NOTES:

1. BUILDING LINE MEASURED FROM FACE OF CURB ALONG PRIVATE DRIVE.
2. THE PRIVATE DRIVE/ACCESS EASEMENTS SHOWN PROVIDE ACCESS AND LEGAL FRONTAGE TO ALL LOTS AS PROVIDED IN SECTION 5.4.2.E OF THE OKLAHOMA CITY SUBDIVISION REGULATIONS. THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE PRIVATE DRIVE/ACCESS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE PRIVATE DRIVE/ACCESS EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN SAID EASEMENT; HOWEVER MANEUVERING FOR PARKING IS PERMITTED.
3. MAINTENANCE OF COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN DRAINAGE-RELATED COMMON AREAS AND/OR PUBLIC/PRIVATE DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER THAT DOES NOT IMPEDE DRAINAGE FLOW.

PRELIMINARY PLAT

QUAIL NORTH

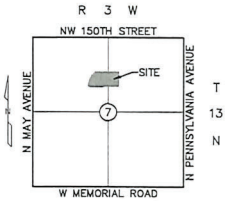
BEING A PART OF THE NORTH HALF (N/2), OF SECTION SEVEN (7), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA: 11.51 ACRES
NUMBER OF LOTS: 85
NUMBER OF DUPLEX LOTS: 64 (UNITS: 64)
NUMBER OF QUAD LOTS: 23 (UNITS: 92)
COMMON AREA: 3.02 ACRES

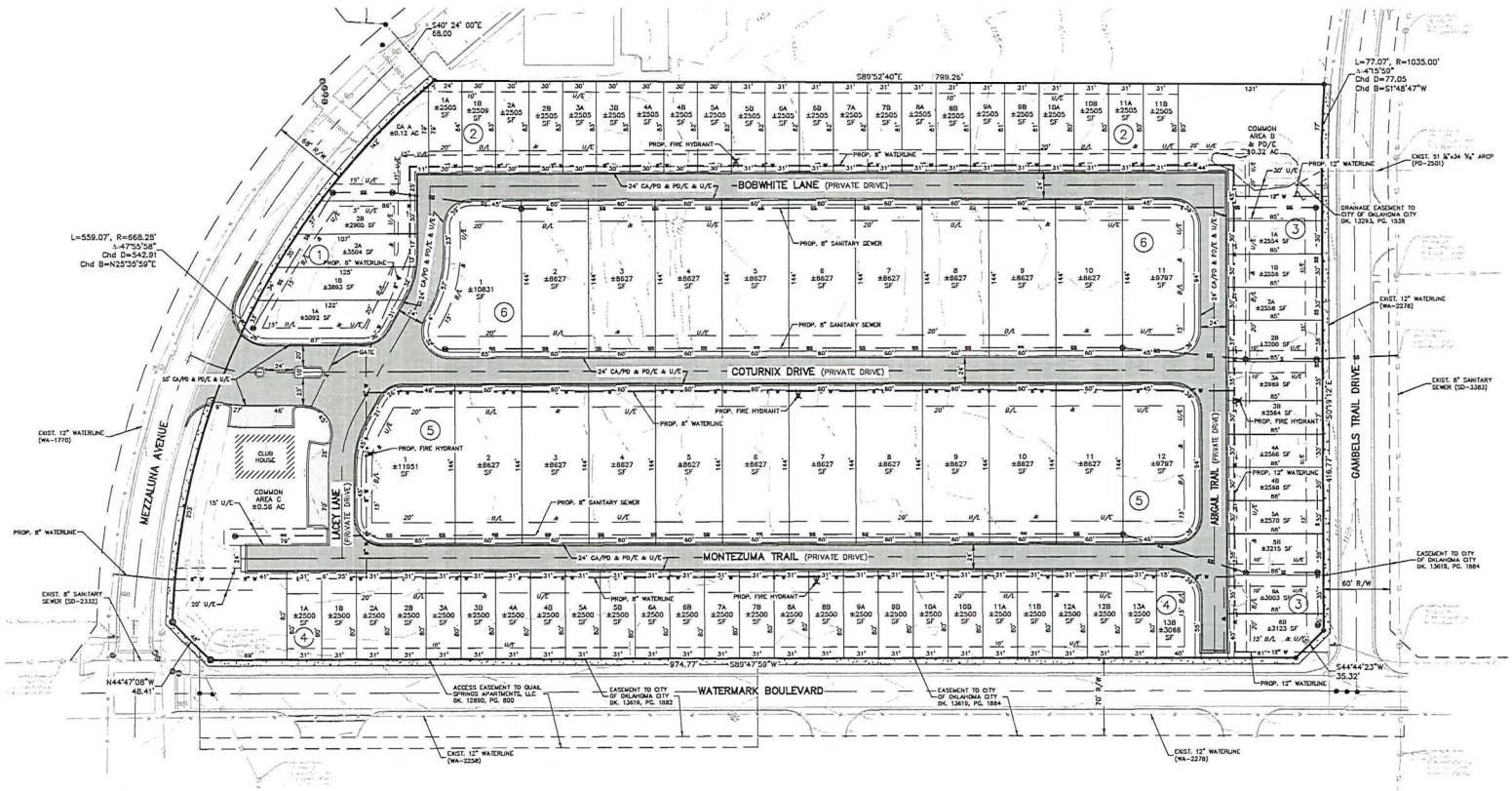
COMMON AREA A= 5,108 SF
COMMON AREA B= 14,087 SF
COMMON AREA C= 31,722 SF
COMMON AREA CA/PD= 80,666 SF

DEVELOPER:
BENTWOOD INVESTMENTS, LLC
3117 N SOONER RD, STE 150
EDMOND, OK 73034

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641



LOCATION MAP
SCALE: 1"=2000'



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND

CA = COMMON AREA
B/L = BUILDING LINE
PD = PRIVATE DRIVE/ACCESS EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
R/W = RIGHT OF WAY
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT

GOLDEN LAND SURVEYING
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GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

DATE OF PREPARATION: 6/15/2023