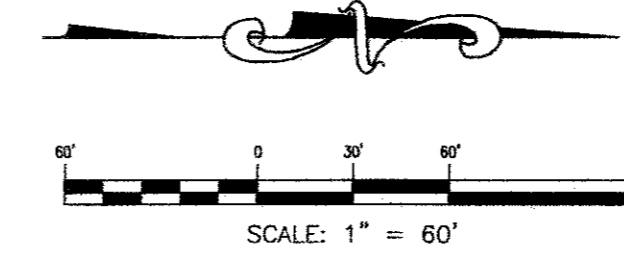
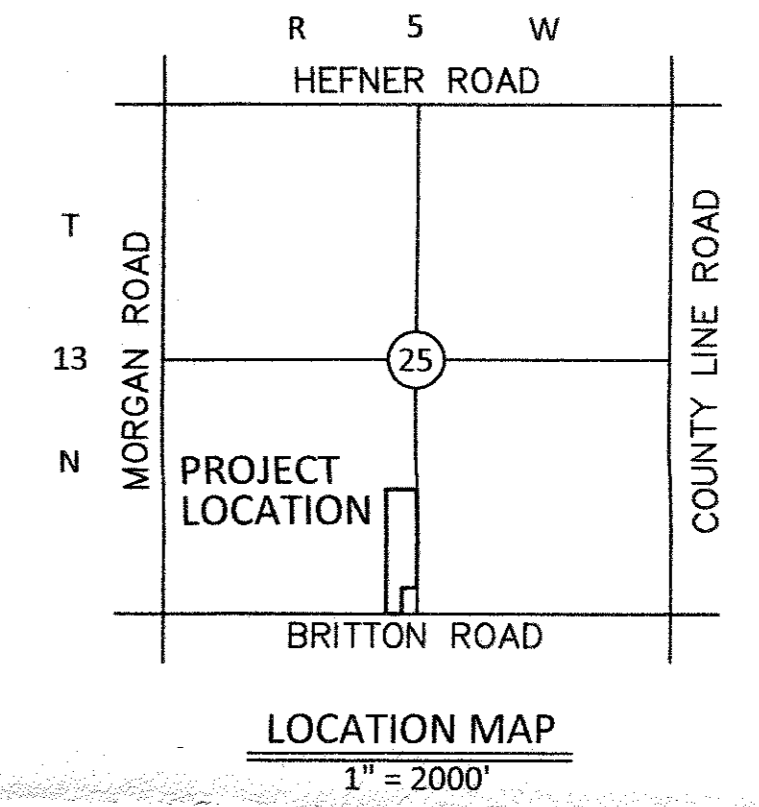
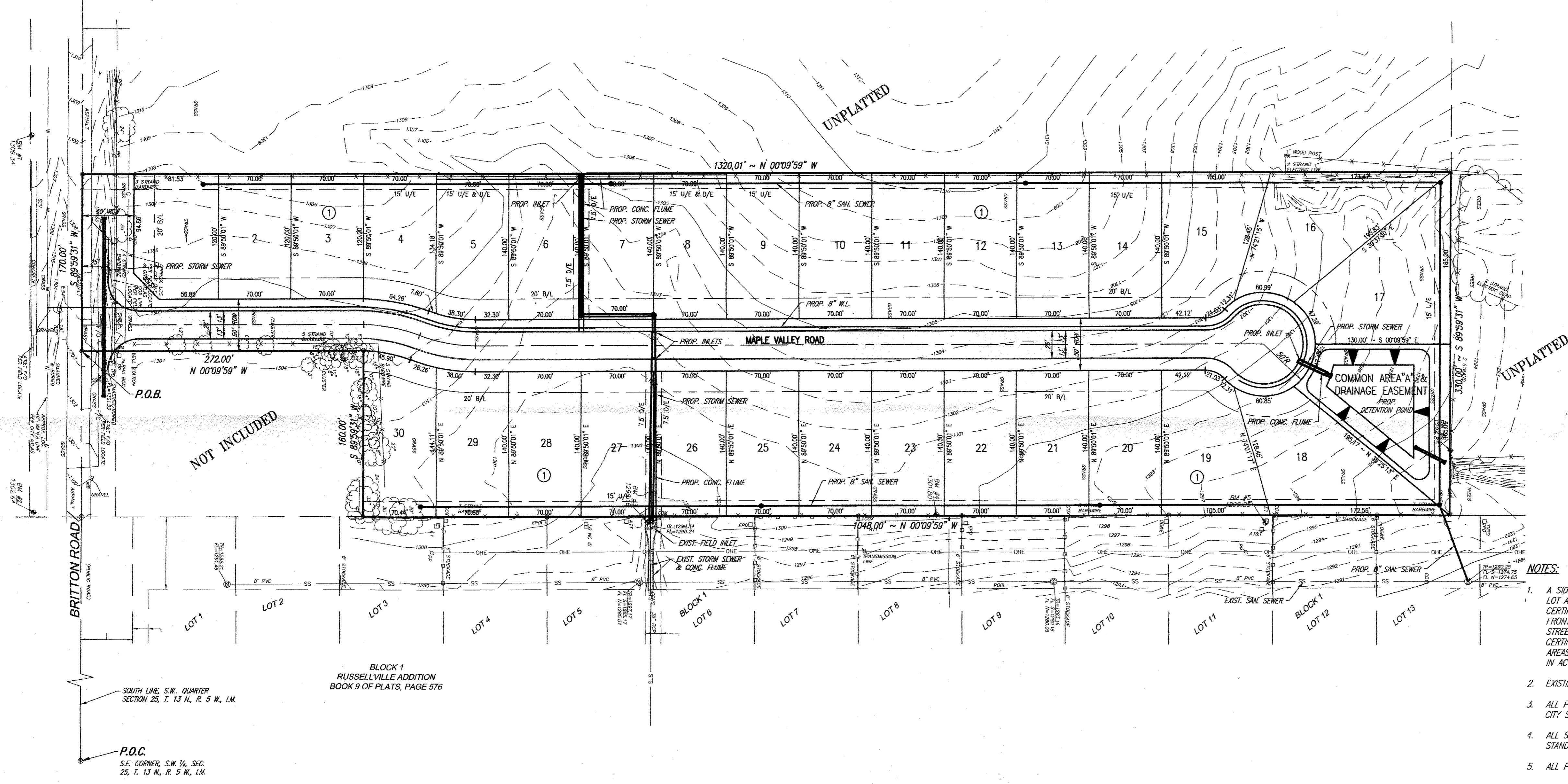


**PRELIMINARY PLAT
MAPLE VALLEY ADDITION**
A PART OF THE S.W. 1/4 OF SECTION 25, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



TOTAL LOTS = 30



- NOTES:**
1. A SIDEWALK IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ON EACH LOT AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL STREET FRONTAGES. SIDEWALKS WILL ALSO BE CONSTRUCTED BY THE DEVELOPER ALONG THE STREET FRONTAGE OF COMMON AREAS PRIOR TO THE ISSUANCE OF ANY OCCUPANCY CERTIFICATES. THE CONSTRUCTION PLANS FOR EACH FINAL PLAT ADJOINING THE COMMON AREAS SHALL PROVIDE FOR THESE SIDEWALKS. ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLATS.
 2. EXISTING ZONING IS R-1
 3. ALL PUBLIC UTILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY STANDARDS.
 4. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY STANDARDS.
 5. ALL PUBLIC UTILITIES WILL BE IN DEDICATED EASEMENTS.
 6. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 600' APART. NO FIRE HYDRANT WILL BE PLACED WITHIN 20 FEET OF ANY STRUCTURE.
 7. FRONT YARD BUILDING LINE SETBACKS ARE 20'. SIDE YARD BUILDING LINE SETBACKS FOR EXTERIOR LOTS ARE 15' AND SIDE YARD SETBACKS FOR INTERIOR LOTS ARE 5'.
 8. ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY, ARTERIAL LANDSCAPING WITH ITS IRRIGATION SYSTEM, AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE MANDATORY PROPERTY OWNERS ASSOCIATION OF MAPLE VALLEY ADDITION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE-RELATED COMMON AREAS. AMENITIES SHALL BE PROVIDED IN COMMON AREAS THAT DO NOT IMPEDE DRAINAGE FLOWS.
 9. ALL RESIDENTIAL LOTS WITH GARAGE FRONTS THAT FACE THE STREET AND THAT LIE FORWARD OF THE MAIN FRONT WALL OF THE HOUSE WILL BE REQUIRED TO HAVE TWO 1-1/2 INCH CALIPER TREES OR ONE 3 INCH CALIPER TREE PLANTED IN THE FRONT YARD.
 10. DEVELOPER WILL INSTALL ARTERIAL LANDSCAPING AND IRRIGATION SYSTEM IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
 11. ALL OF THE ABOVE NOTES REGARDING ACCESS, SIDEWALKS, MAINTENANCE OF COMMON AREAS AND MEDIANS WILL BE PLACED ON THE SUBSEQUENT FINAL PLATS.

LEGEND

R.O.W.	RIGHT OF WAY
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
SSWR/E	SANITARY SEWER EASEMENT
B/L	BUILDING SETBACK LINE

LEGAL DESCRIPTION:
A tract of land being a part of the Southwest Quarter (SW 1/4), Section Twenty-Five (25), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of the SW 1/4 of said Section 25;

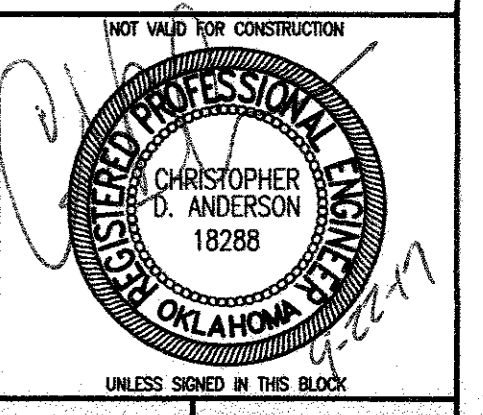
THENCE South 89°59'31" West along the South line of said SW 1/4 a distance of 160.00 feet the POINT OF BEGINNING;

THENCE continuing South 89°59'31" West along said South line a distance of 170.00 feet;
THENCE North 00°09'59" West a distance of 1320.01 feet; THENCE North 89°59'31" East a distance of 330.00 feet to a point on the West property line of the filed final plat of RUSSELLVILLE ADDITION (as filed in Book 9 of Plats, Page 276); THENCE South 00°09'59" East along said West property line a distance of 1048.00 feet; THENCE South 89°59'31" West a distance of 160.00 feet; THENCE South 00°09'59" East a distance of 272.00 feet to a point on the South line of said SW 1/4 and the POINT OF BEGINNING.

Said tract contains 9.001 acres, more or less.

DESIGNED BY :
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN ST.
OKLAHOMA CITY, OK 73108
PH.: (405) 232-7715

OWNER/DEVELOPER:
PRAXIS DEVELOPMENT
7300 N. COMANCHE
OKLAHOMA CITY, OK 73132
PH.: (405) 721-2797



MAPLE VALLEY ADDITION
BRITTON RD. & COUNTY LINE RD.
OKLAHOMA CITY, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73108
PH: 405-232-7715 Website: www.smcinc.com

No.	Revision	Date	By

PROJECT NO.: 5853.00
DATE: 09/21/17
SCALE: 1" = 60'
DRAWN BY: D.G.
ENGINEER: Christopher D. Anderson
P.E. NUMBER: 18288

PRELIMINARY PLAT

SHEET NO.
1