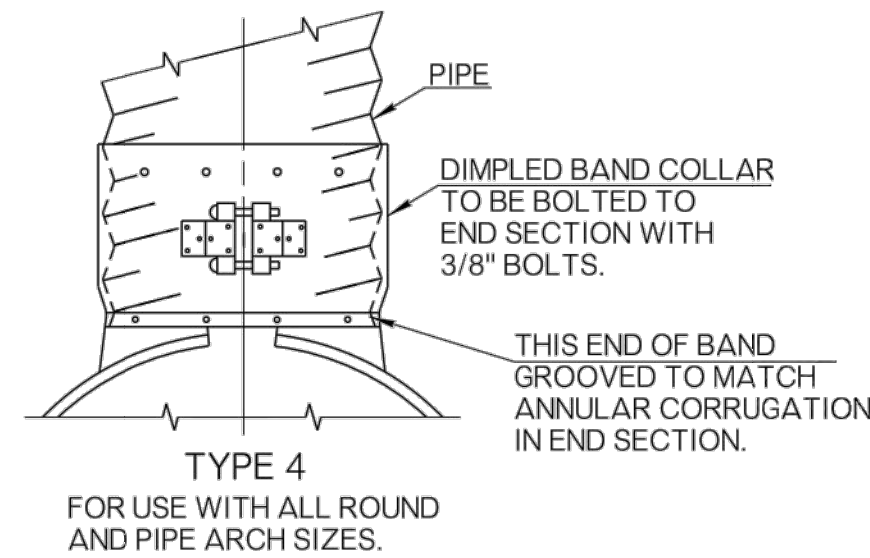
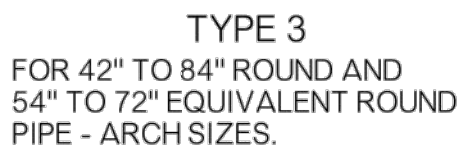
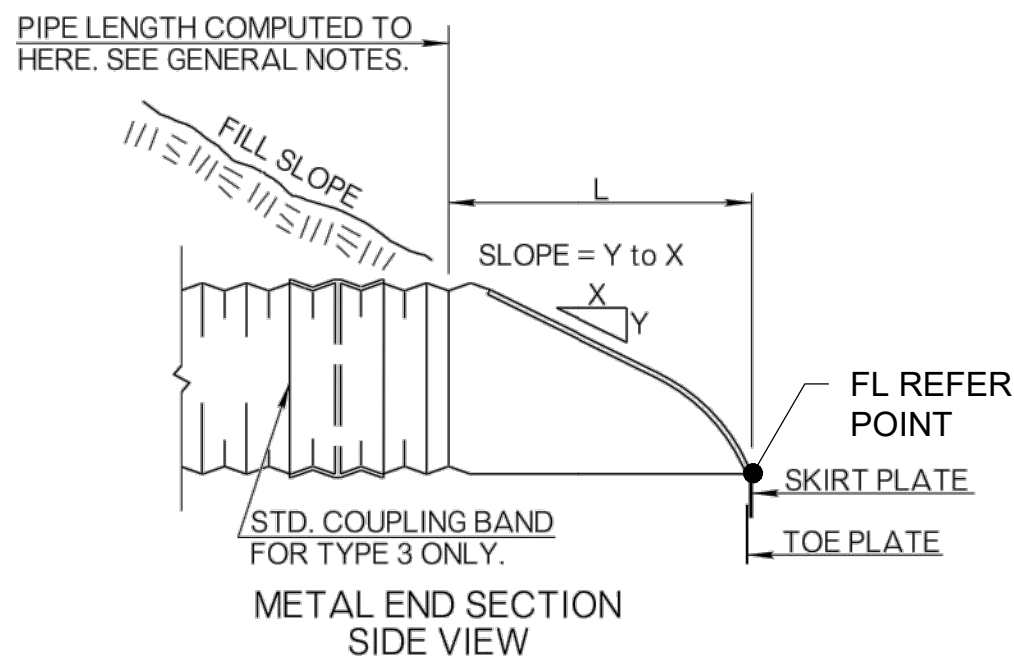
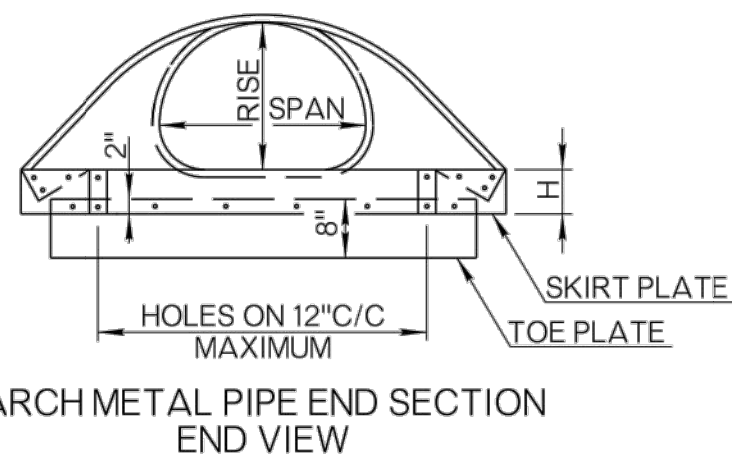
STORM DETAILS	
PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CU523	

DIMENSIONS OF END SECTIONS FOR ROUND METAL PIPE									
PIPE DIA.	GA.	A	B	H	L	W	APPROX. SLOPE	BODY TYPE	
12"	16	6"	6"	6"	21"	24"	1:2 1/2	1 PC.	
15"	16	7"	8"	6"	26"	30"	1:2 1/2	1 PC.	
18"	16	8"	10"	6"	31"	36"	1:2 1/2	1 PC.	
21"	16	9"	12"	6"	36"	42"	1:2 1/2	1 PC.	
24"	16	10"	13"	6"	41"	48"	1:2 1/2	1 PC.	
30"	14	12"	16"	8"	51"	60"	1:2 1/2	1 PC.	
36"	14	14"	19"	9"	60"	72"	1:2 1/2	2 PC.	
42"	12	16"	22"	11"	69"	84"	1:2 1/2	2 PC.	
48"	12	18"	27"	12"	78"	90"	1:2 1/4	2 PC.	
54"	12	18"	30"	12"	84"	102"	1:2	2 PC.	
60"	12	18"	33"	12"	87"	114"	1:1 3/4	3 PC.	
66"	12	18"	36"	12"	87"	120"	1:1 1/2	3 PC.	
72"	12	18"	39"	12"	87"	126"	1:1 1/3	3 PC.	
78"	12	18"	42"	12"	87"	132"	1:1 1/4	3 PC.	
84"	12	18"	45"	12"	87"	138"	1:1 1/6	3 PC.	



DIMENSIONS OF END SECTIONS FOR METAL PIPE - ARCH									
SPAN x RISE	EQUIV. ROUND	GA.	A	B	H	L	W	APPROX. SLOPE	BODY TYPE
17\" x 13\"	15"	16	7"	9"	6"	19"	30"	1:2 1/2	1 PC.
21\" x 15\"	18"	16	7"	10"	6"	23"	36"	1:2 1/2	1 PC.
24\" x 18\"	21"	16	8"	12"	6"	28"	42"	1:2 1/2	1 PC.
28\" x 20\"	24"	#16	9"	14"	6"	32"	48"	1:2 1/2	1 PC.
35\" x 24\"	30"	14	10"	16"	6"	39"	60"	1:2 1/2	1 PC.
42\" x 29\"	36"	#14	12"	18"	8"	46"	75"	1:2 1/2	1 PC.
49\" x 33\"	42"	12	13"	21"	9"	53"	85"	1:2 1/2	2 PC.
57\" x 38\"	48"	12	18"	26"	12"	63"	90"	1:2 1/2	2 PC.
64\" x 43\"	54"	12	18"	30"	12"	70"	102"	1:2 1/4	2 PC.
71\" x 47\"	60"	12	18"	33"	12"	77"	114"	1:2 1/4	3 PC.
77\" x 52\"	66"	12	18"	36"	12"	77"	126"	1:2	3 PC.
83\" x 57\"	72"	12	18"	39"	12"	77"	138"	1:2	3 PC.

FOR ALUMINUM END SECTIONS THE 28" x 20" SHALL BE 14 GAGE AND THE 42" x 29" SHALL BE 12 GAGE.

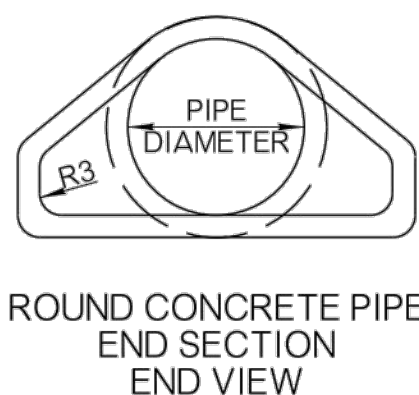


TYPICAL METAL END SECTION CONNECTIONS

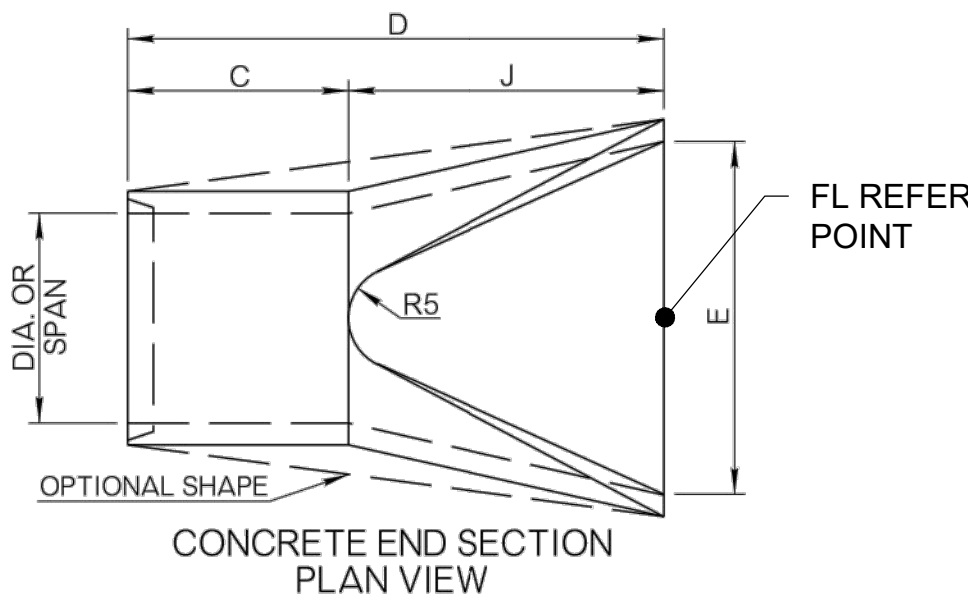
GENERAL NOTES

- ALL CONSTRUCTION AND MATERIAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE 2019 ODOT STANDARD SPECIFICATIONS.
- CULVERT END SECTIONS SHALL BE OF THE SAME MATERIAL AND SHAPE (ROUND, ARCH, OR ELLIPTICAL) AS THE PIPE ON WHICH THEY ARE INSTALLED.
- DIMENSIONS SHOWN FOR END SECTIONS ARE SUBJECT TO MANUFACTURER TOLERANCES.
- TOE PLATE WILL BE REQUIRED ON ALL METAL END SECTIONS UNLESS SOLID ROCK IS ENCOUNTERED. HOLES IN TOE PLATE TO BE PUNCHED TO MATCH HOLES IN SKIRT PLATE, 3/8" BOLTS TO BE FURNISHED. LENGTH OF TOE PLATES FOR ROUND PIPE END SECTIONS SHALL BE W=10" FOR 12" TO 30" DIAMETER PIPE, W=20" FOR 36" TO 84" DIAMETER PIPE. LENGTH OF TOE PLATES FOR ARCH PIPE END SECTIONS SHALL BE W=10" FOR A RISE OF 13" TO 29" AND W=20" FOR A RISE OF 33" TO 57".
- CONNECTOR SECTION, SKIRT PLATE, AND TOE PLATE ON METAL END SECTIONS SHALL BE THE SAME GAGE AND MATERIAL AS THE SKIRT AND SHALL BE INCLUDED IN PRICE BID FOR END SECTION.
- IF TYPE 3 METAL END SECTION IS USED AS OPTIONAL PIPE, THE LENGTH OF PIPE TO BE REDUCED BY 12" FOR EACH END SECTION. IF CONCRETE PIPE OPTION IS USED, THE LENGTH OF PIPE TO BE REDUCED BY THE C DIMENSION FOR EACH END SECTION.

DIMENSIONS OF PRECAST END SECTIONS FOR ROUND PIPE											
DIAMETER	R3	R4	R5	T	K	J	C	D	E	SLOPE	
18"	3"	3"	6"	2 1/2"	9"	2.25'	3.83'	6.08'	3.00'	1:3	
24"	3"	3"	7"	3"	9 1/2"	3.63'	2.50'	6.12'	4.00'	1:3	
30"	3"	3"	8"	3 1/2"	12"	4.50'	1.65'	6.16'	5.00'	1:3	
36"	3"	3"	10 1/2"	4"	15"	5.25'	2.90'	8.15'	6.00'	1:3	
42"	3"	3"	10 1/2"	4 1/2"	21"	5.25'	2.92'	8.17'	6.50'	1:3	
48"	6"	6"	14"	5"	24"	6.00'	2.17'	8.17'	7.00'	1:3	
54"	6"	6"	-	5 1/2"	27"	5.42'	2.92'	8.33'	7.50'	1:2 1/2	
60"	6"	6"	-	6"	30"	5.00'	3.25'	8.25'	8.00'	1:2	
66"	6"	6"	-	6 1/2"	24"	6.50'	1.75'	8.25'	8.50'	1:2	
72"	6"	6"	-	7"	24"	6.50'	1.75'	8.25'	9.00'	1:2	

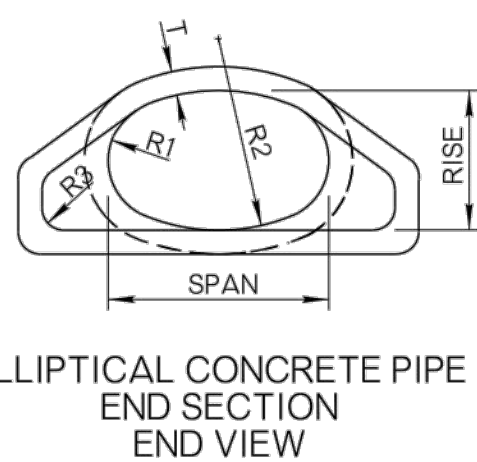


ROUND CONCRETE PIPE
END SECTION
END VIEW

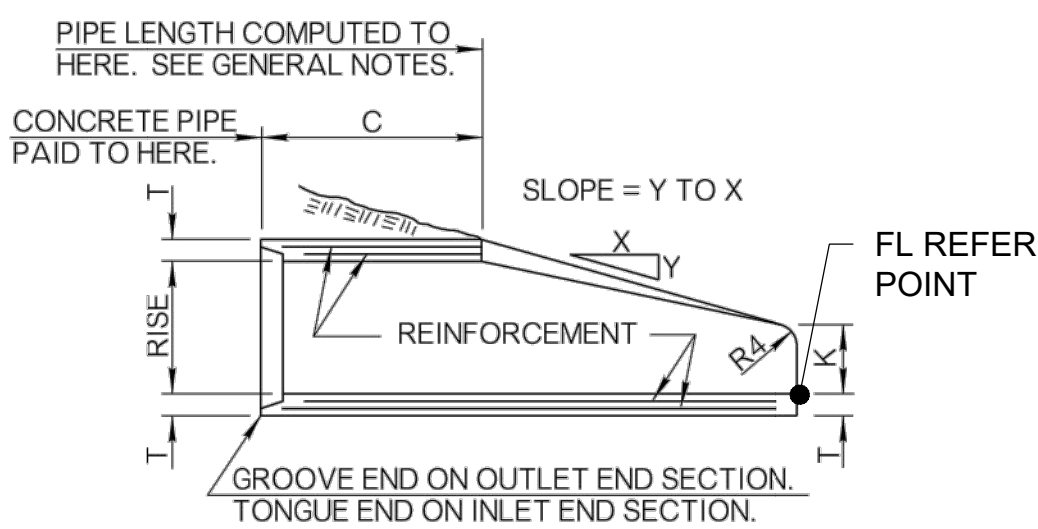


CONCRETE END SECTION
PLAN VIEW

APPROX. EQUIV. DIAMETER	DIMENSIONS OF PRECAST END SECTIONS FOR ELLIPTICAL PIPE															
	RISE	SPAN	R1	R2	R3	R4	R5	T	K	J	C	D	E	SLOPE		
18"	14"	23"	6"	20"	3"	3"	6"	2 3/4"	8"	2.25'	3.75'	6.00'	3.00'	1:3		
24"	19"	30"	8 1/4"	26 1/4"	3"	3"	7"	3 1/4"	8 1/2"	3.25'	2.75'	6.00'	4.00'	1:3		
30"	24"	38"	10 1/4"	32 3/4"	3"	3"	9"	3 3/4"	9 1/2"	4.50'	1.50'	6.00'	5.00'	1:3		
36"	29"	45"	12 1/4"	39 1/4"	3"	3"	12"	4 1/2"	11 1/4"	5.00'	3.00'	8.00'	6.00'	1:3		
42"	34"	53"	14 1/2"	46"	6"	6"	13"	5"	15 3/4"	5.00'	3.00'	8.00'	6.50'	1:3		
48"	38"	60"	16 1/2"	51 1/2"	6"	6"	14"	5 1/2"	21"	5.00'	3.00'	8.00'	7.00'	1:3		
54"	43"	68"	18 3/4"	58 1/2"	6"	6"	16"	6"	25 1/2"	5.00'	3.00'	8.00'	7.50'	1:3		
60"	48"	76"	20 3/4"	65"	6"	6"	36 11/16"	6 1/2"	30"	5.00'	3.25'	8.25'	8.00'	1:2		
66"	53"	83"	22 3/4"	71 1/2"	6"	6"	36 1/8"	7 1/2"	24"	6.50'	1.75'	8.25'	8.50'	1:2		
72"	58"	91"	24 3/4"	78"	6"	6"	38"	7 1/2"	24"	6.50'	1.75'	8.25'	9.00'	1:2		

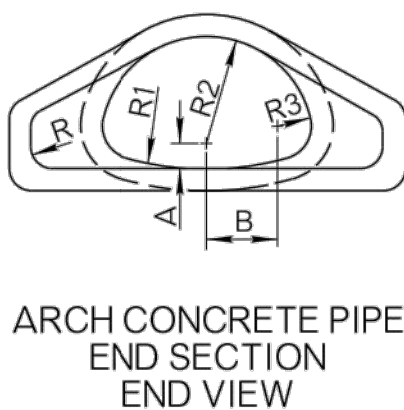


ELLIPTICAL CONCRETE PIPE
END SECTION
END VIEW



CONCRETE END SECTION
SIDE VIEW

APPROX. EQUIV. DIAMETER	DIMENSIONS OF PRECAST END SECTIONS FOR ARCH PIPE																		
	SPAN	RISE	A	B	R	R1	R2	R3	R4	R5	T	K	J	C	D	E	SLOPE		
18"	22"	13"	- 1/4"	5 3/4"	2"	27 1/2"	13 3/4"	5 1/4"	3"	13"	2 1/2"	7"	2.25'	3.75'	6.08'	3.00'	1:3		
24"	28"	18"	3 7/16"	9 21/32"	3"	40 11/16"	14 9/16"	4 19/32"	3"	16 13/16"	3"	9 1/2"	3.58'	2.50'	6.08'	4.00'	1:3		
30"	36"	22"	3 3/4"	12 3/32"	3"	51"	18 3/4"	6 1/32"	3"	18 1/2"	3 1/2"	12"	4.50'	1.58'	6.08'	5.00'	1:3		
36"	43"	26"	4 1/8"	15 1/2"	6"	62"	22 1/2"	6 3/8"	3"	24 5/16"	4"	15"	5.25'	2.90'	8.15'	6.00'	1:3		
42"	51"	31"	5 1/16"	18"	6"	73"	26 1/4"	7 9/16"	3"	27 1/2"	4 1/2"	21"	5.25'	2.92'	8.17'	6.50'	1:3		
48"	58"	36"	6"	20 1/2"	6"	84"	30"	8 3/4"	3"	28 1/2"	5"	24"	6.00'	2.17'	8.17'	7.00'	1:3		
54"	65"	40"	6 5/8"	22 11/16"	6"	92 1/2"	33 3/8"	9 13/16"	6"	33 1/8"	5 1/2"	27"	5.42'	2.92'	8.34'	7.50'	1:2.4		
60"	73"	45"	7 1/2"	25 9/32"	6"	105"	37 1/2"	11 7/32"	6"	33 11/16"	6"	30"	5.00'	3.25'	8.25'	8.00'	1:2		
72"	88"	54"	9"	31 7/16"	6"	126"	45"	12 9/16"	6"	38 15/16"	7"	24"	6.50'	1.75'	8.25'	9.00'	1:2		



ARCH CONCRETE PIPE
END SECTION
END VIEW



Barker & Associates
3902 University Blvd.
Durant, OK 74701
580.931.9045
OK, CA, 3998
EXP. 06/30/2022

CHECKED BY: H. WAYNE BARKER, P.E.

CITY REVIEW SET
-NOT FOR CONSTRUCTION-
04/29/2021

PROPOSED IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
**MIDCONTINENTAL
REAL ESTATE, LLC**
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No. DATE DESCRIPTION

ODOT PREFABRICATED CULVERT END SECTION DETAILS

PROJECT NUMBER

10717

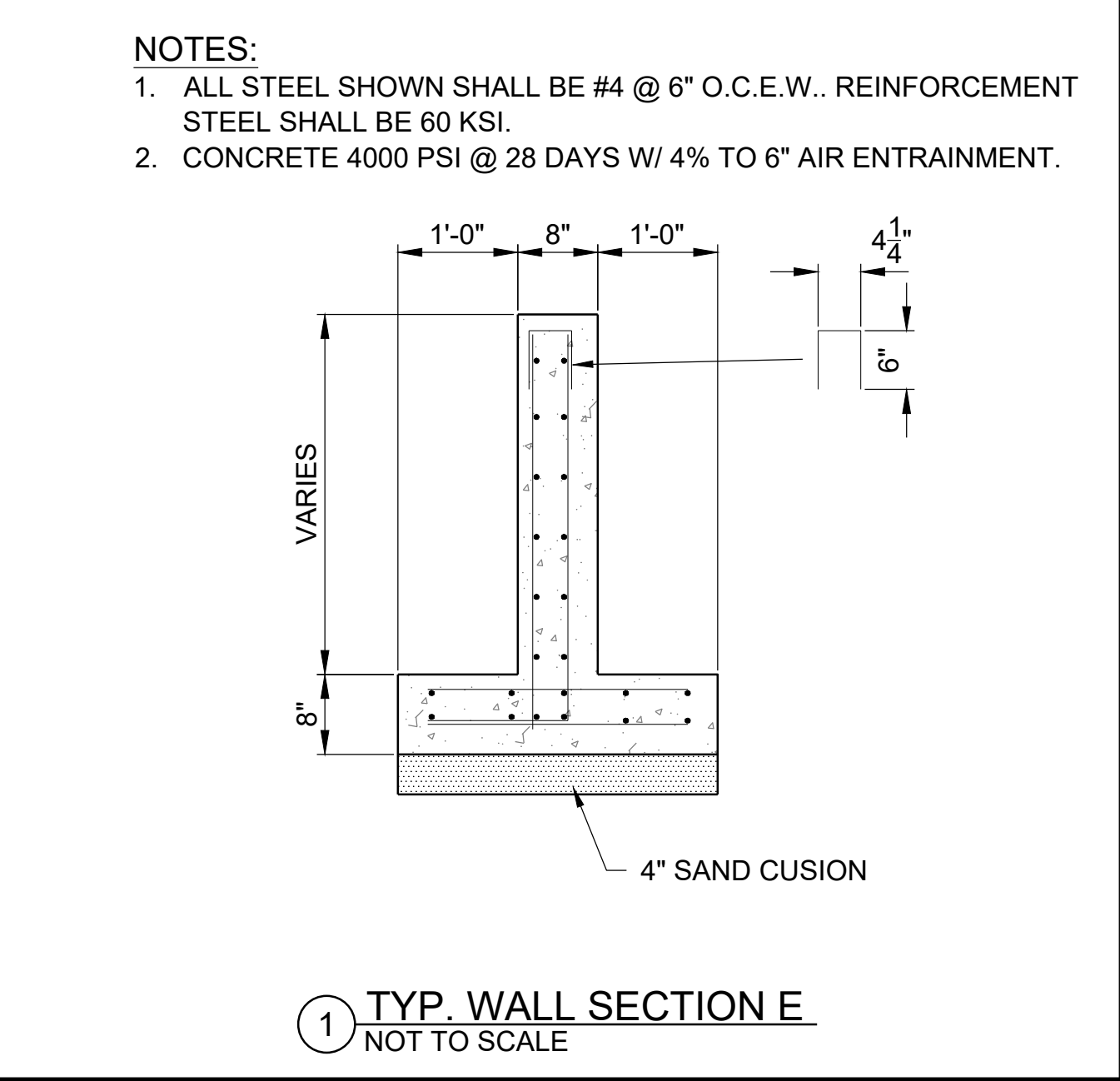
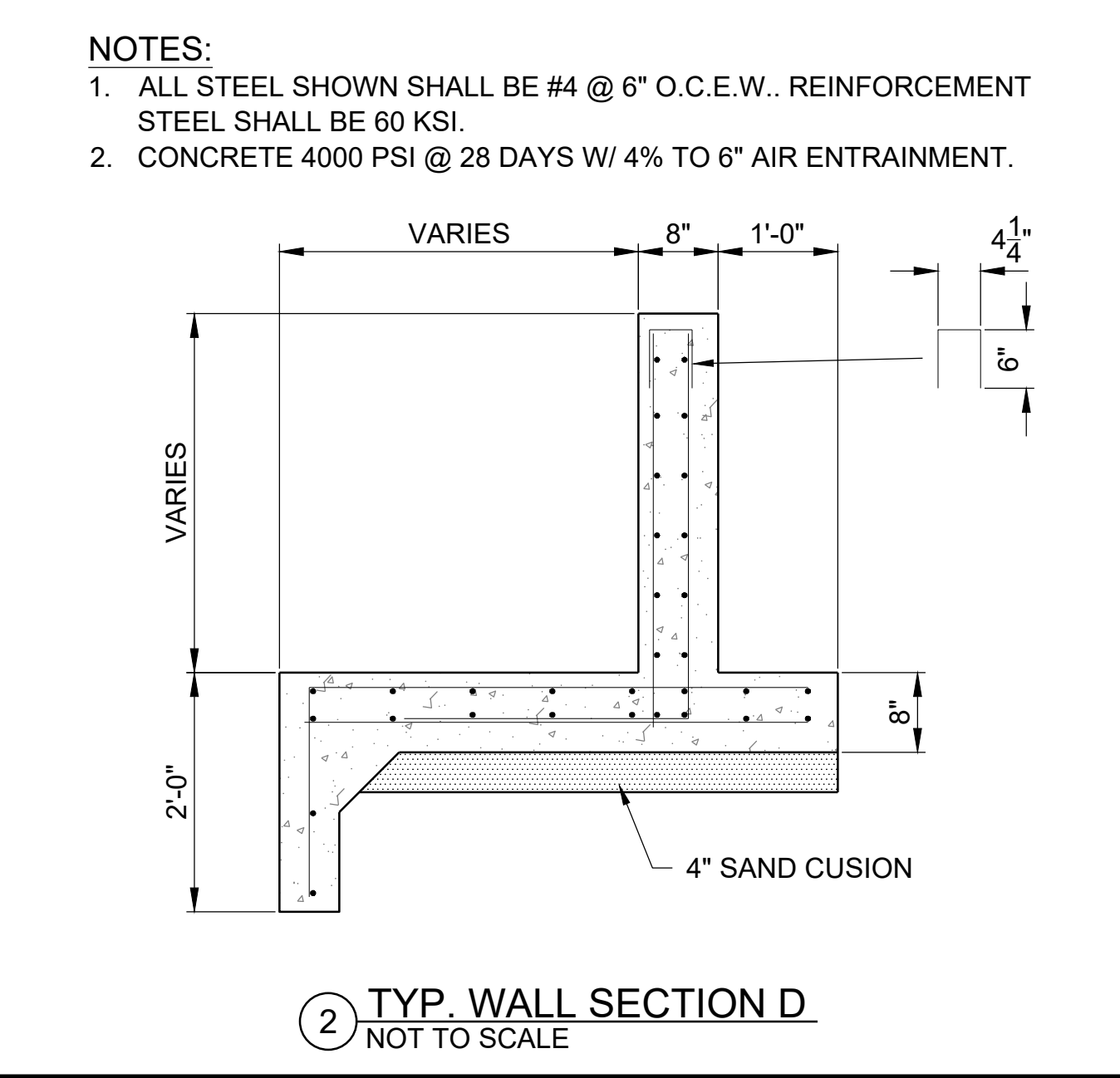
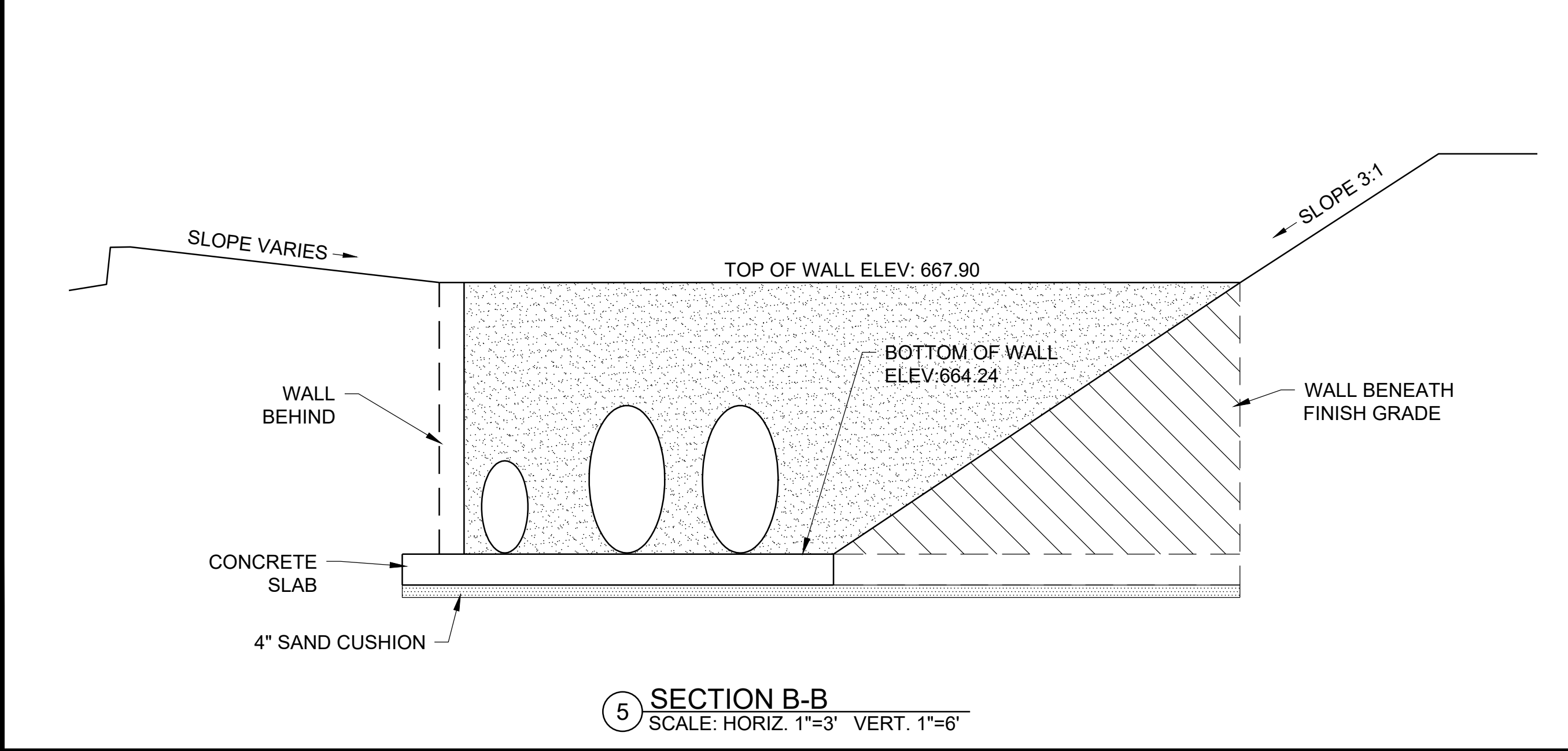
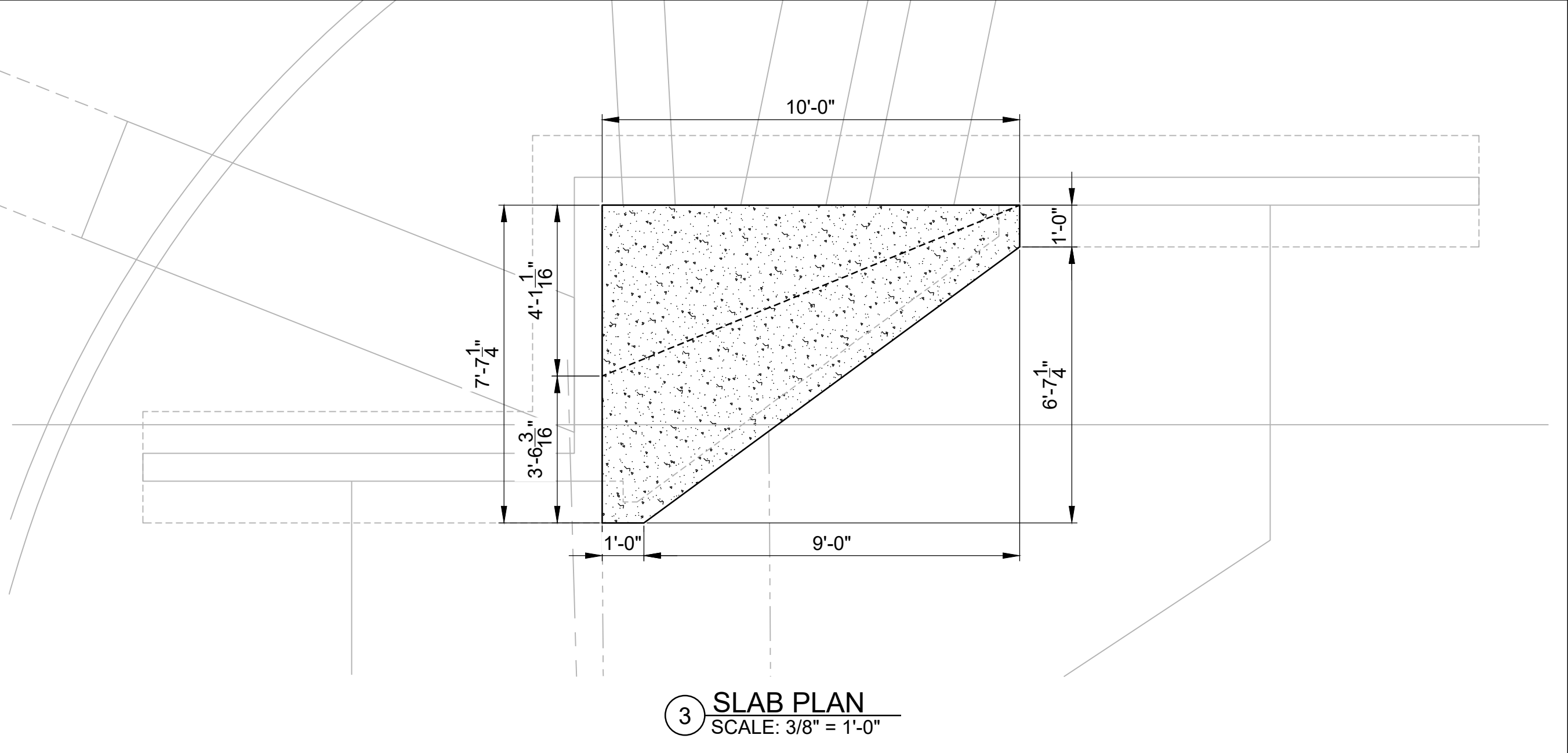
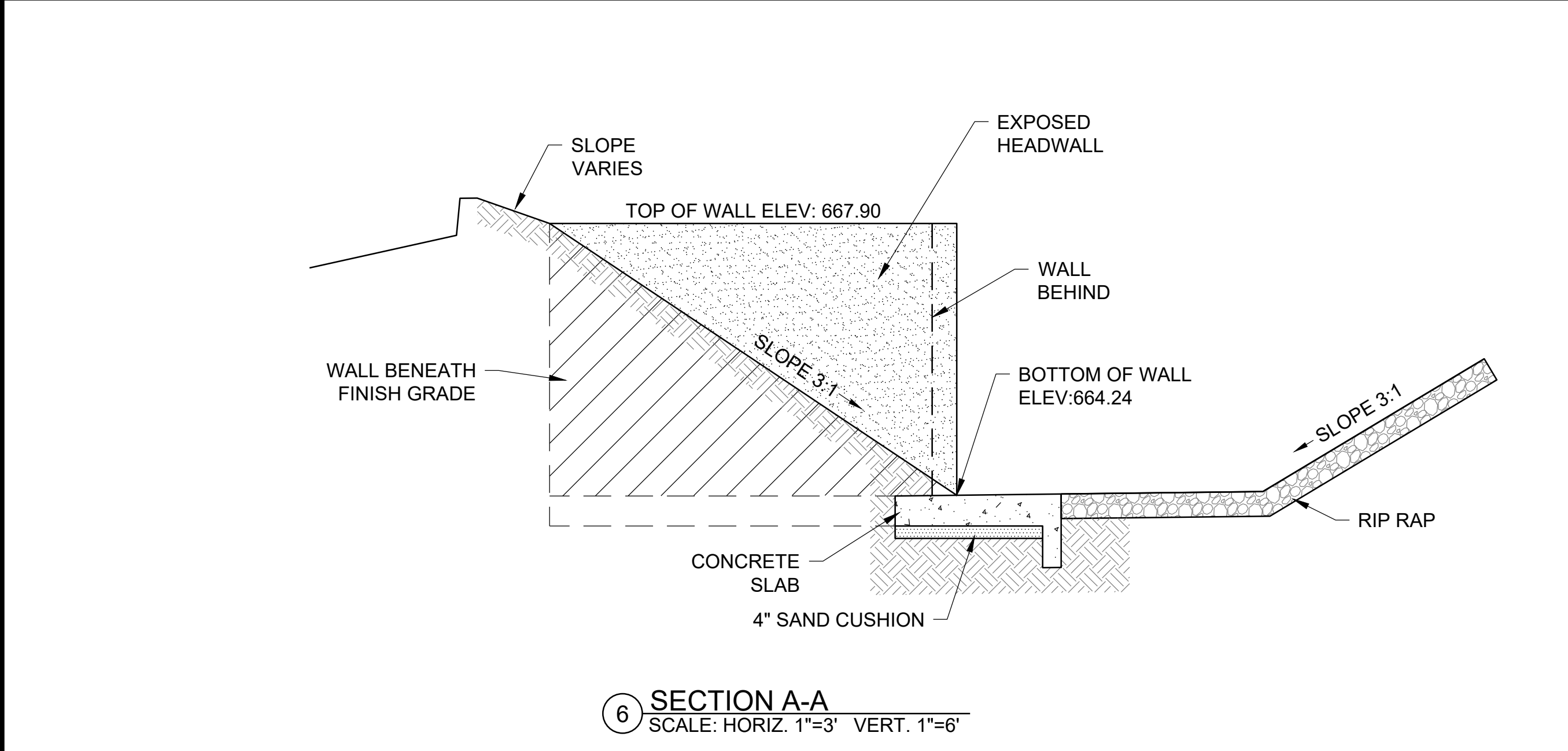
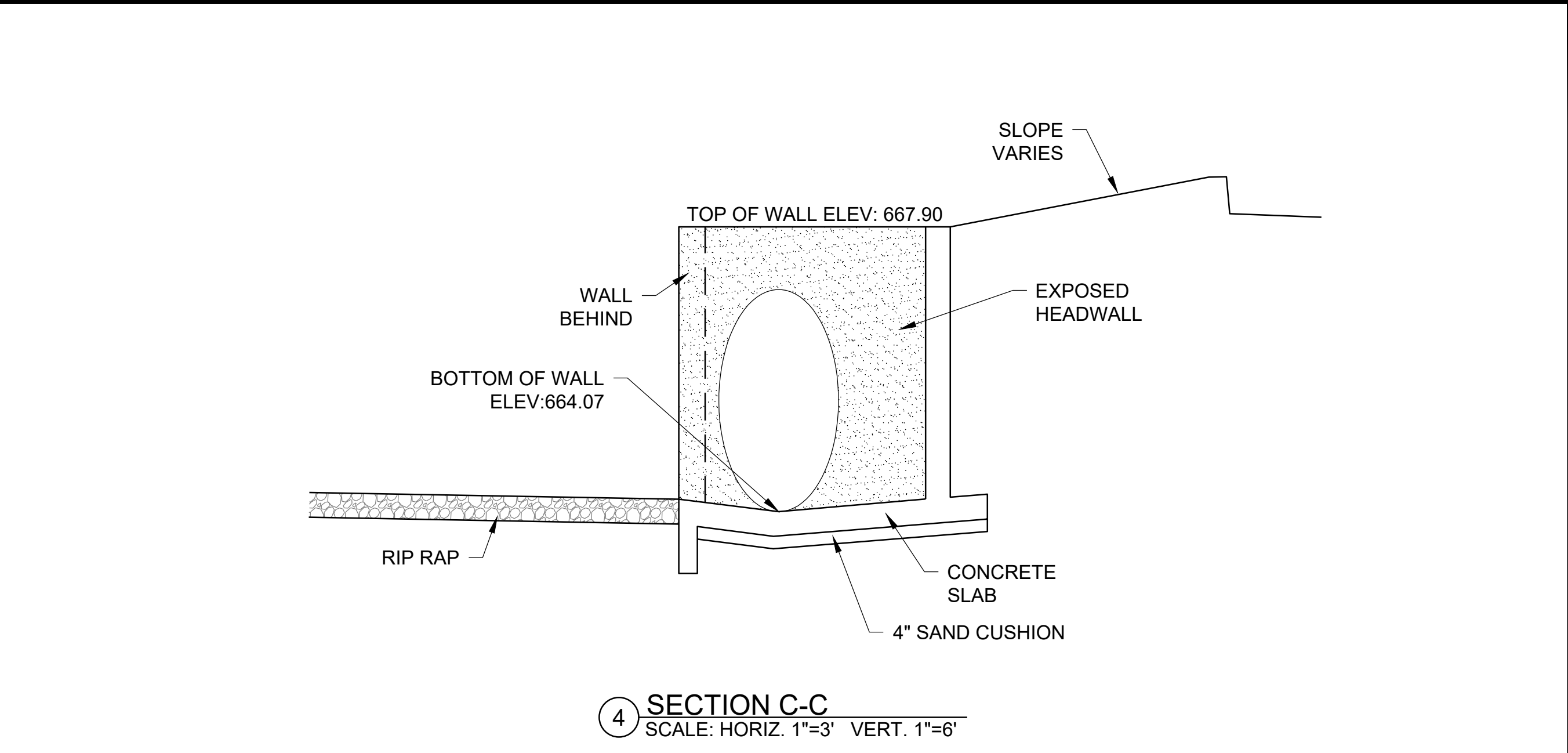
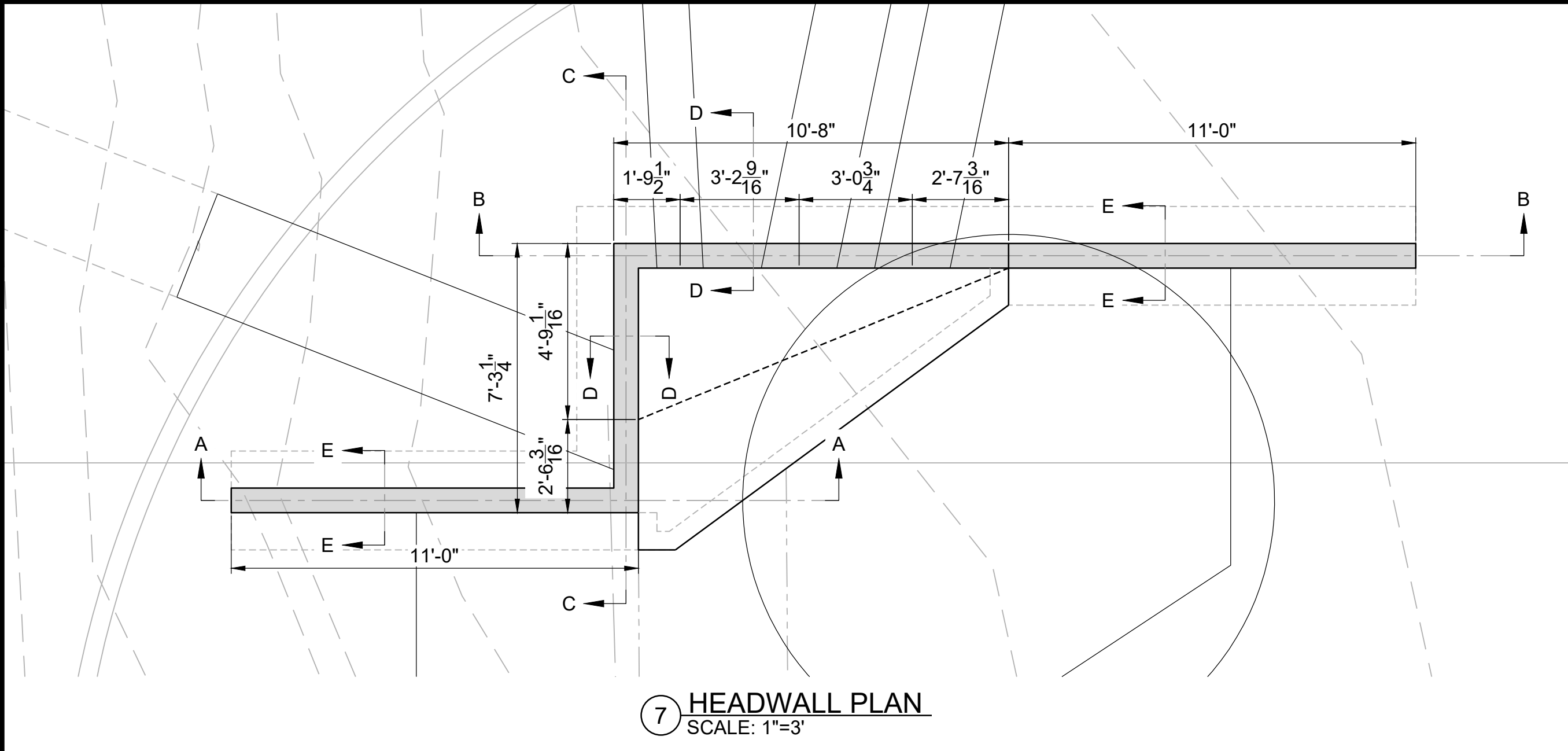
STATE

DATE

OKLAHOMA APRIL 2021

SHEET NUMBER

CU524



Barker & Associates
3902 University Blvd.
Durant, OK 74701
580.931.9045
OK, CA, 3998
EXP. 06/30/2022

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CITY REVIEW SET
-NOT FOR CONSTRUCTION-
04/29/2021

PROPOSED
IMPROVEMENTS
FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL
REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY:		DJK
DRAWN BY:		JBA
RECORD OF REVISIONS		
No.	DATE	DESCRIPTION

HEADWALL DETAIL

PROJECT NUMBER	
10717	
STATE	DATE
OKLAHOMA	APRIL 2021
SHEET NUMBER	
CU525	



Barker & Associates
3902 University Blvd.
Durant, OK 74701
580.931.9045
OK, CA, 3998
EXP. 06/30/2022

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CITY REVIEW SET
-NOT FOR CONSTRUCTION-
04/29/2021

PROPOSED
IMPROVEMENTS

FOR
KASH ACRES
DEVELOPED BY
MIDCONTINENTAL
REAL ESTATE, LLC
DURANT, OKLAHOMA

KEY PLAN

DESIGNED BY: DJK

DRAWN BY: JBA

RECORD OF REVISIONS

No.	DATE	DESCRIPTION

STORM DETAILS

PROJECT NUMBER

10717

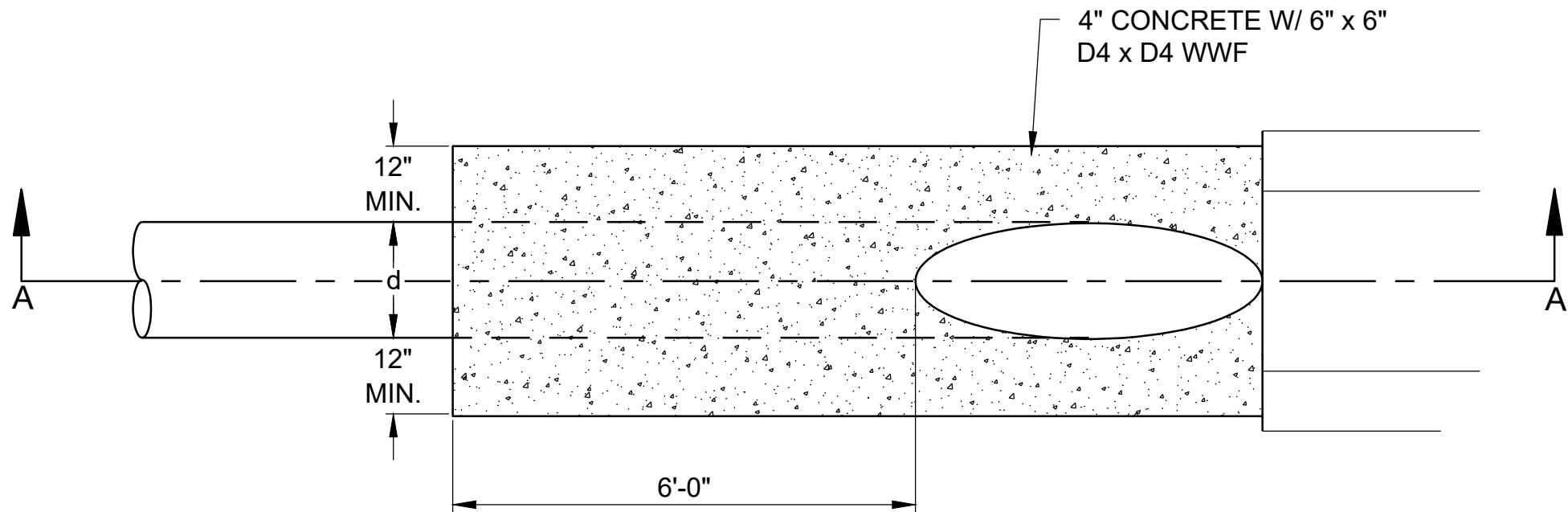
STATE

DATE

OKLAHOMA APRIL 2021

SHEET NUMBER

CU526



1 PIPE END TREATMENT
NOT TO SCALE