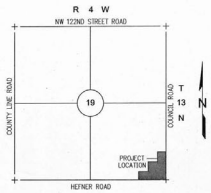
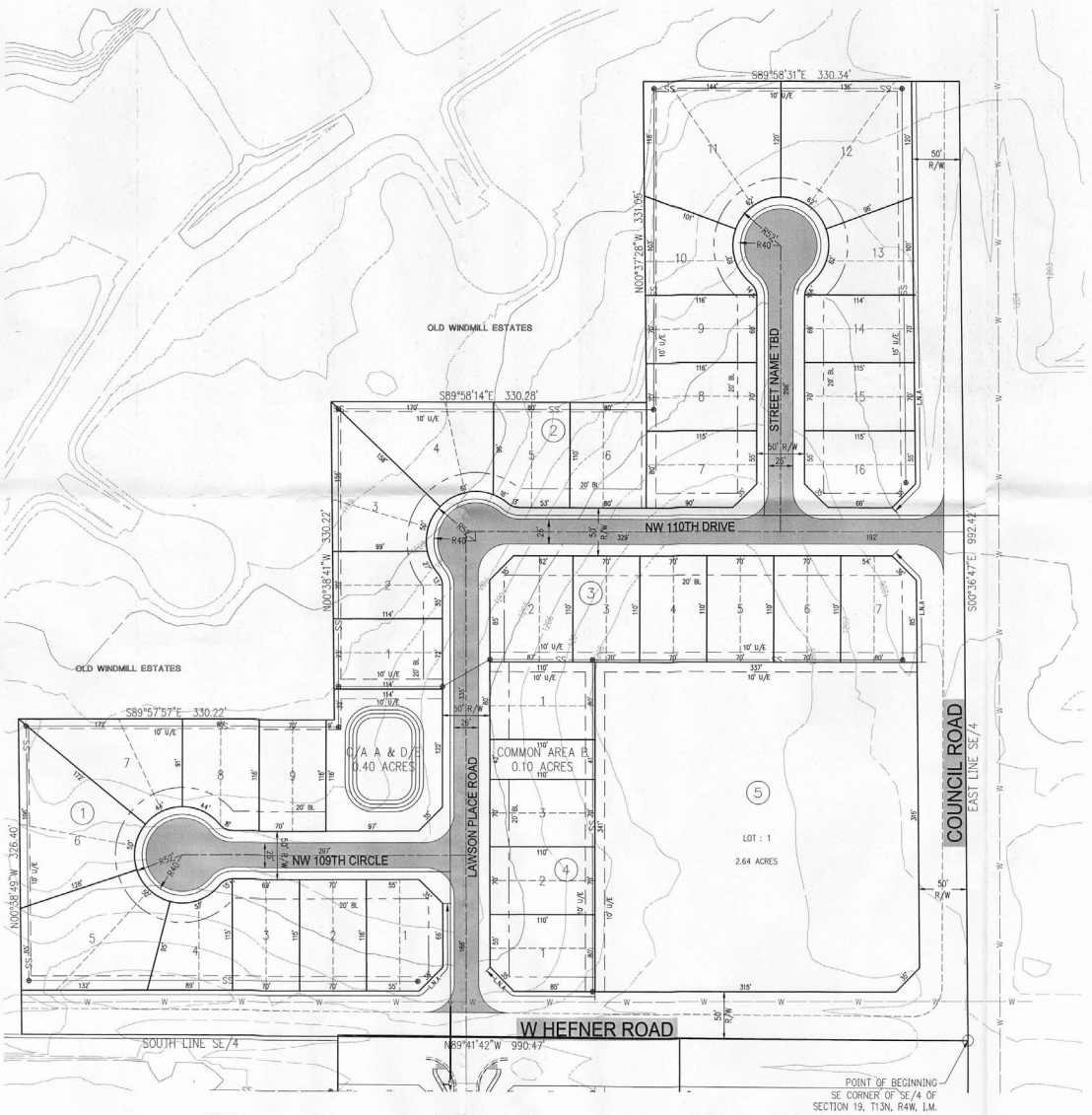
PRELIMINARY PLAT
OF
LAWSON PLACE NORTH

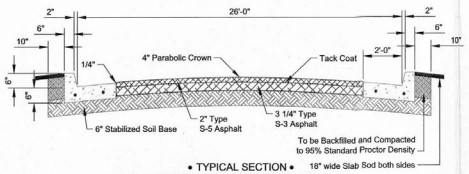
A PART OF THE SE/4 OF SECTION 19, T13N, R4W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1" = 60'
GRAPHIC SCALE IN FEET
60 0 60





• TYPICAL SECTION •
26' ASPHALTIC CONCRETE PAVING
(STABILIZED SOIL BASE)

PROJECT OWNER AND DEVELOPER:

PELHAM PARTIES, LLC
16200 SONOMA PARK DRIVE
EDMOND, OK 73013

PH: 405.848.1581
FAX: 405.570.2255

COMMON AREAS:

C/A 'A' (DR.)	.40 ACRES
C/A 'B' (REC.)	.10 ACRES
TOTAL C/A (SITE)	.50 ACRES

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
(REC.)	RECREATIONAL COMMON AREA
(DR.)	DRAINAGE RELATED COMMON AREA

LOT COUNT:

TWO-FAMILY RESIDENTIAL	35 LOTS
TWO-FAMILY RESIDENTIAL	12.35 ACRES
DWELLING UNITS	70
RESIDENTIAL DENSITY	5.67 (DU/AC.) – 0.18 (AC./DU)
MULTI-FAMILY	0 LOT
MULTI-FAMILY	0 ACRES
COMMERCIAL	1 LOT
COMMERCIAL	2.64 ACRES

NOTES

1. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owner's 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 .10 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 situate within a portion of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Thirteen North (T13N), Range Four West (R4W) of the Indian Meridian (I.M.) in Oklahoma CITY, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast Corner of said SE/4 ; thence

N 89° 41' 42" W a distance of 990.46 feet; thence
N 00° 38' 49" W a distance of 326.40 feet; thence
S 89° 57' 57" E a distance of 330.22 feet; thence
N 00° 38' 41" W a distance of 330.21 feet; thence
S 89° 58' 14" E a distance of 330.26 feet; thence
N 00° 37' 28" W a distance of 331.05 feet; thence
S 89° 58' 31" E a distance of 330.34 feet; thence
S 00° 36' 47" E a distance of 992.42 feet to the POINT OF BEGINNING.

Said tract contains 653,039 Sq Ft or 14.99 Acres, more or less.

PRELIMINARY PLAT TO SERVE
LAWSON PLACE NORTH

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION: CA 973 (PLS) (E) EXPIRES: 6/30/2020

SHEET NO.: 1 of 1
DATE: 03/31/21
PROJECT NO.: 21603900

C 1301