



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Country Colonnade Phase VI

Name of Development or Applicant

Oklahoma County R257244030 19619 THOMAS DRIVE

Address / Location of Property (Provide County name & parcel no. if unknown)

Private Duplex Development with Infrastructure Improvements

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD - 1995

File Date: 2-1-24

Ward No.: W8

Nbhd. Assoc.: ----

School District: DEER CREEK

Extg Zoning: R-1

Overlay:

13.81 Acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☒ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☒ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☒ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☒ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☒ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☒ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

TG Enterprise Group, LLC

Name

3701 NW 192nd St.

Mailing Address

Edmond, OK 73012

City, State, Zip Code

405-359-0636

Phone

countrycolonnade@att.net

Email

Signature of Applicant

Civil & Environmental Consultants, Inc.

Applicant's Name (please print)

4700 Gaillardia Parkway, Suite 101

Applicant's Mailing Address

Oklahoma City, OK 73142

City, State, Zip Code

405-246-9411

Phone

dkoleada@cecinc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



After recordation, return to:

Doc Stamps: 3,315.00
Courtesy Filing: First American Title Insurance Company
File No.: 2791987M (LM)

Space Reserved For Recording Information

First American Title
3000 W. Memorial Road, Suite 216
Oklahoma City, OK 73120

② QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Boling Farms, LLC**, an Oklahoma limited liability company, (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quit claim, grant, bargain, sell, convey, transfer, assign and deliver unto **TG Enterprise Group, LLC**, an Oklahoma limited liability company, with a mailing address of 3701 NW 192nd Street, Edmond, Oklahoma 73012 (hereinafter "Grantee"), all of the right, title and interest of Grantor, if any, in and to the real property situated in Oklahoma County, State of Oklahoma, to wit:

See Exhibit A, attached hereto and incorporated herein,

together with all of the improvements, hereditaments and appurtenances thereunto belonging.

This conveyance is made without warranty, express or implied.

TO HAVE AND TO HOLD the above-described premises unto said Grantee, its successors and assigns forever.

2791987M 3/22

Executed and delivered this ____ day of March, 2023.

GRANTOR:

Boling Farms LLC, an Oklahoma
limited liability company

Boling Farms LLC, an Oklahoma
limited liability company

By: [Signature]
Name: Tom Boling
Title: Manager

By: [Signature]
Name: Gina Boling
Title: Manager

STATE OF Okla)
COUNTY OF Okla) SS:

The foregoing instrument was acknowledged before me this 31 day of March, 2023,
Tom Boling and Gina Boling by, as Managers of Boling Farms, LLC, an Oklahoma
limited liability company.

My Commission Expires: _____

My Commission No.: _____

[Signature]
Notary Public

LORE D. MAGRINI
Notary Public
State of Oklahoma
Commission #21013631 Exp: 10/18/25

EXHIBIT A

TRACT 4: All of Grantor's interest in:

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the southwest corner of said Section 24; Thence North 89°16'43" East along the south line of said SW/4, a distance of 2,359.51 feet to the point of beginning; Thence North 00°19'04" West a distance of 766.26 feet; Thence South 89°16'59" West a distance of 652.42 feet; Thence South 00°43'17" East a distance of 0.22 feet; Thence South 89°43'07" West a distance of 693.87 feet; Thence North 00°16'53" West a distance of 686.56 feet; Thence North 89°23'05" East a distance of 1,645.21 feet to a point on the east line of said SW/4; Thence South 00°19'04" East along said east line, a distance of 1,454.92 feet to the southeast corner of said SW/4; Thence South 89°16'43" West along the south line of said SW/4, a distance of 299.35 feet to the point of beginning.

TRACT 5:

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the southwest corner of said Section 24; Thence North 89°16'43" East along the south line of said SW/4, a distance of 1,012.71 feet; Thence North 00°16'53" West a distance of 1,457.98 feet to the point of beginning; Thence continuing North 00°16'53" West a distance of 1,191.56 feet to a point on the north line of said SW/4; Thence North 89°23'08" East along said north line, a distance of 1,644.46 feet to the northeast corner of said SW/4; Thence South 00°19'04" East along the east line of said SW/4, a distance of 1,191.53 feet; Thence South 89°23'05" West a distance of 1,645.21 feet to the point of beginning.

LETTER OF AUTHORIZATION

I, Tom or Gina Boling, Manager of TG Enterprise Group LLC or,
Property Owner of Record

_____, authorize,
Agent of the Property Owner of Record and Title

Civil & Environmental Consultants, Inc./Dean Koleada, P.E.

Designated Representative

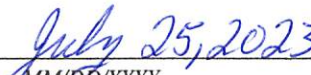
to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

R257244030 Oklahoma County

Address and/or County Assessor account number and County Name

By: 
Signature

Title: 
Manager/Proprietor

Date: 
MM/DD/YYYY

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number **R257244030** and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 H. Rodine Kiger

filed in the office of the County Assessor
on the 29th day of January, 20 24

Given under my hand and official seal this
29th day of January, 20 24

County Assessor

K. Busch Deputy

Oklahoma County Assessor
300 ft. Radius Report
1/29/2024

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R257244010	SWAMI REAL ESTATE LLC		12282 LAZIO LN		FRISCO	TX	75035-2221	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP 000 000 PT SW4 SEC 24 14N 4W BEG NW/C SW4 TH E1012.81FT S2149FT W1012.81FT N2151FT TO BEG CONT 50ACRS MORE OR LESS	0 UNKNOWN UNINCORPORATED
R257241035	WYATT DONALD SCOTT & TERI L		3210 NW 206TH ST		EDMOND	OK	73012-9039	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP PT NE4 SEC 24 14N 4W BEG 2653.07FT W & 2287.51FT S OF NE/C NE4 TH S357.80FT E450FT NW114FT NW103FT W146.60FT N55.01FT NW61.49FT NW170.50FT TO BEG CONT 2.16ACRS MORE OR LESS SUBJ TO	3210 NW 206TH ST UNINCORPORATED
R257241060	STRASBURGER TODD		3194 NW 206TH ST		EDMOND	OK	73012	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP 000 000 PT NE4 SEC 24 14N 4W BEG 2653.07FT W & 2645.31FT S & 450FT E OF NE/C NE4 TH E46.98FT NW504.31FT SW34.13FT SW38.41FT SW30.29FT SW33.55FT NW33.66FT NW33.93FT NW26.48FT SW258.	3194 NW 206TH ST UNINCORPORATED

Oklahoma County Assessor
300 ft. Radius Report
1/29/2024

R257241020	WYATT DONALD SCOTT & TERI LYNN TRS	WYATT DONALD SCOTT & TERI LYNN LIV TR	3220 NW 206TH ST		EDMOND	OK	73012-9039	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP 000 000 PT NE4 SEC 24 14N 4W BEG 2653.07FT W & 1765.31FT S OF NE/C NE4 TH S522.20FT SE170.50FT SE61.49FT NE258.92FT N421.13FT W293.86FT TO BEG CONT 3.82ACRS MORE OR LESS SUBJ TO ES	3220 NW 206TH ST UNINCORPORATED
R257242000	SWAMI REAL ESTATE LLC		12282 LAZIO LN		FRISCO	TX	75035-2221	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP 000 000 PT NW4 SEC 24 14N 4W BEG SW/C NW4 TH N30FT E521.98FT N918.24FT SE301.04FT NE829.38FT S900.71FT W1551.22FT TO BEG SUBJ TOESMTS OF RECORD	0 UNKNOWN UNINCORPORATED
R257242060	SWAMI REAL ESTATE LLC		12282 LAZIO LN		FRISCO	TX	75035-2221	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP 000 000 PT NW4 SEC 24 14N 4W BEG 1551.22FT E OF SW/C NW4 TH N900.71FT SW829.38FT NW191.66FT N1125.42FT E369.44FT SE155.44FT SE685.37FT SE54.57FT SWLY102.23FT SW157.93FT SE292.73FT	0 UNKNOWN UNINCORPORATED
R219722580	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	008	005	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 005	19600 SOUTH COUNTRY DR UNINCORPORATED
R219722710	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	000	000	COUNTRY COLONNADE PH II III & IV COMMON AREAS A B C D E F G H I J	

Oklahoma County Assessor
300 ft. Radius Report
1/29/2024

R219722560	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	008	003	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 003	19608 SOUTH COUNTRY DR UNINCORPORATED
R219722540	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	008	001	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 001	19616 SOUTH COUNTRY DR UNINCORPORATED
R219722260	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	005	003	COUNTRY COLONNADE PH II III & IV BLK 005 LOT 003	19601 SOUTH COUNTRY DR UNINCORPORATED
R219721410	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	042	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 042	3504 NW 196TH TER UNINCORPORATED
R257244030	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP PT SW4 SEC 24 14N 4W BEG 500.61FT N & 1012.81FT E & 957.42FT N OF SW/C SW4 TH N1191.65FT TO N LINE OF SW4 TH E1644.54FT TO NE/C SW4 S2646.53FT TO SE/C SW4 W299.35FT N1455.45FT W134	0 UNKNOWN UNINCORPORATED
R219722570	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	008	004	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 004	19604 SOUTH COUNTRY DR UNINCORPORATED
R219722550	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	008	002	COUNTRY COLONNADE PH II III & IV BLK 008 LOT 002	19612 SOUTH COUNTRY DR UNINCORPORATED
R168574050	SHAZ INVESTMENT GROUP LLC		2252 N BROADWAY ST		MOORE	OK	73160-4303	DEER CREEK TOWNSHIP	000	000	DEER CREEK TOWNSHIP 000 000 PT SE4 SEC 24 14N 4W BEING SE4 EX BEG 850.03FT W OF SE/C SE4 TH W928.75FT N194.36FT NE580.69FT N324.21FT NW229.43FT NE420.89FT NE242.35FT N659.56FT NW202.15FT W362.80FT N33	0 UNKNOWN UNINCORPORATED
R219722710	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	000	000	COUNTRY COLONNADE PH II III & IV COMMON AREAS A B C D E F G H I J	

Oklahoma County Assessor
300 ft. Radius Report
1/29/2024

R219722080	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	004	05A	COUNTRY COLONNADE PH II III & IV BLK 004 LOT 05A	19604 MOLLY PL UNINCORPORATED
R219722070	SEAGULL CUSTOM HOMES INC		16300 SONOMA PARK DR	EDMOND	OK	73013-2091	COUNTRY COLONNADE PH II III & IV	004	04B	COUNTRY COLONNADE PH II III & IV BLK 004 LOT 04B	19602 MOLLY PL UNINCORPORATED
R219722090	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	004	05B	COUNTRY COLONNADE PH II III & IV BLK 004 LOT 05B	19606 MOLLY PL UNINCORPORATED
R219722100	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	004	06A	COUNTRY COLONNADE PH II III & IV BLK 004 LOT 06A	19608 MOLLY PL UNINCORPORATED
R219722150	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	004	08B	COUNTRY COLONNADE PH II III & IV BLK 004 LOT 08B	19605 HORSESHOE AVE UNINCORPORATED
R219722140	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	004	08A	COUNTRY COLONNADE PH II III & IV BLK 004 LOT 08A	19607 HORSESHOE AVE UNINCORPORATED
R219722160	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	004	09A	COUNTRY COLONNADE PH II III & IV BLK 004 LOT 09A	19603 HORSESHOE AVE UNINCORPORATED
R219722130	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	004	07B	COUNTRY COLONNADE PH II III & IV BLK 004 LOT 07B	19609 HORSESHOE AVE UNINCORPORATED
R219721710	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	04B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 04B	19603 MOLLY PL UNINCORPORATED
R219721730	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	05B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 05B	19607 MOLLY PL UNINCORPORATED
R219721720	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	05A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 05A	19605 MOLLY PL UNINCORPORATED
R219721740	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	06A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 06A	19609 MOLLY PL UNINCORPORATED
R219721750	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	06B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 06B	19611 MOLLY PL UNINCORPORATED
R219721760	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	07A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 07A	19613 MOLLY PL UNINCORPORATED
R219721770	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST	EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	07B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 07B	19615 MOLLY PL UNINCORPORATED

Oklahoma County Assessor
300 ft. Radius Report
1/29/2024

R219722110	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	004	06B	COUNTRY COLONNADE PH II III & IV BLK 004 LOT 06B	19610 MOLLY PL UNINCORPORATED
R219722120	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	004	07A	COUNTRY COLONNADE PH II III & IV BLK 004 LOT 07A	19611 HORSESHOE AVE UNINCORPORATED
R219722710	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	000	000	COUNTRY COLONNADE PH II III & IV COMMON AREAS A B C D E F G H I J	
R219721790	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	08B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 08B	3417 NW 196TH TER UNINCORPORATED
R219721830	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	10B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 10B	3409 NW 196TH TER UNINCORPORATED
R219721810	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	09B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 09B	3413 NW 196TH TER UNINCORPORATED
R219721820	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	10A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 10A	3411 NW 196TH TER UNINCORPORATED
R219721800	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	09A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 09A	3415 NW 196TH TER UNINCORPORATED
R219721880	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	13A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 13A	19610 HORSESHOE AVE UNINCORPORATED
R219721890	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	13B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 13B	19608 HORSESHOE AVE UNINCORPORATED
R219721930	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	15B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 15B	19600 HORSESHOE AVE UNINCORPORATED
R219721920	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	15A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 15A	19602 HORSESHOE AVE UNINCORPORATED
R219721910	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	14B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 14B	19604 HORSESHOE AVE UNINCORPORATED
R219721900	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	14A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 14A	19606 HORSESHOE AVE UNINCORPORATED
R219721870	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	12B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 12B	3401 NW 196TH TER UNINCORPORATED

Oklahoma County Assessor
300 ft. Radius Report
1/29/2024

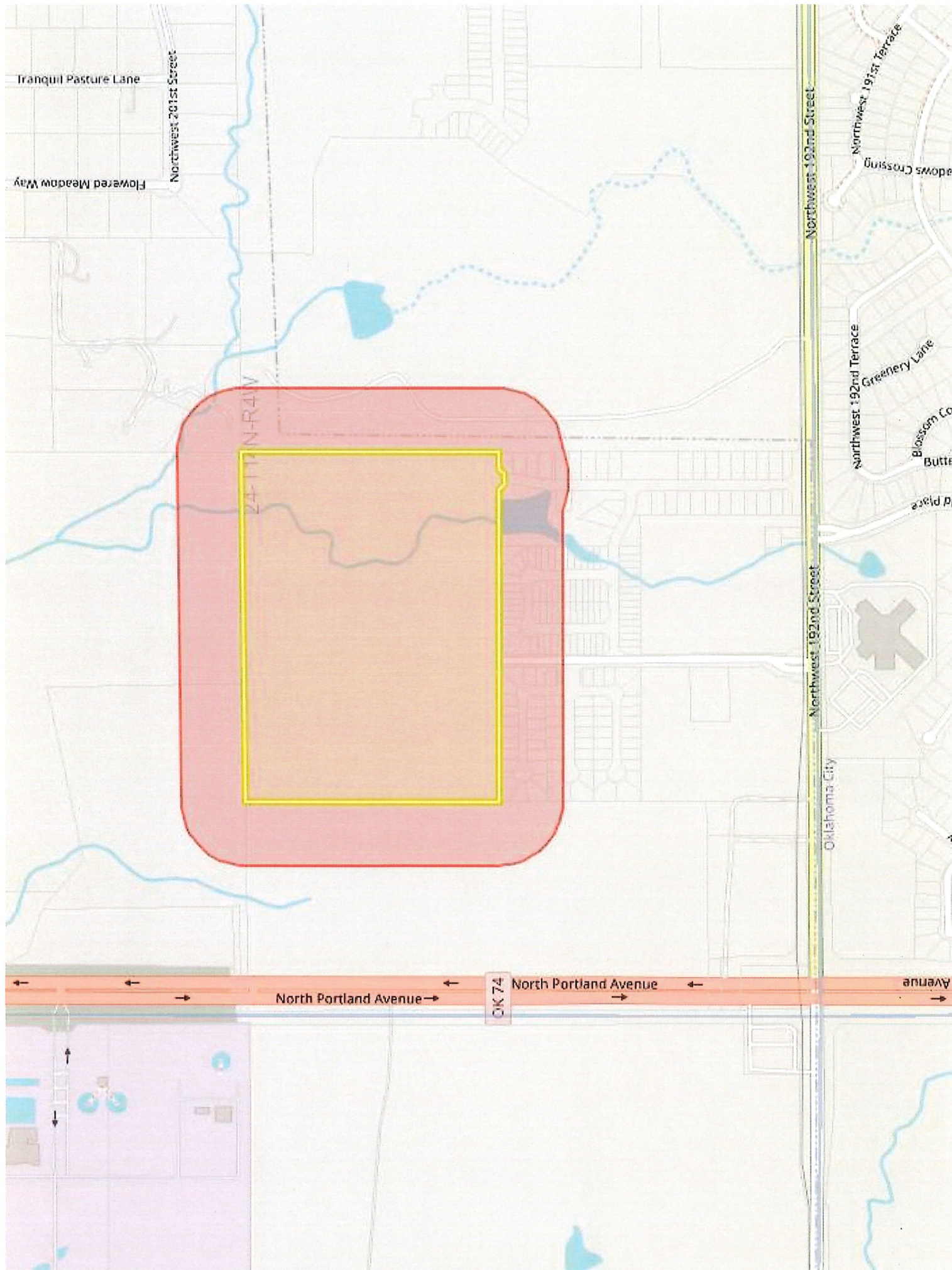
R219721850	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	11B	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 11B	3405 NW 196TH TER UNINCORPORATED
R219721840	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	11A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 11A	3407 NW 196TH TER UNINCORPORATED
R219721780	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	08A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 08A	3419 NW 196TH TER UNINCORPORATED
R219721860	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	003	12A	COUNTRY COLONNADE PH II III & IV BLK 003 LOT 12A	3403 NW 196TH TER UNINCORPORATED
R219722710	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	000	000	COUNTRY COLONNADE PH II III & IV COMMON AREAS A B C D E F G H I J	
R219722710	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	000	000	COUNTRY COLONNADE PH II III & IV COMMON AREAS A B C D E F G H I J	
R219721620	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	011	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 011	3525 NW 196TH TER UNINCORPORATED
R219721610	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	010	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 010	3521 NW 196TH TER UNINCORPORATED
R219721600	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	009	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 009	3517 NW 196TH TER UNINCORPORATED
R219721590	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	008	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 008	3513 NW 196TH TER UNINCORPORATED
R219721580	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	007	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 007	3509 NW 196TH TER UNINCORPORATED
R219721630	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	012	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 012	3529 NW 196TH TER UNINCORPORATED
R219721570	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	006	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 006	3505 NW 196TH TER UNINCORPORATED
R219721530	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	002	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 002	19608 GOLDEN AVE UNINCORPORATED
R219721520	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	001	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 001	19604 GOLDEN AVE UNINCORPORATED

Oklahoma County Assessor
300 ft. Radius Report
1/29/2024

R219721540	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	003	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 003	19612 GOLDEN AVE UNINCORPORATED
R219721560	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	005	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 005	3501 NW 196TH TER UNINCORPORATED
R219721500	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	051	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 051	3537 NW 196TH TER UNINCORPORATED
R219721550	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	002	004	COUNTRY COLONNADE PH II III & IV BLK 002 LOT 004	19616 GOLDEN AVE UNINCORPORATED
R219721490	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	050	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 050	3536 NW 196TH TER UNINCORPORATED
R219721510	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	052	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 052	3533 NW 196TH TER UNINCORPORATED
R219721480	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	049	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 049	3532 NW 196TH TER UNINCORPORATED
R219721430	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	044	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 044	3512 NW 196TH TER UNINCORPORATED
R219721420	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	043	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 043	3508 NW 196TH TER UNINCORPORATED
R219721450	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	046	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 046	3520 NW 196TH TER UNINCORPORATED
R219721440	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	045	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 045	3516 NW 196TH TER UNINCORPORATED
R219721460	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	047	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 047	3524 NW 196TH TER UNINCORPORATED
R219721470	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	048	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 048	3528 NW 196TH TER UNINCORPORATED
R219721330	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	034	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 034	3533 NW 195TH ST OKLAHOMA COUNTY
R219721400	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	041	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 041	3505 NW 195TH ST OKLAHOMA COUNTY
R219721350	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	036	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 036	3525 NW 195TH ST OKLAHOMA COUNTY
R219721380	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	039	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 039	3513 NW 195TH ST OKLAHOMA COUNTY

Oklahoma County Assessor
300 ft. Radius Report
1/29/2024

R219721370	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	038	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 038	3517 NW 195TH ST OKLAHOMA COUNTY
R219721390	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	040	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 040	3509 NW 195TH ST OKLAHOMA COUNTY
R219721360	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	037	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 037	3521 NW 195TH ST OKLAHOMA COUNTY
R219721340	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	035	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 035	3529 NW 195TH ST OKLAHOMA COUNTY
R219721320	TG ENTERPRISE GROUP LLC		3701 NW 192ND ST		EDMOND	OK	73012-9011	COUNTRY COLONNADE PH II III & IV	001	033	COUNTRY COLONNADE PH II III & IV BLK 001 LOT 033	3537 NW 195TH ST OKLAHOMA COUNTY



THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – _____

MASTER DESIGN STATEMENT

FOR

Country Colonnade Phase VI

196th Street & Thomas Drive
Edmond, OK 73012

February 1, 2024

PREPARED FOR:

TG Enterprise Group, LLC
3701 NW 192nd Street
Edmond, OK 73012
405-203-5247
tgenterprisegroup@att.net

PREPARED BY:

Civil & Environmental Consultants, Inc.
Dean Koleada, P.E.
4700 Gaillardia Parkway, Suite 101
Oklahoma City, OK 73142
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dkoleada@cecinc.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
DEVELOPMENT AND SUBDIVISION VARIATIONS	6.1
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12

HEIGHT REGULATIONS	9.13
SETBACK REGULATIONS	9.14
GARAGE SETBACK REGULATIONS	9.14.1
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
GENERAL DESIGN AND DEVELOPMENT GUIDELINES	9.17
SPECIFIC PLAN AND FINAL PLAT	9.18
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Country Colonnade Phase VI, consisting of 13.81 acres are located within the SW/4 of Section 24, Township 14N N, Range 4W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at East of N. Portland Ave, North of NW 192nd St.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner of this property is TG Enterprise Group, LLC. The developer of this property is TG Enterprise Group, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for R-1 Single-Family Residential District. Surrounding properties are zoned and used for:

North: Oklahoma County
East: R-1 Single-Family Residential District
South: PUD-1786 and used for Two Family Residential and Single Family Residential
West: AA Agricultural District

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The average elevation of the subject property is 1080 and the average slope analysis reveals 1.75%. The subject property has Soil Group D characteristics with silty clay and the tree cover on the property is 0%. This property is in the Bluff Creek drainage basin and there are 13.81 acres in the drainage area. 0% of the subject property is in the 100-year flood plain.

There are two common open space areas in this Planned Unit Development, which are shown on the Master Development Plan.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing R-1 Single-Family Residential District based zoning to a R-2 Medium-Low Density Residential District based zoning that will permit Two Family Residential with Zero Lot Line's.

SECTION 6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations, as amended, to be made part of this PUD:

Code: 5.12.2.b – “Of the total area designated for open space an area equal to 130 square feet per housing unit multiplied by the total number of housing units to be permitted under the platting and zoning controlling the development shall be set aside for recreational use benefiting the residents of the subdivision, provided that the minimum recreational use area shall not exceed the total area required as open space”

Variance: Country Colonnade (Phases 2-7) is a master planned development with a club house and recreational areas planned to serve the overall development. The recreational area use requirement for this PUD will be met by the recreational areas provided in the overall development.

The following represents variations to the R-2 Medium-Low Density Residential District base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, as amended:

None

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The property is located north of NW 192nd St, south of NW 206nd St, east of North Portland Ave, and west of North May Ave.

Proposed streets in this Planned Unit Development shall be public or private. See attached Exhibit “B”.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

7.3 WATER

Water facilities for this property are available. Water services will be provided from mains located within dedicated utility easements.

7.4 FIRE PROTECTION

The nearest fire station to this property is the City of Oklahoma City Fire Station #37 located 3.6 miles away at 16820 N. Pennsylvania Ave., Oklahoma City, OK 73012.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within the FEMA 100-year flood plain.

7.8COMPREHENSIVE PLAN

The property is designated Urban Low Intensity. The uses proposed in this Planned Unit Development are consistent and in compliance with Plan OKC.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-2 Medium-Low Density Residential District based zoning shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

Permitted Use(s):

Single-Family Residential (8200.14)

Two-Family Residential (8200.16)

Low Impact Institutional: Neighborhood-Related (8250.14)

Community Recreation: Property Owners Association (8250.3)

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 50% brick veneer, rock or stone masonry, dryvet, rock, stone, fiber cement siding also known as James Hardie siding, or other similar type finish. No EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concreted block on main buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

In addition to the requirements of the Landscaping Ordinance, a minimum five (5) foot landscape buffer shall be installed along the east side of Cow Trail Dr.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, as amended.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners. Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2024, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall not be allowed within this PUD, except during construction when roll off dumpsters shall be permitted.

9.8 ACCESS REGULATIONS

Access to this PUD shall be derived from Thomas Drive.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2024, as amended.

9.10 SIGNAGE REGULATIONS

Signage will be in accordance with the base zoning district regulations.

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding signs will be in accordance with the base zoning district regulations.

9.10.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs shall not be permitted within this PUD.

9.11 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

Front Yard shall be 20 feet
Interior Side Yard shall be 0 feet
Exterior Side Yard shall be 5 feet
Corner Side Yard shall be 15 feet
Rear Yard shall be 10 feet

9.14.1 GARAGE SETBACK REGULATIONS

On lots with a twenty (20) front building line, front facing garages may be located no less than twenty (20) feet from the property line.

Driveways shall have a minimum depth of twenty (20) feet to avoid vehicles blocking sidewalks. Dwellings on lots, which abut alleyways, shall be constructed with rear-facing-the-alley garages.

A garage that extends beyond the front wall of a dwelling shall be required two (2), one and a half (1 ½) inch caliper trees or one (1) three (3) inch caliper tree in the front yard or between the sidewalk and street curbing, provided the area is a minimum of five (5) feet in width.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the

common areas intended for the use of conveyance of storm water, and/or drainage easements 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.

The boundary of the common area shall be adjusted, if necessary, to ensure that the common area covers the entire (100-year) flood plain.

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Due to the façade, landscaping, parking, access, architectural regulations, sidewalk, and screening detail provided in the Master Development Plan, a Specific Plan approval is not required.

9.18 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued in this PUD until a Final Plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, as amended shall have been approved by the Planning Commission.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

Exhibit A - Legal Description

Exhibit B – Master Development Plan

COUNTRY COLONNADE PHASE VI LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of the Southwest Quarter (SW/4) of said Section Twenty-four (24);

THENCE North $00^{\circ}19'04''$ West, along the east line of said Southwest Quarter (SW/4), a distance of 1424.92 feet;

THENCE South $89^{\circ}23'05''$ West a distance of 916.30 feet to the POINT OF BEGINNING;

THENCE Continuing South $89^{\circ}23'05''$ West a distance of 15.12 feet;

THENCE South $44^{\circ}21'09''$ West a distance of 35.31 feet;

THENCE South $89^{\circ}23'12''$ West a distance of 60.00 feet;

THENCE North $45^{\circ}41'29''$ West a distance of 35.37 feet;

THENCE South $89^{\circ}23'05''$ West a distance of 603.81 feet;

THENCE North $00^{\circ}16'53''$ West a distance of 1221.56 feet to a point on the north line of said Southwest Quarter;

THENCE North $89^{\circ}23'08''$ East, along the north line of said Southwest Quarter, a distance of 444.31 feet;

THENCE South $30^{\circ}08'27''$ East a distance of 51.62 feet;

THENCE South $00^{\circ}16'53''$ East a distance of 882.28 feet;

THENCE South $32^{\circ}04'11''$ East a distance of 66.44 feet;

THENCE South $00^{\circ}16'53''$ East a distance of 157.67 feet;

THENCE South $45^{\circ}26'54''$ East a distance of 28.20 feet;

THENCE North $89^{\circ}23'05''$ East a distance of 73.57 feet;

THENCE North $44^{\circ}33'06''$ East a distance of 35.46 feet;

THENCE North $00^{\circ}16'53''$ West a distance of 10.41 feet;

THENCE North $89^{\circ}43'07''$ East a distance of 70.00 feet;

THENCE South $00^{\circ}16'53''$ East a distance of 10.00 feet;

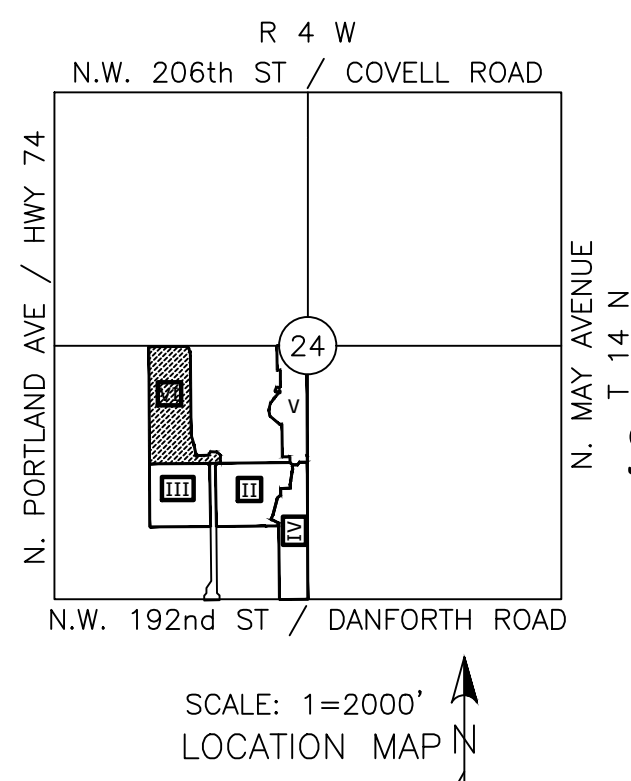
THENCE South $45^{\circ}26'54''$ East a distance of 35.25 feet;

THENCE North $89^{\circ}23'05''$ East a distance of 10.00 feet;

THENCE South $00^{\circ}36'55''$ East a distance of 60.00 feet to the POINT OF BEGINNING.

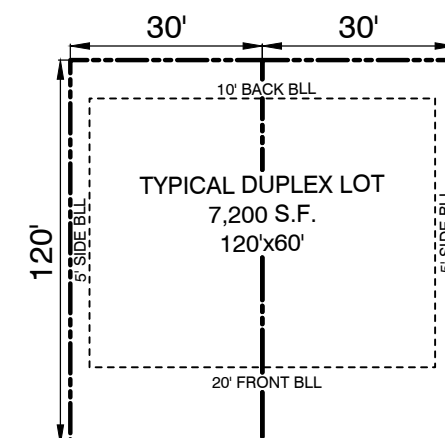
Said described tract of land contains an area of 601,702.19 square feet or 13.8132 acres, more or less.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 601,702.19 SQUARE FEET OR 13.8132 ACRES, MORE OR LESS.



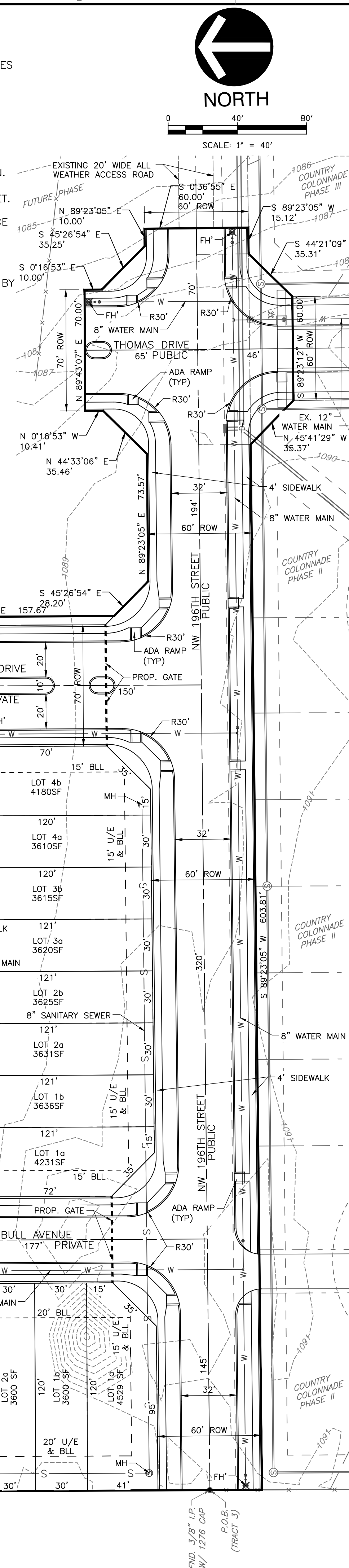
T 14 N

MASTER DEVELOPMENT PLAN
COUNTRY COLONNADE PHASE VI
A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF
SECTION TWENTY-FOUR, TOWNSHIP FOURTEEN NORTH, RANGE-FOUR WEST
OF THE INDIAN MERIDIAN,
CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



PROPERTY INFO	
TOTAL DEVELOPED AREA	= 13.81 ACRES
TOTAL LOTS	= 49
LOTS PER ACRE	= 3.54
TOTAL UNITS	= 98
UNITS PER ACRE	= 7.08
TOTAL OPEN SPACE	= 0.86 (6.2%)
MINIMUM LOT SIZE	= 7200 S.F.

1. ALL PUBLIC ROADS TO BE BUILT PER OKLAHOMA CITY DETAILS AND SPECIFICATIONS.
2. THERE IS AN EXISTING 10" SEWER MAIN (SD-3384) TO THE EAST OF THE PROPERTY. PROPOSED 8" SEWER LINES WILL BE LOOPED TO SERVE THE LOTS.
3. THERE IS AN EXISTING 12" WATER MAIN (WA-2535) LOCATED AT THE PROPOSED ENTRANCE OFF THOMAS DRIVE. PROPOSED 8" WATER LINES WILL BE LOOPED TO THE EXISTING WATER LINE.
4. FIRE HYDRANTS WILL BE INSTALLED TO SERVE AS FIRE PROTECTION FOR THE PROPOSED HOME OWNERS.
5. MAINTENANCE OF THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
6. A 4' SIDEWALK SHALL BE CONSTRUCTED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.
7. A 4' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL COMMON AREA'S WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THIS SIDEWALK WILL BE INSTALLED BY THE DEVELOPER.
8. DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT. PROPOSED POND SHALL BE USED FOR DETENTION.
9. THIS PRELIMINARY PLAT SHALL HAVE AN OPEN SPACE REQUIREMENT OF 3.2%.



REVISION RECORD		
NO	DATE	DESCRIPTION

EEC
Civil & Environmental Consultants, Inc.
4700 Galliard Parkway · Suite 101 · Oklahoma City, OK 73142
Ph: 405.246.9411

TG ENTERPRISE GROUP, LLC
COUNTRY COLONNADE
PHASE VI
OKLAHOMA CITY, OKLAHOMA

E:	02/01/24	DRAWN BY:	CM
SCALE:	SEE SHEET	CHECKED BY:	GR1
JECT NO:			337-37