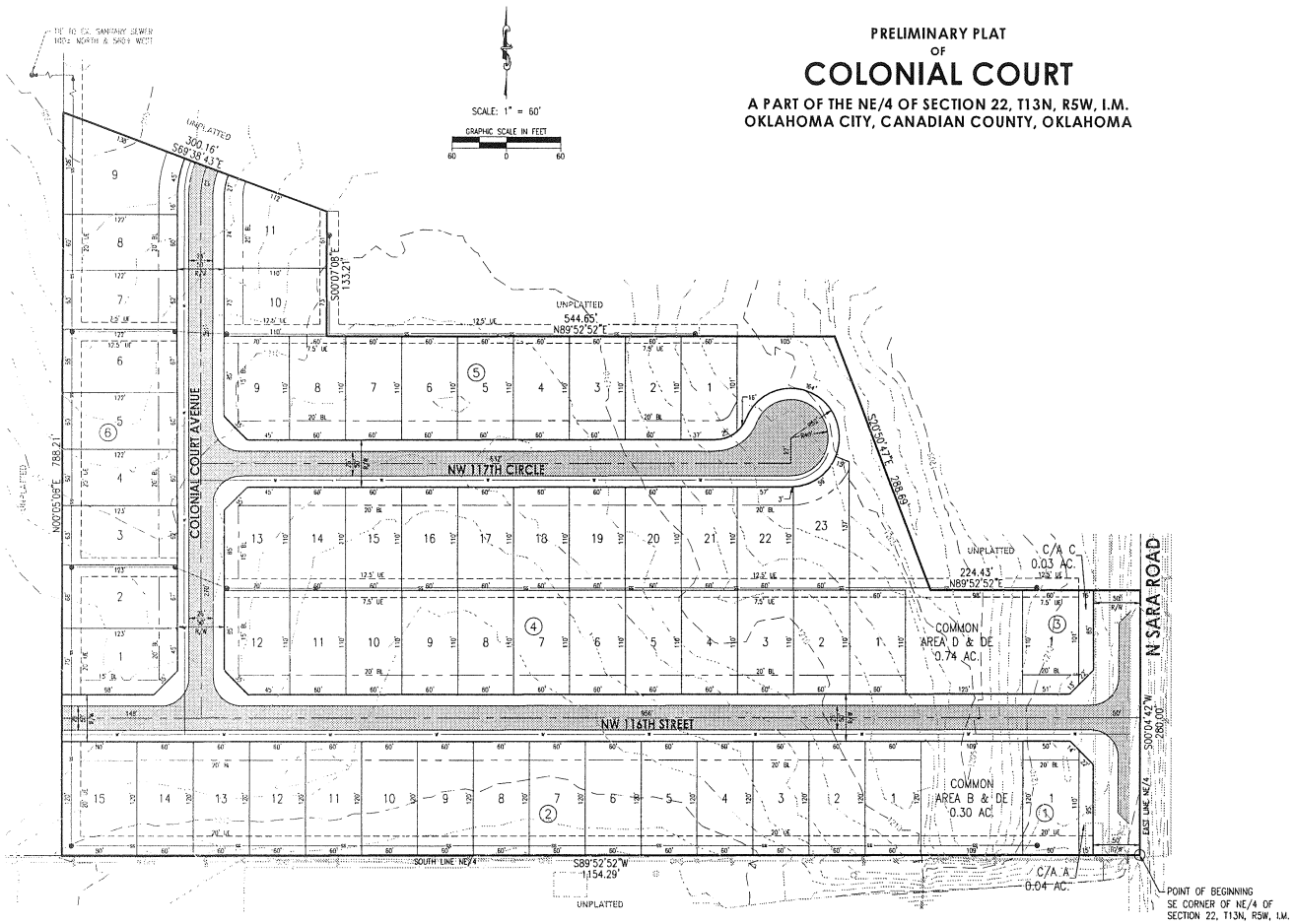
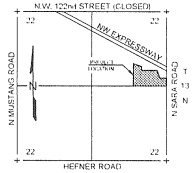
PRELIMINARY PLAT
OF
COLONIAL COURT

A PART OF THE NE/4 OF SECTION 22, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA





LOCATION MAP
SCALE: 1" = 2000'

COMMON AREAS:	
C/A "A"	0.04 ACRES
C/A "B" (DR.)	0.30 ACRES
C/A "C"	0.03 ACRES
C/A "D" (DR. & REC.)	0.74 ACRES
TOTAL (DR.)	0.68 ACRES
TOTAL (REC.)	0.36 ACRES
TOTAL C/A (SITE)	1.11 ACRES

LOT COUNT:	
RESIDENTIAL (DUPLEX)	60 LOTS, 120 UNITS
RESIDENTIAL	14.07 ACRES
RESIDENTIAL DENSITY	8.53 (DU/AC.) - 0.12 (AC /DU)
MULTI-FAMILY	0 LOT
MULTI-FAMILY	0 ACRES
COMMERCIAL	0 LOT
COMMERCIAL	0 ACRES

NOTES

1. Maintenance of the Common Areas and/or Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the Drainage Related Common Areas and/or Drainage Areas shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
2. A sidewalk shall be required on each lot and must be installed prior to the issuance of an Occupancy Permit.
3. Sidewalks along Common Areas are the responsibility of the developer and must be installed prior to the issuance of any occupancy permits. Arterial sidewalks will be provided in accordance with sidewalk ordinances.
4. If the garage front is designed so that the garage door extends beyond the front wall of the dwelling, screening would be provided by planting either one 3 inch caliper deciduous tree or two 1.5 inch caliper trees in the front yard, prior to the issuance of a Certificate of Occupancy for the affected lot.
5. All existing and proposed easements tied to lot corners on final plats.
6. A minimum 0.36 acres of recreational area and facilities shall be provided by the developer. The recreational facilities shall include playground equipment and park benches.

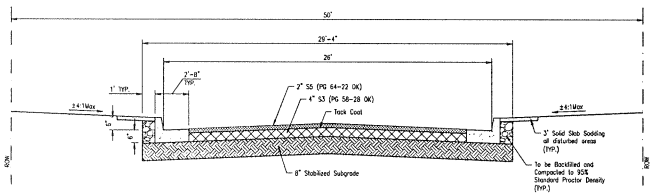
LEGAL DESCRIPTION

A tract of land situated in the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

BEGINNING at the Southeast corner of said NE/4; thence

S89°52'52"W with the South line of said NE/4 a distance of 1154.29 feet; thence
N00°05'06"E a distance of 788.21 feet; thence
S69°38'43"E a distance of 300.16 feet; thence
S00°07'08"E a distance of 133.21 feet; thence
N89°52'52"E a distance of 544.85 feet; thence
S20°50'47"E a distance of 288.69 feet; thence
N89°52'52"E a distance of 224.43 feet to the East line of said NE/4; thence
S00°04'42"W with said East line a distance of 280.00 feet to the POINT OF BEGINNING.

Said tract contains 612,650 Sq Ft or 14.07 Acres, more or less.



TYPICAL SECTION
26' HOT MIX ASPHALTIC PAVING
(STABILIZED SUBGRADE)
LOCAL RESIDENTIAL

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	35.73'	100.00'	020°28'25"	S10° 07' 04"W	35.54'

LEGEND

BL	BUILDING LIMIT LINE
DE	DRAINAGE EASEMENT
EX.	EXISTING
R/W	RIGHT-OF-WAY
UE	UTILITY EASEMENT
(REC.)	RECREATIONAL COMMON AREA
(DR.)	DRAINAGE RELATED COMMON AREA

PROJECT OWNER & DEVELOPER

CCDC, INC.
16200 SONOMA PARK DRIVE
EDMOND, OK
73103

EMAIL: michael@ccdcproperties.com

PRELIMINARY PLAT
COLONIAL COURT

Crafton Tull

SHEET NO.: 1 of 1
DATE: 03/19/25
PROJECT NO.: 25601900