PROJECT OWNER AND DEVELOPER:

Premium Land, LLC,
PO Box 6718
Edmond, OK
73083

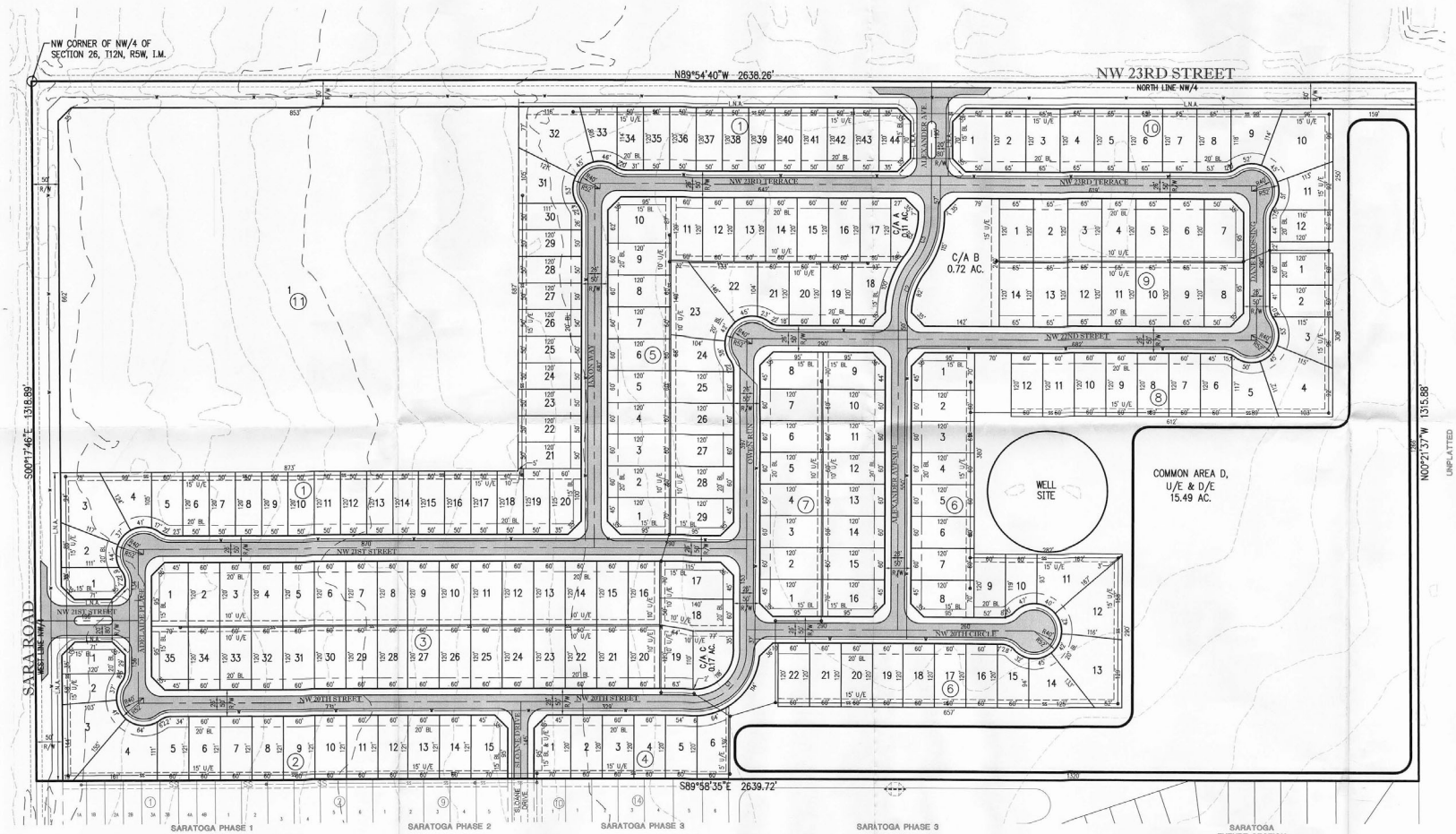
PH: 405.285.5105

PRELIMINARY PLAT
OF
OVERHOLSER RUN

A PART OF THE NW/4 OF SECTION 26, T12N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

SCALE: 1" = 100'

GRAPHIC SCALE IN FEET
100 0 100



COMMON AREAS:	
C/A 'A' (REC.)	0.11 ACRES
C/A 'B' (REC.)	0.72 ACRES
C/A 'C' (REC.)	0.17 ACRES
C/A 'C' (DR.)	15.49 ACRES
TOTAL (REC.)	1.00 ACRES
TOTAL C/A (SITE)	16.49 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:

SINGLE-FAMILY RESIDENTIAL	189 LOT
DWELLING UNITS	189
SINGLE-FAMILY RESIDENTIAL	60.04 ACRES
SINGLE-FAMILY DENSITY	3.15 (DU/AC.) – 0.32 (AC./DU)
2-FAMILY	16 LOTS
DWELLING UNITS	32
2-FAMILY	4.11 ACRES
2-FAMILY DENSITY	7.78 (DU/AC.) – 0.13 (AC./DU)
MULTI-FAMILY	1 LOT
MULTI-FAMILY	15.66 ACRES
COMMERCIAL	0 LOTS
COMMERCIAL	0.00 ACRES

NOTES

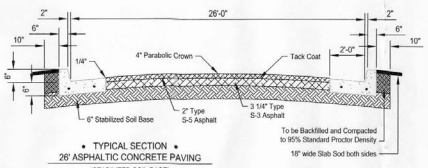
1. Maintenance of the common areas and islands/medians in public rights-of-way shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas 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 0.66 acres of recreational area and facilities shall be provided by the Developer. The recreational facilities shall include playground equipment and park benches.

LEGAL DESCRIPTION

All of the North Half (N/2) of the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma.

Said tract containing 79.81 Acres, more or less.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	157.08'	100.00'	090°00'00"	N45° 05' 20"E	141.42'
C2	98.51'	150.00'	037°37'42"	S18° 54' 11"W	96.75'
C3	98.51'	150.00'	037°37'42"	N18° 54' 11"E	96.75'



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

PRELIMINARY PLAT
OVERHOLSER RUN

Crafton Tull
architecture | engineering | surveying
300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION: CA 975 (PEA) (LS) EXPIRES 6/30/2023

SHEET NO.: 1 OF 1
DATE: 04/01/21
PROJECT NO.: 21605700

C-7305 Revised

DRAWING SUBMITTED IN SUPPORT OF APPLICATION FOR FINAL EXPIRES ONE YEAR FROM DATE OF PRELIMINARY PLAT APPROVAL