



Atoka Municipal-Regional Planning Commission

EXISTING ZONED R-1
 PROPOSED ZONED R-C

MIN. LOT SIZE = 10,000 sq. ft.
 MIN. LOT WIDTH = 100 ft.
 MIN. FRONT SETBACK = 10 ft.
 MIN. SIDE SETBACK = 10 ft.
 MIN. REAR SETBACK = 10 ft.
 MAX. HEIGHT = 35 ft.

CONSULT THE ATOKA MUNICIPAL ZONING ORDINANCE FOR FURTHER RESTRICTIONS WHICH MAY APPLY.



JAMES RD.
 60' ROW

FUTURE ROADWAY
 60' ROW

LINE TABLE	LINE TABLE
10 5.82 92.92' 2.00	15 1.00 10.00' 0.25
11 1.47 14.70' 0.42	16 1.00 10.00' 0.25
12 1.47 14.70' 0.42	17 1.00 10.00' 0.25
13 1.47 14.70' 0.42	18 1.00 10.00' 0.25
14 1.47 14.70' 0.42	19 1.00 10.00' 0.25
15 1.47 14.70' 0.42	20 1.00 10.00' 0.25
16 1.47 14.70' 0.42	21 1.00 10.00' 0.25
17 1.47 14.70' 0.42	22 1.00 10.00' 0.25
18 1.47 14.70' 0.42	23 1.00 10.00' 0.25
19 1.47 14.70' 0.42	24 1.00 10.00' 0.25
20 1.47 14.70' 0.42	25 1.00 10.00' 0.25
21 1.47 14.70' 0.42	26 1.00 10.00' 0.25
22 1.47 14.70' 0.42	27 1.00 10.00' 0.25
23 1.47 14.70' 0.42	28 1.00 10.00' 0.25
24 1.47 14.70' 0.42	29 1.00 10.00' 0.25
25 1.47 14.70' 0.42	30 1.00 10.00' 0.25
26 1.47 14.70' 0.42	31 1.00 10.00' 0.25
27 1.47 14.70' 0.42	32 1.00 10.00' 0.25
28 1.47 14.70' 0.42	33 1.00 10.00' 0.25
29 1.47 14.70' 0.42	34 1.00 10.00' 0.25
30 1.47 14.70' 0.42	35 1.00 10.00' 0.25

CHAIN NO.	BEARING	ARC LENGTH	BEARING	ARC LENGTH	BEARING	ARC LENGTH	BEARING	ARC LENGTH	BEARING	ARC LENGTH
11	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
12	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
13	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
14	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
15	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
16	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
17	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
18	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
19	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
20	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
21	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
22	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
23	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
24	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
25	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
26	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
27	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
28	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
29	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
30	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
31	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
32	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
33	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
34	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00
35	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00	N 89° 30' 40" E	1650.00	S 89° 30' 40" W	1650.00

MUNFORD DEVELOPMENT CO.
 751/188
 ZONED MC

GENERAL NOTES AND CONDITIONS:

- ALL RIGHTS RESERVED BY MUNFORD DEVELOPMENT CO.
- THIS PLAN IS A PRELIMINARY PLAN AND DOES NOT REPRESENT A GUARANTEE OF ANY KIND.
- THEY ARE SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
- ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
- ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.

LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- POWER POLE
- UTILITY TOWER
- SEWER MAIN
- SEWER LATERAL
- PDC (PROPOSED)
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING SCREW LINE
- PROPOSED SCREW LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAIN SWATH
- 4:2 SLOPE
- 3:1 SLOPE
- ADDITIONAL

MUNFORD DEVELOPMENT CO.
 751/188
 ZONED MC

OWNER:
 MUNFORD DEVELOPMENT CO.
 DEED BOOK 751 PAGE 368
 TAX MAP 147 PARCELS 1, 2

EXISTING ZONE - MC
 PROPOSED ZONE - R-1

TOTAL ACREAGE - 12.76 +/- AC
 14 LOTS DEVELOPED

DATE: 09/14/2014	BY: [Signature]
SCALE: 1" = 60'	
PROJECT: [Project Name]	
LOCATION: [Location]	
REVISIONS: [List of revisions]	
DATE: 09/14/2014	BY: [Signature]
SCALE: 1" = 60'	
PROJECT: [Project Name]	
LOCATION: [Location]	
REVISIONS: [List of revisions]	

PRELIMINARY PLAN

DONALD R. COLLS & ASSOCIATES, INC.
 P.O. BOX 486 • 10001 COUNTRY CLUB DR. SUITE 100
 ATOKA, OKLAHOMA 73824 • TEL: 405-922-4500

DATE: 09/14/2014

MUNFORD DEVELOPMENT CO.

DATE: 09/14/2014

SCALE: 1" = 60'

PROJECT: [Project Name]

LOCATION: [Location]

REVISIONS: [List of revisions]