

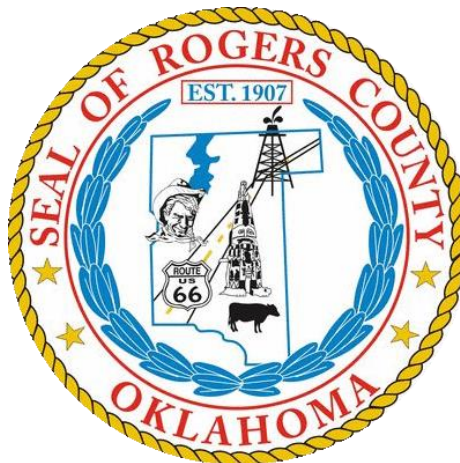
ROGERS COUNTY OKLAHOMA

SUBDIVISION REGULATIONS

*DEVELOPMENT GUIDELINES,
DESIGN CRITERIA*

AND

CONSTRUCTION STANDARDS



APRIL 2015

PLANNING COMMISSION – ROGERS COUNTY
200 S. LYNN RIGGS BLVD.
CLAREMORE, OKLAHOMA 74017
(918) 923-4874

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ROGERS COUNTY OKLAHOMA

SUBDIVISION REGULATIONS

DEVELOPMENT GUIDELINES,

DESIGN CRITERIA

AND

CONSTRUCTION STANDARDS

Rogers County Planning Commission

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Rogers County Planning Director

Larry R. Curtis

Adopted June 19 2008 by City of Claremore –Rogers County Metropolitan Planning Commission

Adopted July 14 2008 by Rogers County Board of Commissioners

Revised February 23rd 2015 to go into effect April 1st 2015

April 2015

PASSED AND APPROVED by the Rogers Planning Commission on this 4 day of November, 2014.

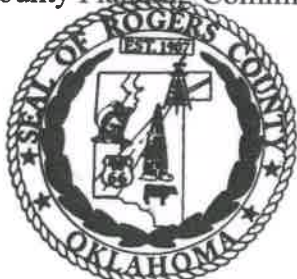
DATED this 4 day of Nov. 2014.

Rogers County Planning Commission

ATTEST


Rogers County Planning Commission
Director


Chairman

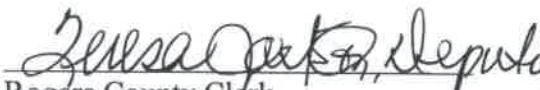


PASSED AND APPROVED by the Rogers County Board of County Commissioners on this 23 day of February, 2015.

DATED this 23 day of Feb 2015.

Rogers County
Board of County Commissioners

ATTEST


Rogers County Clerk


Chairman



Adopted June 19 2008 by City of Claremore -Rogers County Metropolitan Planning Commission

Adopted July 14 2008 by Rogers County Board of Commissioners

Revised February 23rd 2015 to go into effect April 1st 2015

April 2015

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Section 100 General Provisions, Amendment and Enforcement

101 Purpose and Intent

These regulations are designed to promote the health, safety and general welfare of the community by establishing standards for the subdivision and development of all land in Rogers County including land inside and outside the Rogers County Planning Commission jurisdiction. These regulations are designed, intended and should be administered according to the following purposes:

- a) To provide for the physical development of Rogers County in accordance with the Comprehensive Plan.
- b) To harmoniously relate the development of various tracts of land to the existing community and to facilitate the future development of adjoining tracts.
- c) To secure and provide for the proper arrangement of streets or other highways in relation to the existing or planned streets or highways or to the Comprehensive Plan or plans of the area; for the adequate and convenient open spaces for traffic, utilities, access for fire fighting apparatus, parking lots, parks, playgrounds, light and air; for the avoidance of congestion of population; and to provide for the proper location and width of streets, easements and building lines.
- d) To establish a subdivision process that is expeditious, efficient and as cost effective as possible, while providing for the public health, safety and general welfare.
- e) To provide that the cost of improvements which primarily benefit the tract of land being developed be borne by the owners or subdividers of the tract, and that the cost of improvements which primarily benefit the whole community be borne by the whole community.
- f) To establish adequate and accurate records of land subdivision.

102 Short title

These regulations shall hereafter be known, cited and referred to as the Subdivision Regulations of Rogers County.

103 Authority

These subdivision regulations and minimum standards for land development of Rogers County are adopted by ordinance passed under the authority granted under 19 O.S. Section 866.1-866.36 and subsequent amendments thereto.

104 Jurisdiction

The Subdivision Regulations and development standards shall apply to all subdivision of land located within the jurisdictional area of the Planning Commission as established by law now in effect or as may be amended from time to time.

- a) The division of land into two or more tracts, lots, sites or parcels, any part of which, when subdivided, shall contain less than ten (10) acres in area; or
- b) The division of land, previously subdivided or platted, into tracts, lots, sites or parcels, of less than ten (10) acres in area; or
- c) The dedication, vacation or reservation of any public or private easement through any tract of land regardless of the area involved, including those for use by public and private utility companies; or
- d) The dedication or vacation of any street or alley through any tract of land regardless of the area involved.

For acceptance of roads outside Rogers County Planning Commission jurisdiction, all rules contained herewith apply, excepting zoning regulations. The Preliminary Plat and Final Plat process, as described in these Subdivision Regulations, is governed by the Board of Commissioners as granted by Section 601.1 of Title 69 of the Oklahoma Statutes.

105 Platting Requirement

No plat or deed or other instrument of a subdivision of land ten acres (10) or less within the Planning Commission shall be accepted for record in the office of the County Clerk until it has been approved by the Board of Commissioners as being in accordance with the regulations and such approval endorsed on such instrument in writing. All Final Plats shall be filed within two (2) years of the date of Preliminary Plat approval by the Board of Commissioners, and no lots shall be sold from any plat until same shall have been recorded as herein provided. Failure to record the Final Plat within sixty (60) days of the Board of Commissioners approval shall void all approvals thereof.

No Building Permit or Certificate of Occupancy shall be issued on the above designated properties until that portion of the tract is included within a subdivision plat or re-plat. The platting of land, as set forth in these subdivision regulations, shall be required in accordance with the Rogers County Zoning Code platting requirements in the following instances:

- a) For any land which has been rezoned to a zoning classification other than AG upon application by a private party, or
- b) For any land which has been granted a Special Exception by the Board of Adjustment.

106 Planned Unit Development

Where a Planned Unit Development (PUD) has been approved pursuant to the provisions of the Zoning Regulations, the plat or detailed site plans for development shall conform to the PUD Development Plan, other provisions of these subdivision regulations to the contrary notwithstanding.

The PUD Development Plan shall contain graphical and text information to provide the basis for the development within the approved PUD boundaries. Plats and detailed site plans may contain minor adjustments from the PUD Development Plan that may be approved during the review and approval processes of these subdivision regulations. These minor adjustments may be considered minor amendments as defined in the Zoning Regulations.

107 Lot Split

The lot-split procedure may be applicable in lieu of a full subdivision plat when the subdivision of land meets the criteria as described in Section 400 of these regulations.

108 Waiver of Platting Requirement

If a subdivision of land is required by a zoning change, the Planning Commission may waive the subdivision requirement upon a showing that the purposes of these Regulations have been achieved by previous subdividing, have or will be achieved by other actions or could not be achieved by a plat or replat. If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current certified Survey (and as subsequently revised) shall be required. The survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant. The Commission may also amend the plat review procedure and allow the processing of a Minor Subdivision Plat and approve a Recommendation for Accelerated Release of a Building Permit in accordance with Section 213 of the Zoning Code and with these Regulations.

109 Variances and Exceptions

Whenever it would be inadvisable to apply a provision of this ordinance because a tract is of unusual size, shape or character and would render an extraordinary hardship not created or imposed by the owner or subdivider, the Planning Commission may modify such provisions only to provide that substantial justice may be done, the public interest secured, and the intent and spirit of these regulations fulfilled, provided in no event shall the requirements of procedure or improvements be waived. Such modifications thus granted shall be made at the written request of the subdivider stating the reasons for such modifications and shall be waived only by three-fourths (3/4) vote of the regular membership of the Planning Commission. Any such modifications thus granted shall be duly entered and recorded in the minutes of the Planning Commission, setting forth the reasons which justify the modifications.

110 Amendment

The Board of Commissioners may, from time to time, adopt, amend and make public rules and regulations for the administration of these regulations to the end that the public be informed and that approval of plats be expedited. These regulations may be enlarged or amended by the Board of Commissioners after public hearing, due notice of which shall be given as required by law.

111 Validity

If any section, clause, paragraph, provision or portion of these regulations be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of these regulations.

112 Conflict and Severability

a) Conflict with Public and Private Provisions:

- i. **Public Provisions.** These Regulations are not intended to interfere with abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. Where any provision of these Regulations imposes restrictions different from those imposed by any other provision of these Regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.
- ii. **Private Provisions.** These Regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of these Regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these Regulations shall govern.

- b) **Severability.** If any part or provision of these Regulations or application thereof to any person or circumstances is adjudged invalid by any court or competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these regulations or the application thereof to other persons or circumstances. The Planning Commission hereby declares that it would have enacted the remainder of these Regulations even without any such part, provision, or application.

113 Violation and Penalty

No building permit shall be issued for any new structure, change, improvements, or alteration to any existing structure, on any tract of land, which does not comply with all the provisions of these regulations.

Any person, firm, or corporations which violates or refuses to comply with any of the provisions of these regulations shall be deemed guilty of a misdemeanor offense and shall be punishable by a fine not to exceed \$500.00 or by imprisonment in Rogers County Jail for a period not to exceed one (1) year, or such fine and punishment. Each day a violation is permitted to exist shall constitute a separate offense.

Suspension of building permits or construction of subdivision improvements, for a portion or the entirety of a subdivision, may be required and enforced at any time for just cause to correct construction or development issues. These issues include, but are not limited to, grading, paving, installation of drainage conveyances and placement of fill materials, erosion and sediment control corrective requirements prior to the establishment of permanent vegetation. The Board of Adjustment has the power to hear and decide an appeal where it is alleged there is an error in the suspension of building permits or construction of subdivision improvement by any administrative official in the enforcement of these regulations.

114 Saving Provision

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivisions regulations, or as discontinuing, abating, modifying or altering any penalty accruing to, about to accrue, or as affecting the liability of any person, firm or corporation, at the time of the adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm or corporation, by lawful action of the County, except as shall be expressly provided for in these regulations.

Section 200 Plat Approval Process

201 Subdivision Technical Advisory Committee

General. There is hereby created a subdivision Technical Advisory Committee (TAC). The Technical Advisory Committee shall coordinate review of and comments regarding proposed subdivisions. Individual members of the Committee shall make recommendations to the Planning Commission on all subdivision plats.

Committee Membership. The Technical Advisory Committee shall be composed of representatives from departments, agencies and offices involved in the subdivision process including, but not limited to, Planning Commission Staff, County Engineering, Sheriff Department, Fire Department, Department of Environmental Quality, School Boards, District Attorney's Offices, County Park Departments and Utility Companies and Public Service Companies providing services.

Meeting Dates. The Technical Advisory Committee shall meet twice a month. Schedules for all Technical Advisory Committee meeting dates, cut off dates for submitting plats to be reviewed at the Technical Advisory meeting and Planning Commission review dates will be posted and available in the offices of the Planning Commission.

Report to the Planning Commission. The recommendations of individual Technical Advisory Committee members related to their specific areas of expertise shall be included in the staff recommendation for each subdivision plat. In the case of items where agreement between the members of the Committee and the applicant has not been reached, the comments of the applicant shall be included.

202 Pre-application, Sketch Plat Development (Optional)

Submittal of a sketch plat for review by the Planning Director is optional by the subdivider. A thorough investigation of all development and utility requirements by the subdivider or subdivider's agent is encouraged.

The sketch plat procedure is intended for the subdivider and/or subdivider's engineer to meet with the Planning Director and other appropriate persons, including utility providers, regarding the development in consideration of the following at a minimum:

- c) Comprehensive Plan regarding the subject tract.
- d) Existing zoning and other related planning information.
- e) The availability and extension responsibility for utilities to serve the subdivision including water, sewer, gas, telephone and cable as available or required.
- f) The major street and highway plan and required right-of-way dedication for street classifications within and from the proposed development to abutting land.

- g) Preliminary investigations of soils, topography, slopes, drainage, oil or gas wells or other surface or sub-surface features that may affect development.

203 Preliminary Plat Application and Procedure

The preliminary plat is intended for the consideration of the development based on the detailed plat drawings of the subdivider and the staff review of the plat and conceptual plans for the development. Subsequent to preliminary plat approval, the final construction plans shall be developed according to the standards in these subdivision regulations. Approval of the preliminary plat allows for the installation of the subdivision improvements prior to the request for approval of the final plat.

203.01 Application Procedure and Requirements

- a) The subdivider shall submit a sufficient number of copies of the preliminary plat with checklist (see Appendix) as required by the Planning Director.
- b) The preliminary plat submittal shall be accompanied with conceptual plans and by an application and filing fee as established by the Planning Commission.
- c) The application shall be filed with the Planning Commission Staff by the appropriate cut-off date for the meeting of the Technical Advisory Committee at which it will be considered, as indicated on the approved schedule.

203.02 Review

- a) The Planning Commission Staff shall make a recommendation to the Planning Commission on the preliminary plat.
- b) If staff finds that the Preliminary Plat or Conceptual Improvements Plan document do not substantially conform to the requirements of the Subdivision Regulations staff will advise the applicant of deficiencies and return the Plat and Plan to the applicant. In the event that a Conceptual Improvements Plan is not submitted with the Plat it shall be processed as a Sketch Plat. *If the TAC (Technical Advisory Committee) determines that the Conceptual Improvements plan does not conform to the Subdivision Regulations the plat may be processed as a Sketch Plat.*
- c) The Technical Advisory Committee members shall review the Preliminary Plat and the Conceptual Improvements Plan and provide comments regarding conformance with adopted standards and the previously approved Sketch Plat (if any). The members shall also recommend revisions. Staff shall transmit the recommendations of the Committee Members and the comments of the applicant (if any) to the Planning Commission at a meeting indicated by the approved schedule. The recommendations shall also include comments on any modifications of the Subdivision Regulations that have been requested or identified by the subdivider and those that are otherwise required for approval of the Preliminary Plat as submitted.

203.03 Hearing and Approval

- a) The Planning Commission shall review the Preliminary Plat, the report of the Planning Commission Staff, the recommendations of the Technical Advisory Committee members, any comments of the subdivider and any, testimony and/or exhibits provided at the hearing. The Commission shall then advise the subdivider of any changes and/or additions required in order to comply with these regulations. The Preliminary Plat should substantially conform to the previously approved Sketch Plat, if any.
- b) The Planning Commission shall approve, conditionally approve, or disapprove the preliminary plat at such hearing or within thirty (30) days after the date of the regular meeting of the Commission, at which the hearing on preliminary approval is closed, including any adjourned date for such hearing.
- c) The reasons for disapproval or approval with conditions shall be stated in written form and included in the minutes of the Planning Commission meeting. The reasons for disapproval or approval with conditions shall refer specifically to those parts of these regulations with which the plat does not conform.
- d) The preliminary plat and the Planning Commission recommendation shall be submitted to the Board of Commissioners within ten (10) days for consideration at a scheduled meeting at which the preliminary plat maybe approved, disapproved, or approved with conditions. The reasons for disapproval or approval with conditions shall be stated in written form and included in the minutes of the Board meeting. The reasons for disapproval or approval with conditions shall refer specifically to those parts of these regulations with which the plat does not conform.
- e) One (1) copy of the proposed preliminary plat shall be retained in the Planning Department and one (1) copy shall be returned to the subdivider within ten (10) days. Each copy shall include the date of approval, conditional approval, or disapproval and the reasons therefore.
- f) The approval of a preliminary plat shall be effective for a period of two (2) years from the date of approval by the Board of Commissioners unless otherwise approved by the Board for an extended period of time. Any preliminary plat not receiving final plat approval within two (2) years, including any approved extensions by the Board, shall be null and void.
- g) Each preliminary plat shall conform to the adopted Subdivision Regulations at the time of approval of the preliminary plat unless modifications have been granted through the proper appeals process.
- h) Subsequent to preliminary plat approval, the subdivider may commence construction of the public improvements in accordance with final construction

plans approved by the County after arranging for inspection of said improvements during construction by the appropriate public body.

- i) In accordance with 19 O.S. Section 866.12, any preliminary plat approval shall be revocable for cause by the Board of Commissioners, upon review and recommendation by the Planning Commission, and such preliminary approval shall not be entered on the plat.

204 Minor subdivision plats

Application Procedure and Requirements. For subdivisions requiring no new streets and minimal infrastructure extension the subdivider may request a conference with Planning Commission Staff to discuss an amended review and approval process. This meeting can be requested after a predevelopment meeting has taken place with the Development Services staff to determine infrastructure status. At such Conference the subdivider should be prepared to file an application for processing of a Minor Subdivision Plat. The application shall:

- a) Be made as prescribed in these Regulations.
- b) Comply in all respects with the requirements for Final Plat submittals per Section 207.
- c) Be accompanied by a number of copies as determined by Planning Commission Staff.
- d) Be accompanied by one (1) copy of conceptual plans as described in Section 206, addressing required improvements.
- e) Be accompanied by the Minor Subdivision Plat filing fee, as established by the Planning Commission.

204.01 Staff Review and Process

- a) The Planning Commission Staff shall review the plat and conceptual plans for compliance with Section 217 of the Zoning Code and with the policies of the Planning Commission.
- b) The Planning Commission Staff shall make a determination as to whether the plans, as submitted:
 - iii. Comply with all the conditions, restrictions and requirements of these Regulations and any other applicable regulations or statutes.
 - iv. Comply with the standards and policies that have been established for approval of the processing of a Minor Subdivision Plat.
 - v. Are of sufficient detail to warrant distribution to and review by the members of the Technical Advisory Committee.

- c) Subject to a determination that the application is complete and ready for distribution, the Planning Commission Staff shall:
 - i. Distribute the plat to appropriate officials, agencies and departments and notify any city or town within one (1) mile of the proposed subdivision. It shall be the responsibility of the applicant to provide TAC members with construction drawings.
 - ii. TAC and Planning Commission hearing dates.
- d) Subject to a determination that the application as submitted does not comply with the conditions, restrictions and requirements for a Minor Subdivision Plat, staff shall process the request as a Preliminary Plat.

Technical Advisory Committee Review and Recommendations. The Technical Advisory Committee Members shall review the Minor Subdivision Plat and the Construction Drawings and shall provide the applicant with comments regarding conformance with adopted standards.

At the scheduled TAC meeting members shall provide letters of release or specific information indicating particular items to be addressed prior to providing such letter.

204.02 Planning Commission Review and Determination

- a) The Planning Commission shall hold a hearing on the Minor Subdivision Plat. The Commission shall, at such meeting or within thirty (30) days thereafter:
 - i. Review the Minor Subdivision Plat and the report of the Planning Commission Staff.
 - ii. Approve the Plat if the standards of the Subdivision Regulations have been met, approve the Plat with modification of the Regulations, or disapprove the plat if the standards of the Subdivision Regulations have not been met. The Commission shall state in the record of its meeting the details of the requirement for modification or for the disapproval.
- b) If the governing body of any city or town in Rogers County protests against the proposed subdivision of a plat of land, the plat shall be approved by not less than two-thirds of the members of the Planning Commission present, with the reasons therefore stated in the minutes of the meeting.

204.03 Endorsement of Approval on Plat

- a) Minor Subdivision Plats shall be endorsed per Section 207 of these Regulations.

205 Authorization For an Accelerated Release of a Building Permit

Application Procedure and Requirements. A subdivider who intends to apply for a Authorization For An Accelerated Release of a Building Permit should schedule a conference with staff and be prepared to submit an application for such authorization

with the Preliminary Plat application. The purpose of this application shall be to obtain the Commission's authorization for release of a Building Permit prior to filing of the Final Plat. Applications for Authorization for an Accelerated Release that are not submitted with the Preliminary Plat application will be subject to fees as established by the Planning Commission and may proceed on a schedule separate from that of the Preliminary Plat.

Applications will be reviewed on a project-by-project basis. Review shall focus on the extraordinary or exceptional circumstances that extend the normal processing schedule and on the benefits and protections to the City that may be forfeited by releasing the Building Permit prior to filing of the final plat. The application shall:

- a) Comply in all respects with the requirements for Preliminary Plat submittal, per Section 203 these Regulations.
- b) Include an explanation of the extraordinary and exceptional circumstances that serve as a basis for the request.
- c) Include a building permit application, the type of permit requested, and a site plan for the structures requesting the accelerated permit.

205.01 Staff Review

- a) The Planning Commission Staff shall review the request for compliance with Section 213 of the Zoning Code and the Policies of the Planning Commission;
- b) The Planning Commission Staff shall make a determination as to whether:
 - i. There has been compliance with the standards and policies that have been established for the processing and approval of a request for such Authorization for Accelerated Release.
 - ii. The application and the Preliminary Plat as presented are sufficient for distribution to and review by the Technical Advisory Committee.

205.02 Technical Advisory Committee Review and Recommendations

- a) The Technical Advisory Committee members shall review the Preliminary Plat and provide comments per Section 200 of these Regulations.
- b) The members shall provide recommendations regarding the appropriateness and the potential impacts of the request. The members shall also provide comments regarding the specific issues to be addressed prior to the approval of the requested building permit.
- c) Staff shall transmit the recommendations and comments of the Committee Members and the comments of the applicant (if any) to the Planning Commission at the meeting indicated by the approved schedule.

205.03 Hearing and Approval

- a) The Planning Commission shall review and act upon the Preliminary Plat per Section 203 of these Regulations.
- b) If the Preliminary Plat is approved, has been approved or has been conditionally approved, the Planning Commission shall review the request for Authorization for Accelerated Release of a Building Permit.
- c) At such meeting or within thirty (30) days after the date of the regular meeting at which the request was first reviewed the Commission shall approve, conditionally approve or disapprove the request.

206 Conceptual/Preliminary Improvement Plans

The subdivider shall submit at least three (3) paper copies and one (1) digital copy of the conceptual/preliminary construction plans of the subdivision with the preliminary plat application and Conceptual Plans Checklist (see Appendix). The conceptual plans shall show improvements for streets, drainage, sidewalks, pedestrian ways or other utilities or improvements as required by these Subdivision Regulations and requested by the Planning Director or County Engineer.

Review and comments by the County on the Conceptual Improvement Plans shall be submitted to the subdivider prior to the development of the Final Construction Plans. The Conceptual Improvement Plans and the initial submittal of the Final Construction Plans shall be clearly marked on each page "PRELIMINARY, NOT FOR CONSTRUCTION".

207 Final Construction Plans and Record Drawings

For the initial submittal and prior to any construction of subdivision improvements, the subdivider shall submit a minimum of two (2) copies of the construction plans and applicable checklist for the proposed improvements. The initial submittal of Final Construction Plans shall have each page clearly stamped "PRELIMINARY, NOT FOR CONSTRUCTION". Final construction plans shall be submitted to the Planning Department for review by the following:

- a) The County Engineer shall review and approve the final construction plans for improvements regarding streets, drainage and storm sewers, erosion control, sidewalks and pedestrian ways in accordance with these Subdivision Regulations. The final construction plans must be approved by the Planning Commission Director before construction of the subdivision improvements may begin.
- b) The appropriate water and sewer authority shall review and approve sanitary sewer and water improvement plans.
- c) The ODEQ shall review and approve all final plans for public and private water and sewage disposal systems.

For the approval set of the Final Construction Plans, a minimum of six (6) copies of the plan set, signed and sealed by the subdivider's engineer, must be submitted, with the "PRELIMINARY, NOT FOR CONSTRUCTION" stamp removed.

Following the completion and approval of all improvements as set forth in these Subdivision Regulations, one (1) copy of final record drawings ("As-Built") of roadway improvements, drainage improvements, and detention facilities, signed and sealed by the subdivider's engineer, shall be submitted. This shall include field survey information and hydrological performance verification of drainage and detention facilities as required by the County Engineer.

208 Final Plat Application and Procedure

The final plat is intended to provide for the final documentation and recording of the subdivided land including final dimensions, dedications and land restrictions. Approval of the final plat is the method for the acceptance of the public improvements and public ways by the governing body, and the initiation of the warrantee period prior to the full acceptance of maintenance responsibilities of said improvements.

208.01 Review

The Planning Staff and County Engineer shall review the final plat for compliance with the approved preliminary plat.

The Planning Staff shall make a recommendation to the Planning Commission on whether:

- a) There has been compliance with all conditions, restrictions and requirements of these Regulations and with other applicable regulations or laws.
- b) There has been compliance with all conditions that have been attached to the approved preliminary plat.
- c) The Planning Commission should approve or disapprove the final subdivision plat.

208.02 Planning Commission Review – Requirements and Determination

The subdivider shall file with the Planning Department an application with checklist for approval by the Planning Commission of a subdivision final plat, which shall:

- a) Be made as prescribed in these Regulations.
- b) Comply in all respects with the approved preliminary plat.
- c) Be accompanied by twelve (12) full size copies of the final plat as required by the Planning Director.
- d) Be accompanied by the final plat filing fee as established by the Commission.

- e) The final plat shall be submitted for final approval to the Planning Commission at a regularly scheduled meeting. The Planning Commission shall at such meeting, or within 30 days thereafter.
- f) Review the final plat and the report of the Planning Staff.
- g) Recommend to approve the plat if the conditions of preliminary plat approval have been met, or disapprove the plat if the conditions of preliminary plat approval have not been met, and state in detail in the record of its meeting any reasons for disapproval.

208.03 County Commissioners Review and Approval Requirements

Following the approval by the Planning Commission of the final plat, the following items shall be completed and documented prior to the presentation of the final plat to the Board of County Commissioners. Copies of the final plat as required by the Planning Director and documentation shall be provided which include:

- a) Electronic Copies of Final Plat and Covenants - Electronic files in accordance with the requirements of the Rogers County Planning Commission and County Clerk's office, Assessor's office and E-911. At a minimum, two (2) copies of a compact disc (CD) containing the Final Plat and Covenants in CAD file (DWG) format, and Portable Document Format (Adobe PDF). The Format of electronic files and media may be changed as required by the Rogers County Planning Director.
- b) Utility Release Letters - The application shall include release letters from each applicable utility that the easement and utility extension requirements have been met. Utilities may include water, sewer, gas, and communications respectively as available to the subdivision. If an applicant is unable to receive a response from a utility company for a release letter, the applicant shall provide an affidavit stating that all means were taken to receive such a letter.
- c) Abstractor Ownership Affidavit – Current certification by a bonded abstractor, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
- d) Record Drawings – Record Drawings or “As-Built” of roadway improvements, drainage improvements, and detention facilities, sealed by the subdivider's engineer.
- e) Engineer's Certificate – A signed and sealed certificate from the subdivider's engineer stating that all roadway improvements, drainage improvements, and detention facilities were installed and/or constructed accordance to the approved construction plans.

- f) Infrastructure Improvements – All infrastructure improvements will be installed, inspected, and approved prior to submission to the County Commissioners. Final Plats may be approved prior to installation of infrastructure improvements if so approved by the Board of Commissioners only if adequate assurance by the developer that the roads will be built according to the requirements. Those assurances shall include; bonds, letters of credit, or other items approved by the Board of Commissioners.
- g) Roadway Release Letter – The application shall include a letter from the County Commissioner and/or Road Foreman of the district in which the plat is located that the improvements have been constructed, inspected and approved as being constructed according to the subdivision plans, the improvements meet the subdivision regulations and erosion control measures are in place. If assurance is granted through Section 208.03.f, Roadway Release Letter will be required at time of completion of roadway.
- h) Bonds – A maintenance surety bond as outlined in Section 602.
- i) Test Results – Roadway infrastructure test results as outlined in Section 601.

209 Final Approval, Endorsement, and Official Recording

209.01 General

- a) No final approval shall be endorsed on the final plat until all requirements of plat approval have been met.
- b) The parties responsible for acknowledging acceptance by the County and for endorsing approval on the plat shall be the Director of the Planning Commission and the Chairman of the Board of Commissioners or any other party authorized, in writing by law, to sign for said Chairpersons.
- c) Approval shall not be endorsed on the plat until after all conditions of the approval have been satisfied.
- d) Written evidence shall be submitted, including submission of Record Drawings as described in these Regulations that the required improvements have been installed, and necessary dedications made, in a manner satisfactory to the County as approved by the County Engineer and/or County Attorney as applicable.
- e) To partially defray to costs of notification and special studies, there shall be paid to the Planning Commission, at the time of submittal of the plats, a filing fee as established by the Planning Commission.

210 Review Fees

All applicable fees as defined by the City of Claremore-Rogers County Metropolitan Zoning Ordinance, Appendix F, or any amendments or modifications thereto shall be paid as specified by those requirements.

There shall be a separate fee of \$500.00 payable to Rogers County, Oklahoma for an engineering review of the following:

Preliminary Plat	\$500
Minor Subdivision Plat Review	\$500
Preliminary Improvement Plans Review	\$500
Final Plat	\$500
Final Improvement Plans Review	\$500
Flood Plain Development Permit	\$500

Any fee above \$500 will be determined by Rogers County based upon the actual amount of engineering review necessary to determine if proposed plats, plans and/or reports meet the minimum regulations and are suited for the proposed application with a maximum cap of \$2000.00 for each review. Any additional fee above the \$500.00 minimum for each respective item is due and payable upon demand of Rogers County. This fee is subject to change with proper public notice and approval by the Board of Commissioners.

Section 300 Specifications for Plat and Plan Documents

301 Platting Accuracy

301.01 Preliminary Plats

Preliminary plats shall be drawn to scale as specified below with such accuracy as to determine the location of lot, block, property and boundary lines, utility and other facilities to the nearest one-hundredth (0.01) foot.

301.02 Final Plat

Final plats shall be prepared as specified below with third-order survey accuracy for both vertical and horizontal survey datum and also include the following information:

- a) Traverse data for the plat, including the coordinates of the boundary of the subdivision with the error of closure;
- b) The computation of all distances, angles, and courses that are shown on the final plat unless measured in the field; and
- c) All stakes, monuments or other evidence found on the ground in use to determine the boundaries of the plat.

302 Preliminary Plat

302.01 General

The preliminary plat shall be prepared by a Registered Professional Land Surveyor. The application for preliminary plat approval must include the names and addresses of the owner/developer, and Registered Land Surveyor preparing the plat. The required number of copies should be submitted with the appropriate application fee. Additionally, any other information as required by the County for submission of the preliminary plat should be included.

302.02 Scale

The preliminary plat shall be drawn to a scale of not more than one inch equals one hundred feet (1"=100') for areas less than two hundred (200) acres. For areas greater than two hundred (200) acres a scale of one inch equals two hundred feet (1"=200') may be acceptable if the lots are two (2) acres or larger.

302.03 Required Information

The preliminary plat shall show or be accompanied by the following (see check list in Appendix):

- a) Name of the subdivision prefaced by "PRELIMINARY PLAT."

- b) The name and address of the owner or owners of the land to be subdivided, the name and address of the land surveyor, planner, engineer and the names of the abutting property owners.
- c) Date of preparation of the plat, north arrow and scale (written and graphic presentation).
- d) Key or location map showing the location of subdivisions within the mile section.
- e) An accurate legal description of the property.
- f) A listing of the utility service providers.
- g) A listing of the property zoning, setback, lot area and width requirements.
- h) Locations and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot including property lines, County limits or County lines.
- i) Names of all adjacent subdivisions and the names, locations, and widths of all existing and proposed streets, easements, drainage ways, and other public ways, adjacent to the property.
- j) Locations and widths of easements of all oil, gas, and petroleum product pipelines and any required setbacks.
- k) Location and width of easements for existing utilities on or abutting to the property and any required setbacks.
- l) Location of every oil or gas well, either existing active or inactive wells, plugged or unplugged abandoned wells, as shown by the records of the Oklahoma Corporation Commission and by such other records as may be on file with the Planning Department, or any planned future well sites.
- m) Location and description of all existing structures, water bodies and watercourses.
- n) Areas subject to flooding based upon the regulatory flood and the FIRM panel map number.
- o) Names, locations and widths of all proposed streets and all right-of-way dedications as required by street classification.
- p) Location and dimension of all proposed streets, drainage ways, detention facilities, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations.
- q) All proposed lots consecutively numbered, their dimensions, and building setback lines shall be shown on the plat for each lot.
- r) Blocks consecutively numbered.

- s) A topographic map of the subdivided area with contour lines having a maximum of two (2) foot contour intervals based on United States Coastal and Geodetic Survey datum.
- t) Preliminary Deed of Dedication and Subdivision Covenants.
- u) The preliminary plat shall show on its face, and in conjunction with the key map, a summary of the total acres platted, the number of lots and blocks, the number of reserve areas and other pertinent information as would be required to summarize the nature and character of the proposed development.
- v) Any other information as may be deemed by the Planning Staff and Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision.

303 Final Plat

303.01 General

The final plat shall be at the same scale or smaller as the preliminary plat, and be prepared by a registered land surveyor licensed in the State of Oklahoma. The plat shall be prepared and contain all pertinent information in accordance with all applicable State of Oklahoma surveying and platting requirements.

The final plat shall be full size (24"x36") with a margin line around the entire sheet one (1) inch from the edge of the sheet, with no drafting, lettering, signatures, and/or seals outside of said margin line. One (1) reproducible copy of the final plat shall be on Mylar, and the remaining copies shall be blue or black line on a good grade of paper.

303.02 Required Information

Information required on the final plat shall include the following (see check list in Appendix):

- a) All applicable information from the preliminary plat (final plat does not include contours).
- b) Name of the subdivision prefaced by "Final Plat."
- c) The name and address of the owner or owners of the land to be divided, the name and address of the subdivider if other than the owner, and the name and address of the land surveyor.
- d) Date of preparation of the plat, north arrow and scale (written and graphic presentation).
- e) Key or location map showing the location of subdivisions within the mile section.
- f) An accurate legal description of the property.

- g) Total acres and total number of lots in the subdivision.
- h) Names of all adjacent subdivisions and the names, locations, and widths of all existing and proposed streets, easements, drainage ways, and other public ways, adjacent to the property.
- i) Boundary of the subdivided area, block boundary, street, and other right-of-way lines with distances, angles, and/or bearings. Subdivision boundary shall be tied to a section corner in the mile section. Where these lines follow a curve, the central angle, the radius, points of curvature, length of curve, chord bearing, chord length, and length of intermediate tangents shall be shown.
- j) The accurate dimensions of all property to be offered for dedication for public use, and all property reserved for the common use of the property owners within the subdivision with purpose indicated.
- k) The dimensions of all lots and lot lines, and the bearings of those lot lines not parallel or perpendicular to the street right-of-way line.
- l) Property zoning and setback requirements.
- m) Culvert sizes, recommended finished floor elevations and surveying benchmark.
- n) All existing easements and right-of-way, filed of record, with filed book and page number and/or filed document number.
- o) Easements that serve the area being platted located outside of the boundaries of the plat and recorded reference shall be required for plat approval.
- p) Each final plat submitted to the County for approval shall carry a deed of dedication consisting of all of the following, but not limited to; a designation of the subdivision name as an addition to Rogers County, a legal description of the tract to be subdivided, dedication of right-of-way and easements, provisions and protections as desired by suppliers shall be defined for electric, telephone, natural gas and cable television services, supplier of water and sanitary sewer services shall be stated as necessary and provisions and protections as desired by said suppliers shall be defined, all drainage ways and reserve areas shall be defined and dedicated to appropriate ownership, driveway culvert types shall be defined and finish floors and culvert sizes shall be described as depicted on the plat. The Deed of Dedication cannot be changed by the Developer, subdivider or Home Owners Association without re-platting the subject property.
- q) Any deed restrictions or subdivision covenants applicable to the subdivision shall be shown.
- r) Language which provides for the subdivider to be responsible for all maintenance of all common areas and any privately owned facilities to include but not limited to drainage and detention areas, park areas, entry features and sidewalks; and which requires the formation of a home owners or other owners association

which shall be responsible for the maintenance of all common areas and aforementioned facilities when said association has been established as set forth by the plat. The developer shall provide a Certificate of Incorporation from the Oklahoma Secretary of State and organizational minutes as proof of compliance.

- s) The location of every oil or gas well, either existing active or inactive wells, plugged or unplugged abandoned wells, as shown by the records of the Oklahoma Corporation Commission and by such other records as may be on file with the Planning Department and the location of any planned future well sites.
- t) All proposed lots consecutively numbered, their dimensions, and building setback lines, and street addresses shall be designated on a copy of a plat for each lot.
- u) Provide a disclaimer on the face of the plat as follows: *Addresses shown on this plat are accurate at the time the plat was filed. Addresses are subject to change and should not be relied on in place of the legal description.*
- v) Have filed a Home Owners Association (HOA).
 - i. If the HOA is a corporation: A copy of the Certificate of Organization issued by the Oklahoma Secretary of State. A copy of the Articles of Incorporation filed with the Oklahoma Secretary of State. A Copy of the Organizational Minutes evidencing the election of Directors and officers and the adoption of the Bylaws. A Copy of the Bylaws.
 - ii. If the HOA is a limited liability company: A copy of the Certificate of Limited Liability Company issued by the Oklahoma Secretary of State. A copy of the Articles of Organization filed with the Oklahoma Secretary of State. A copy of the Operating Agreement setting forth the members and managers of the limited liability company.
- w) Any other information as may be deemed by the Planning Staff and Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision.

303.03 Required Certifications

The following certifications (see sample Certificates in Appendix) shall be required on the Final Plat or within the Deed of Dedication:

- a) Certificate of Ownership – Certification signed and acknowledged by all parties having any title interest in the land subdivided, consenting to the preparation and recording of the plat as submitted.
- b) Certificate of Survey - Certification by the owner's registered land surveyor who prepared the plat as to the accuracy of the survey and of the plat, and that the monuments and benchmarks are accurate as to location shown, which shall state that he or she has fully complied with the requirements of these Regulations and the subdivision laws of the State of Oklahoma governing surveying, dividing and

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mapping of land, that the plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision of it, and that the plat represents a survey made by such surveyor.

- c) Certification of County Treasurer - Certification that the payment of ad valorem taxes on the property is current.
- d) Planning Commission Approval Statement - Certification that the plat was duly approved by the Planning Commission.
- e) ODEQ Approval Statement - Certification that the subdivision conforms to the applicable health regulations as may be required.
- f) Board of Commissioners Approval - Certification that the Board duly approved the plat and thereby accepts public roadways and/or other public improvements subject to the requirements and conditions of these subdivision regulations.

303.04 Required Supplemental Information

The supplemental information as outlined in Section 208.03 shall be submitted with the final plat prior to Board of Commissioners approval.

304 Conceptual/Preliminary Improvement Plans

304.01 General

The conceptual roadway and drainage improvement plans shall be prepared by a registered professional engineer licensed to practice in the State of Oklahoma. They shall be submitted with the preliminary plat and be in accordance with the requirements and specifications of the department or agency having jurisdiction over the improvements. They shall be accompanied with, or show the following (see checklist in Appendix):

- a) The location and proposed width of each proposed street and right-of-way, sidewalk and pedestrian way.
- b) The location, size, dimensions and points of access as applicable for existing streets.
- c) The paving section and street drainage utilizing either borrow ditches or curb and gutter shall be shown.
- d) The location and size of all proposed easements.
- e) Proposed water layout, and sanitary sewer layout if applicable.
- f) Preliminary Drainage Plan.
- g) Preliminary culvert locations.
- h) The locations for proposed detention facilities.

305 Final Improvement Plans and Engineering Reports

305.01 Construction Plans

The final construction plans for improvements and reports shall be prepared by a registered professional engineer licensed to practice in the State of Oklahoma, shall be submitted in accordance with the requirements and specifications of the department or agency having jurisdiction over the improvements, and shall include the following:

- a) The design and utility information included in the conceptual plans as applicable.
- b) Existing and proposed ground profiles shall be shown along the centerline of each proposed street, with proposed grades and proposed elevations at a minimum of fifty (50) foot intervals.
- c) Typical cross-section of each proposed street, bicycle path, pedestrian way and sidewalk showing the type and width of pavement.
- d) Drainage plan showing all existing and proposed storm sewers, manholes, catch basins, retention or detention facilities, watercourses, culverts, and other drainage structures within the tract, or adjacent thereto, with pipe sizes, grades, and water openings.
- e) The proposed location, entrance and exit locations, and method of access for maintenance of detention or retention facilities.
- f) The drainage plan shall show the design calculations for all proposed borrow ditch sections, and shall show the following: type and size of culverts, minimum slope of culverts, type of end sections, capacity calculations and erosion protections (e.g., rock rip rap).
- g) If curb and gutter streets are utilized, design calculations for inlets, storms sewer, channels and street flow shall be provided including hydraulic grade lines and energy grade lines.
- h) Grading plans:
 - i. Detailed Grading Plan - For subdivisions zoned RS-25 or less, a detailed grading plan shall be required providing, at a minimum the following: existing contours, proposed contours, minimum finished floor elevations, directional drainage flow arrows, and storm drain improvements.
 - ii. General Grading Plan - For subdivisions zoned RS-30 and larger, a general grading plan shall be required providing, at a minimum the following: existing contours, proposed contours of major drainage ways and detention facilities, minimum finished floor elevations, roadway culverts, driveway culvert sizes, and directional drainage flow arrows. General grading plan and/or requirements may be acceptable to be incorporated within a "Drainage Area Map".

Specification for Plat and Plan Documents

- i) A typical plan set shall include, but not limited to the following: Cover, Preliminary Plat, Drainage Area Map, Grading Plan, Roadway Plan and profiles, Special Culverts, Stormwater Pollution Prevention Plan sheet, and standard detail sheets.

305.02 Engineering Reports

Applicable engineering reports shall be submitted, at a minimum, including: Drainage and Detention Report, Storm Water Pollution Prevention Plan (SWPPP) and Report, and Paving/Geo-technical Report.

- a) Drainage and Detention Report - This report shall include the drainage area map and all pre- and post- runoff calculations. Calculations regarding the sizing, layout and capacities of all structures, channels, ditches or other stormwater facilities shall be included. The detention information shall include specific sizing with inflow and outflow structure details. HEC-HMS or other modeling inputs and results shall be included with hydrographs for all design storms.
- b) SWPPP and Report - All applicable regulations and requirements of ODEQ shall be met. The plan shall include sedimentation and erosion control measures to be utilized. The report shall include the Notice of Intent (NOI) and the General Permit OKR10 - *Stormwater Discharges from Construction Activities Within the State of Oklahoma* as issued by the Oklahoma Department of Environmental Quality.
- c) Paving/Geotechnical Report - This report is required to determine the subgrade treatment requirements and to evaluate the pavement section requirements. The street cross-section shall meet the minimum requirements shown in the Standard Drawings. An alternate paving section may be required or would be considered based upon the geotechnical report.

306 Monumentation Requirements

All Monumentation shall be in accordance with all applicable State of Oklahoma surveying requirements and the minimum requirements as follows:

- a) Monuments set must be in sufficient number and durability so as not to be readily disturbed, to assure together with monuments already existing, the perpetuation or re-establishment of any point or line of the survey. Monuments shall be constructed of material capable of being detected with conventional instruments for finding ferrous or magnetic objects;
- b) Must be placed at each point in the boundary of the subdivision, which shall be a minimum of fifteen (15) inches in length with a minimum diameter of three eighths (3/8) inch iron pipe or bar;
- c) Monuments must be placed at each corner of each lot in the subdivision and shall be a minimum of fifteen (15) inches in length with a minimum diameter of three-eighths (3/8) inch iron pipe or bar;

- d) Monument must be placed along the centerline of each street within the subdivision at all street intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows which shall be a minimum of fifteen (15) inches in length with a minimum diameter of three eighths (3/8) inch iron pipe or bar, chiseled marks in the concrete, or pK nails in asphalt;
- e) In such cases where the placement of a required monument at its proper location is impractical, a witness corner or reference monument must be placed, preferably on a line of survey, with the data given to show its location upon the ground in relation to the subdivision boundary or lot corner;
- f) Brass caps for vertical control must be set in concrete, stamped with the elevation (N.G.V.D and the registration number of the Registered Professional Land Surveyor in responsible charge preceded by the letters "RPLS". Vertical control monuments must be placed at an interval of one brass cap per 20 acres or part thereof and spaced proportionately throughout the subdivision; and
- g) Any monument set by a Registered Professional Land Surveyor to mark or reference a point on a boundary, lot line, or lot corner must be permanently and visibly marked or tagged with a durable marker in accordance with State regulations.

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Section 400 Lot Split / Combination Procedures and Standards

401 Authority

The Planning Commission, pursuant to the powers and jurisdiction vested through Title 19, Oklahoma Statutes, Section 866.12, 866.13 and as required herein, does hereby exercise the power and authority to review, approve and disapprove transfers of land hereinafter referred to as lot-splits as defined within these Subdivision Regulations.

402 Intent and Purpose – Lot Split

The regulations contained in this Section are intended to establish reasonable standards as allowed by these Subdivision Regulations for lot-splits. A lot split may be applicable for a subdivision of land when all of the following criteria are met:

- a) Lot Splits apply only when any of the resulting parcels of land are less than ten (10) acres.
- b) Does not contain more than three (3) total lots, parcels, or tracts including the lots to be split and any remaining tract, the sum of which is not less than ten (10) acres. If this criteria cannot be met, the subdivision platting process applies.
- c) The lots front on an existing street. Each respective lot frontage shall be a minimum of thirty (30) feet on a public maintained county road, or a private roadway and easement, or conform to the appropriate zoning designation frontage and access requirements. Lots splits onto private roadways and/or easements shall forwarded to the Planning Commission for review and approval, refer to Section 403. All private roadways and related easements shall be designed and approved in accordance with Oklahoma State Statues governing such facilities.
- d) Does not involve a new street or alley.
- e) A closing or vacation of any street, alley, setback line, access control or easement is not required or proposed.
- f) Such action would not result in significant increases in service requirements or will not interfere with any existing service levels.
- g) All lots will have direct access to a street or maintained county road.
- h) A substandard sized lot or non-conforming lot or parcel will not be created.
- i) All of the lots shall be of sufficient area to properly accommodate a suitable sewage disposal system as approved by the Oklahoma Department of Environmental Quality (ODEQ), if one is required.
- j) If lot, parcel, or tract is located within a current platted subdivision, a copy of the covenants shall be provided by the applicant.

Lot Split / Combination Procedures and Standards

- k) There is adequate easement access by utility companies unless appropriate easements are dedicated as approved by those respective companies.

403 Procedure – Lot Split

403.01 General

Lot Splits Requiring Staff Review Only: Where review by the staff determines that a lot split meets all approval guidelines and all proposed lots are adequately served by utilities either by easement or in public street right-of-way, the Planning Director or the Director's designated agent shall approve the lot-split and the Planning Commission shall ratify the approval at the next Planning Commission meeting.

Lot Splits Requiring Full Review and Commission Approval: Where review by the staff determines there is inadequate utility access, or that a lot split involves acquiring or dedicating easements, or is served by a private roadway and/or easement, or in the staffs opinion requires review by additional companies or agencies, but does not involve a waiver of the Zoning Code or Subdivision Regulations, the applicant shall provide coordination and documentation that the appropriate approvals from all utility companies, County Departments, or other agencies who are involved have been received. Thereafter, the staff shall recommend approval of the lot split by the Planning Commission and the Planning Commission shall consider the approval at their next meeting.

Lot Splits Requiring Waivers: For those lots splits that involve a waiver of a subdivision regulations or zoning requirements, the review procedure shall follow the guidelines listed in the appropriate section below. The Planning Commission shall approve or disapprove the application.

403.02 Application Form and Drawing

A lot-split application shall be filed with the Planning Commission Staff and the appropriate fee paid in accordance with the following requirements:

- a) Where the application is to be reviewed by the Planning Commission Staff alone, four (4) copies of a survey meeting the requirements of Oklahoma State Statutes and prepared by a land surveyor registered in the State of Oklahoma shall accompany the split. Where possible, the survey drawing should be placed in the space provided on the application form.
- b) Where review will include other agencies or companies in addition to the Planning Commission Staff, additional copies shall be distributed by the applicant and documentation regarding the reviews will be provided to the Planning Commission Staff.
- c) The survey drawing itself shall include a legal description of existing and proposed lots, all existing and future lot boundaries, all existing buildings and improvements and their distances from lot lines, utility and easement locations, flood plain information, adjacent streets and street right-of-way and paving

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widths, existing access limitations, a north arrow, scale and any other property information or features that may be applicable.

- d) All separately attached drawings shall be limited to legal size paper.
- e) Where the applicant is requesting a waiver, said request shall be stated on the application form, including the reasons for such requests.
- f) The applicant should provide letters from any utility providers that serve the lots or other documentation regarding the accessibility to utilities and need for utility easements of each respective utility.

403.03 Planning Commission Staff review

In its review of lot-splits, the Planning Commission Staff shall:

- a) Require documentation and determine that utility access is available and require the applicant to provide any additional information required for such determination.
- b) Field checks of the area being platted.
- c) Review the application for conformance with the Comprehensive Plan, Zoning Ordinance, PUD conditions, Board of Adjustment actions, and these Subdivision Regulations.

403.04 Lot Split Requiring Waivers

For those lot-splits that involve a waiver of a provision of these Regulations, the procedure shall be as follows:

- a) The lot split application must be submitted at least thirty (30) days prior to the next regular meeting of the Planning Commission..
- b) The Planning Commission Staff shall present the application and waiver request including all applicable documentation as utility letters and/or ODEQ approval to the County Engineer for review and recommendation.
- c) The recommendation of the County Engineer shall be compiled with the Planning Staffs recommendation.
- d) The Planning Commission shall hold a hearing on the lot-split as follows:
 - i. Notice of such hearing shall be required only on lot-splits requiring waivers and be given to the abutting property owners (including lot owners separated only by a residential street) by the mailing of a written notice ten (10) days prior to the hearing before the Planning Commission of the application for waiver and lot-split approval;
 - ii. The Planning Commission shall review the requested lot-split and either approve or disapprove the requested waiver;

- iii. If approved, the lot-split approval may also be subject to the approval of the Board of Adjustment if a variance of a zoning requirement is involved;
- iv. If the application is disapproved, the applicant may appeal the decision of the Planning Commission to the Board of County Commissioners.
- v. Reasonable conditions may be imposed by the Planning Commission in the granting of a modification from these Subdivision Regulations.

404 Certificate of Approval – Lot Split

Approval shall be shown by certification on the instrument of transfer as required by Oklahoma State Statutes. The Chairperson or such other Officer of the Planning Commission as designated by such Chairperson shall sign the certification.

Upon affixing said written approval by the Planning Commission, the subdivider may then file the instrument with the County Clerk, the approval being an official document that will be contained in the abstract of the property being split

405 Approval Guidelines – Lot Split

Approval or disapproval of lot-splits shall be based upon the following guidelines:

405.01 Lots

- a) Lot dimensions shall conform to the Zoning Ordinance including bulk and area requirements and shall meet the requirements set forth in the Planning and Design section of these Regulations.
- b) In the case of lots not served by public sanitary sewers and/or public water, such lots shall be of sufficient area to properly accommodate a suitable private sewage disposal system and otherwise meet the requirements of the ODEQ.
- c) Corner lots and double frontage lots should have such extra width and area beyond the minimum requirements for other lots as may be necessary to permit appropriate setbacks on both streets while insuring that adequate build able space remains.

405.02 Easements and Utilities

There shall be adequate access to all utilities. Where a lot-split will result in a lot having inadequate access to utility easements, dedication of easements shall be required in accordance with the requirements of the applicable utility providers.

405.03 Access and Streets

Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.

The splitting of land shall provide each lot with a minimum thirty (30) feet wide access to a public street or highway, in order to allow adequate; services, utilities, garbage and waste removal, fire protection, public health, and safety.

Where land to be split contains within its boundaries areas designated for street right-of-way on the Major Street Plan, the split shall not be approved where street right-of-way fails to conform to said Plan except upon a finding that:

- a) All utilities are in place and the additional right-of-way is not required for utility placement; and
- b) The public has, by virtue of statutory easement or suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the Major Street Plan for the particular street involved; and
- c) Development made possible by the split itself will not measurably increase the burden of traffic on an adjacent street to such an extent that it would adversely affect the health, safety, and welfare of the public; or
- d) Existing structures lie in the right-of-way proposed by the Major Street Plan that precludes the construction of roadway improvements.

Should the Planning Staff and County Engineer determine that the right-of-way requirements as designated in these subdivision regulations and on the Major Street Plan be required, a lot split procedure is not applicable for the property.

405.04 Water Supply and Wastewater Disposal

- a) Where a tract to be split abuts a public sanitary sewer, no split shall be approved until or unless the approval of the other appropriate agency is obtained.
- b) Lot sizes shall meet the requirements of the ODEQ.

406 Lot Combination Procedures

The owner(s) of two or more adjoining lots or parcels of land under common ownership may apply to the Planning Commission Staff to voluntarily combine such lots or parcels into a single parcel of land (a “combined parcel”) for the purpose of complying with the applicable requirements of the Zoning Code and Subdivision Regulations.

- a) Procedure. The applicant shall submit an application for a voluntary combined parcel by filing the following items with Planning Commission Department:
 - i. Application, in a form provided by the Planning Commission;
 - ii. Filing fee of \$25.00;
 - iii. The consent of all owners of the combined parcel;

- iv. Separate legal descriptions of the existing undivided lots or parcels of record. Legal descriptions shall consist of Lot, Block, Subdivision Name, County and State or a metes and bounds description of the perimeter of a parcel with all bearings expressed in degrees, minutes or seconds, and dimensions accurate to two decimal places or a description based on sectionalized land, and shall identify a point of beginning tied to a known corner of a section or fraction of a section;
 - v. A scaled drawing consisting of one paper copy and one electronic copy in Computer Aided Design (CAD) format depicting all existing lot or parcel lines with dimensions (and bearings if applicable), all existing buildings and improvements and their distances from lot lines, adjacent streets and street widths, existing water, sewer, storm drainage and any other utilities and easements, and a north arrow and scale; and,
 - vi. A survey, one paper copy and one electronic copy in CAD format, prepared by a land surveyor registered in the State of Oklahoma of the proposed combined lot that includes a legal description, proposed lot lines, all existing buildings and improvements and their distances from lot lines, adjacent streets and street widths, proposed water, sewer, storm drainage and any other utilities and easements, existing access limitations, and a north arrow and scale.
 - vii. A warranty deed describing the lot combination and containing the following statement, “This property is hereby combined into one lot and cannot be separated without approval from the City of Claremore – Rogers County Metropolitan Area Planning Commission.”
- b) Review and Acceptance. After Items a (i) through a (vii) are submitted, the application will be reviewed by Planning Commission Staff. The lots to be combined must both have the same type of zoning district. If the lot combination is approved, the Planning Commission Staff will stamp the deed for the lot combination and provide it to the owner(s). The applicant shall file the stamped warranty deed in the office of the County Clerk of Rogers County, Oklahoma for recordation and then provide a copy to the Planning Department for filing.

407 Lot Line Adjustment

Adjustment of Lot Lines between adjacent lots shall be consistent with the following review procedures and limitations:

- a) A boundary line adjustment shall not:
 - i. Result in the creation of an additional lot or the creation of more than one additional building site; Result in lot that does not qualify as a building site pursuant to the zoning ordinance; Relocate an entire lot from one parent parcel into another parent parcel; Reduce the overall area in a plat or minor plat devoted to open space; Be inconsistent with any restrictions

Lot Split / Combination Procedures and Standards

or conditions of approval for a recorded plat or minor plat; Involve lots which do not have a common boundary; or Circumvent the subdivision or minor subdivision procedures set forth in these regulations

- b) The applicant shall submit an application for a lot line adjustment by filing the following items with Planning Commission Department:
 - i. Application, in a form provided by the Planning Commission;
 - ii. Filing fee of \$25.00;
 - iii. The consent of all owners of the lot line adjustment;
 - iv. Separate legal descriptions of the existing lots or parcels of record. Legal descriptions shall consist of Lot, Block, Subdivision Name, County and State or a metes and bounds description of the perimeter of a parcel with all bearings expressed in degrees, minutes or seconds, and dimensions accurate to two decimal places or a description based on sectionalized land, and shall identify a point of beginning tied to a known corner of a section or fraction of a section;
 - v. A scaled drawing consisting of one paper copy and one electronic copy in Computer Aided Design (CAD) format depicting all existing lot or parcel lines with dimensions (and bearings if applicable), all existing buildings and improvements and their distances from lot lines, adjacent streets and street widths, existing water, sewer, storm drainage and any other utilities and easements, and a north arrow and scale; and,
 - vi. A survey, one paper copy and one electronic copy in CAD format, prepared by a land surveyor registered in the State of Oklahoma of the proposed combined lot that includes a legal description, proposed lot lines, all existing buildings and improvements and their distances from lot lines, adjacent streets and street widths, proposed water, sewer, storm drainage and any other utilities and easements, existing access limitations, and a north arrow and scale.
 - vii. A warranty deed describing the lot line adjustment for both lots.
- c) Review and Acceptance. After Items a (i) through a (vii) are submitted, the application will be reviewed by Planning Commission Staff. The lots to be combined must both have the same type of zoning district. If the lot line adjustment is approved, the Planning Commission Staff will stamp the deed for the lot combination and provide it to the owner(s). The applicant shall file the stamped warranty deed in the office of the County Clerk of Rogers County, Oklahoma for recordation and then provide a copy to the Planning Department for filing.

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Section 500 Engineering Design Requirements

501 General

501.01 Lots

a) Configuration

Side lot lines shall be perpendicular to the right of way, or radial to curved street lines unless otherwise included in a variance/waiver request and if so approved by the Planning Commission. Double frontage or reverse front lots should be avoided except where their use will produce definite advantages in meeting special situations in relation to topography, features or will allow for proper land use.

b) Access

Except for gated communities, every lot shall have frontage on or about a public dedicated street. Lots in gated communities shall abut interior streets within the gated community.

c) Dimensions

Lot dimensions, yard, building setback lines, and lot area shall conform to the requirements of the Zoning Ordinance and shall conform to the Oklahoma Department of Environmental Quality (ODEQ) requirements for the intended water and sewer service system.

d) Cul-De-Sac and Curved Frontage Lots

- i. The minimum lot frontage of a cul-de-sac lot shall be thirty five (35) feet at the right-of-way line.
- ii. The minimum lot frontage of a cul-de-sac lot, as required by the respective zoning classification, shall be measured, defined, and/or achieved by the length of the tangent line drawn at the midpoint of the front building line/setback arc. Said minimum frontage requirement shall be met at a front building line/setback that is no more than two (2) times the standard front building line/setback requirement as required by the respective zoning classification.
- iii. The front building line/setback of a cul-de-sac lot shall be established and shall not extend more than two (2) times the standard front building line/setback requirement as required by the respective zoning classification if so adjusted to achieve the lot frontage requirement.
- iv. Refer to Section 912.04, Culs-de-sac, the Cul-de-Sac Requirements Layout & Min. Lot Width Standard Detail.

e) Flag Lots

Flag lots are not allowed within a platted subdivision unless otherwise included in a variance/waiver request and if so approved by the Planning Commission. Flag lots may be allowed in certain circumstances where access is limited by topography or other circumstances where a hardship exists. Flag lots must meet the following requirements:

- i. The “pole” must have a minimum of thirty (30) of frontage on a dedicated public road or street.
- ii. The acreage with the “flag” portion of the lot must meet the minimum lot size requirements without considering the “pole” area.
- iii. Setback requirements for front setbacks must be counted only from the front edge of the “flag” portion without considering any of the “pole”. Front setback requirements may also be required by the Planning Director from the “pole” or an extension of the alignment of the “pole”.

501.02 Easements

a) Utility Easements

- i. A minimum of twenty (20) feet wide utility easement shall be provided adjacent to public right-of-way dedication.
- ii. A perimeter utility easement, along the boundary line of the subdivision, of seventeen and a half (17.5) feet wide shall be provided.
- iii. A minimum of ten (10) feet wide utility easement shall be provided on all rear lot lines, or additional width if so required by utility providers.
- iv. A minimum of five (5) feet wide utility easement and/or additional width, shall be provided on all side lot lines if so required by the utility providers.
- v. Easements shall be maintained free of buildings, appurtenances, or other structures or improvements, which would prevent access for maintenance and service of utilities.

b) Drainage Easements

- i. Suitable width drainage easements shall be provided for all overland drainage ways to wholly contain the 1% chance (100 year) storm event.
- ii. Drainage easements shall be maintained free of buildings, fences, appurtenances or structures. Subdivision covenants shall also contain these requirements.

- iii. Public drainage easements shall be provided for all detention facilities and drainage ways. The covenants shall explicitly state who shall be responsible for the maintenance of the detention facilities. Rogers County will not be responsible for the maintenance of any detention facilities. All detention facilities shall be adequately maintained by the owner(s) thereof. Failure to maintain such detention facilities and/or drainage ways shall be deemed a violation of these Regulations, enforceable by citation from a Code Enforcement Officer, and shall carry a fine not to exceed \$200, the passage of each day constituting a separate offense. Rogers County may, in addition to all other remedies available, upon 15 days' notice by certified mail, return receipt requested, to the owner, hold a public hearing on the issue of whether or not the failure of maintenance should be abated and remedied, and may after a public hearing order the person to abate and remedy the failure; provided, however, if such person fails or refuses within 30 days to so abate or remedy the failure to maintain such facilities, the County may order the abatement and remedy and may file a lien and/or lawsuit to seek reimbursement for funds expended by the County. If the owner cannot be determined the County may fulfill its notice requirements by posting a notice on the property at least 15 days prior to the public hearing.

501.03 Block Length Requirements

The lengths, width and shapes of blocks shall be determined in accordance with the following:

- a) Zoning requirements applicable to lot sizes and dimensions.
- b) Needs for convenient access, circulation, control and safety of street traffic.
- c) Limitations and opportunities of topography and physical features within and adjacent to the development.
- d) Block lengths (street lengths) for residential use shall not be longer than one thousand eight hundred (1,800) feet, measured along the centerline of the abutting streets, unless; curvilinear streets that offset the full width of the right-of-way, cul-de-sac, eyebrow, or island is provided.
- e) Blocks used for residential purposes should be of sufficient width to allow for two (2) tiers of lots of appropriate depth, except where adjacent to major streets, limited access highways, railroads, waterways, or when prevented by topographical conditions.
- f) Blocks intended for business and industrial use should be of a width and depth suitable for the intended use, with due allowance for off-street parking and loading facilities.

501.04 Building Lines / Setbacks

Building lines / setbacks shall be shown or denoted on all plats for the intended use as follows:

- a) Front yard setbacks shall be shown graphically on the face of the plat on every lot as established by the Zoning Ordinance.
- b) All rear and side yard setbacks shall be shown graphically on the face of the plat on every lot as established by the Zoning Ordinance or listed on the face of the plat or listed within the Deed of Dedication.
- c) Where a Planned Unit Development has been approved under the provisions of the Zoning Ordinance, any setback lines established therein shall be recognized and shown or listed as described in Sections a) and b) above.
- d) Where the average natural slope of the first fifty (50) feet of any lot exceeds twenty (20) percent, the Planning Commission may appropriately reduce the building lines required under this section.

501.05 Driveways

Driveways shall conform to the following:

- a) Residential lots zoned RS-30 or smaller shall have an asphalt or concrete driveway.
- b) Commercial driveways, industrial driveways, and customer/public parking areas shall be asphalt or concrete or an approved hard surface dust free material.
- c) All existing improvements including sidewalks, curb, gutter and streets damaged or removed by the driveway construction shall be repaired or replaced to existing alignments and grades. All concrete or asphalt removal shall be saw cut.
- d) Driveways on the same property shall have a minimum separation of twenty five (25) feet.
- e) All driveway location and separation requirements are measured from the end of the radius returns.
- f) Residential driveways shall have a minimum width of twelve (12) feet and a maximum width of thirty (30) feet.
- g) No portion of a driveway shall be closer than two (2) feet to a property line for residential use or nine (9) feet for commercial use.
- h) Maximum industrial and commercial driveway width is forty (40) feet.
- i) Minimum driveway return radius is ten (10) feet for residential and fifteen (15) feet for commercial or industrial.

- j) In relation to nearby intersections, residential driveways shall have no portion of the driveway within twenty (20) feet of a residential or collector street or fifty (50) of an arterial street.
- k) In relation to nearby intersections, commercial and industrial driveways have no portion of a driveway within twenty-five (25) feet of a residential or collector street or seventy-five (75) feet of an arterial street.
- l) The edge of the driving lane of a driveway shall be no closer than five (5) feet from a utility pole, fire hydrant, and drainage inlet or any other above ground utility structure and shall be outside any water and sewer lines and appurtenances.
- m) One driveway may serve two (2) properties if the required joint access easement has been recorded and the property is zoned for RM Zoned Residential Multifamily or a Planned Unit Development. The minimum driveway width in this case is eighteen (18) feet.

501.06 Alleys

Alleys, if required, shall conform to the following:

- a) Unless provisions are made for utility easements, emergency access and service access, alleys shall be provided in commercial and industrial districts at the rear of all lots regardless of frontage on a major street.
- b) Alleys serving commercial and industrial areas shall not be less than thirty (30) feet in width and shall be paved the full width.
- c) Alleys may be required in RM Zoned Multi-Family Districts by the Planning Commission after review and recommendation by the Planning Director or County Engineer for efficient solid waste collection, more effective police and fire protection or for more efficient provision of service access and maintenance of utilities. Alleys serving RM Zoned Multi-Family Districts shall not be less than twenty (20) feet in width and paved for the full width.
- d) Alleys are not required in RS Zoned Districts, but when provided shall not be less than twenty (20) feet in width and paved for the full width.
- e) Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall have a radius sufficient to permit safe vehicular movements.
- f) Dead-end alleys shall be avoided where possible, but if unavoidable shall be provided with adequate turnaround facilities at the dead-end.

501.07 Sidewalks

- a) Sidewalks shall be installed along both sides of all streets in all zoning categories for industrial and residential subdivisions zoned for lots of 10,000 square feet in size or less.

- b) Sidewalks within residential developments shall be installed prior to occupancy of the respective lot under construction. Wheelchair ramps at all intersections and sidewalks within reserve areas or any area not abutting a lot shall be installed by the developer prior to final acceptance of the infrastructure improvements of the County.

501.08 Street Lighting

- a) Standard street lights, procured from local utility provided, shall be installed by the developer at all street intersections and at a spacing not more than one thousand (1,000) feet apart in all industrial, commercial, and residential zoning categories zoned for lots of 30,000 square feet in size or less.
- b) Ownership and maintenance of street lights shall be the responsibility of the owner or the property/home owners association.

502 Street Design Criteria

502.01 General

The general alignment of the streets shall discourage the use of local streets, excluding collectors, to through traffic. Streets shall be looped whenever possible.

The street alignments shall provide for the appropriate connection to existing streets and shall stub-out or project to surrounding undeveloped tracts of property. Stub outs shall be required, at the discretion of the Planning Commission and/or Board of Commissioners.

A subdivision shall have two routes of access to a section line road, or one route of access with additional planned route(s) of access through future development shall be required, at the discretion of the Planning Commission and/or Board of Commissioners.

502.02 Street and Subdivision Names

- a) No street name shall be used which will duplicate or be confused with the name of existing streets.
- b) Street names and addresses shall be referred to the Rogers County 911 Addressing for recommendations and are subject to the approval of the Board of Commissioners.
- c) Subdivision names shall not duplicate existing subdivisions of record and shall be reviewed by the Planning Director and are subject to the approval of the Board of Commissioners.
- d) Signs indicating street names must be in place at all intersections prior to approval of the final plat.

502.03 Access and Limits of No Access

- a) In commercial and industrial subdivisions, specifically designated “one-way turn only” access may be required in the direction of the adjacent lane at a minimum distance of three hundred (300) feet between major street intersections or a minimum distance of three hundred (300) feet between each access point.
- b) Commercial and industrial subdivisions should have access to a major or commercial street, and may have access to a collector street, if traffic conditions as determined by the Planning Commission warrant, but shall not have access to a residential street.
- c) To assure traffic safety, appropriate non-access provisions shall be designated and dimensioned along all abutting streets in all commercial and industrial subdivisions, and along all major streets in residential subdivisions. A description of such non-access provisions shall appear in the plat.
- d) Access to property occurring within the minimum distance prescribed for major street access, six hundred (600) feet, shall only be by the closest service or frontage road entrance onto the major street.
- e) In residential subdivisions, individual driveways will be located on each lot to avoid direct vehicular access to or from any expressway, thoroughfare, or major street. Driveways should be located to enable direct access primarily to or from a minor street, or, if necessary, to the collector streets which serve as feeders to or distributors from the major streets. Limits of non-access shall be designated on the plat.
- f) Additional Limits of No Access must be provided if requested by the County.
- g) Multiple points of access are encouraged and shall be achieved if possible.

502.04 Roadway Drainage System Determination

- a) Curb and Gutter

Subdivisions in which the smallest lot width, excluding cul-de-sac lots or lots on a curve meeting the lot width requirements as set forth herein, is less than one hundred and thirty (130) feet shall utilize curb and gutter streets.

- b) Borrow Ditch

Subdivisions with the lot widths equal to or in excess of one hundred and thirty (130) feet may utilize streets with borrow ditch drainage systems.

502.05 Right of Way Widths Dedication

The minimum street right-of-way requirements are as follows, and shall be dedicated as follows:

Principal Arterial	120 feet minimum
Major Collector/Minor Arterial	100 feet minimum
Minor Collector/Section Line Road	100 feet minimum
Commercial/Industrial Collector	80 feet minimum
Commercial/Industrial Street	80 feet minimum*
Residential Collector	60 feet minimum
Residential Local (Internal within Development)	60 feet minimum**

*Right-of-way may be reduced to sixty (60) feet for Commercial/Industrial Streets that have curb and gutter streets.

**Right-of-way may be reduced to fifty (50) feet for Residential Local roads that have curb and gutter streets.

The right-of-way dedications shall include full width dedication for all streets with the exception of Primary and Secondary Arterials in which case half-width dedication to the Section Line is required when the development lies only within one particular Section of land.

If a Reserve Area falls within a right-of-way (e.g. Entrance Island), the Reserve Area must be contained in a roadway easement. The governing body shall have no liability for any damage to any private improvements occasioned by the maintenance or reconstruction of utilities or infrastructure located in the Reserve Area.

502.06 Design Speed

Speed shall be twenty five (25) miles per hour on all residential streets and thirty (30) miles per hour on all collector streets, or as otherwise approved by the Planning Commission or Board of Commissioners.

502.07 Street Geometry

a) Minimum Centerline Radius

<u>Street Classification</u>	<u>Min. Centerline Radius</u>
Arterial	500 feet
Commercial/Industrial	500 feet
Residential Collector	270 feet
Local Residential	150 feet

b) Minimum Centerline Tangent

<u>Street Classification</u>	<u>Min. Centerline Tangent</u>
Arterial	200 feet
Commercial/Industrial	200 feet
Residential Collector	100 feet
Local Residential	100 feet

c) Minimum Intersection Return Radius

<u>Street Classification</u>	<u>Min. Intersection Return Radius</u>
Arterial	40 feet
Commercial/Industrial	40 feet
Residential Collector	30 feet
Local Residential	25 feet

502.08 Cul-De-Sacs

The entrance to the cul-de-sac shall be considered the intersection leading into the cul-de-sac from an existing through street or planned through street as approved by the Planning Commission and Board of Commissioners. For zoning of RS-30 and above the cul-de-sacs shall not exceed one thousand (1,000) feet in length, for zoning less than RS-30 the maximum length shall not exceed six hundred (600) feet, as measured from the entrance to the center of the cul-de-sac. A cul-de-sac with borrow ditches shall have a minimum right-of-way radius at the property line of not less than sixty (60) feet, a cul-de-sac with curb and gutter shall have a minimum right-of-way radius at the property line of not less than fifty five (55) feet, and either type of cul-de-sac shall have a minimum paving radius not less than forty five (45) feet.

With a reserve island in the center of the cul-de sac, the paving radius shall be thirty (30) feet plus the radius of the island or the minimum paving radius as stated above, whichever is greater and the right-of-way radius shall be fifteen (15) feet plus the radius of the pavement

502.09 Intersections

- a) Streets shall be designed to intersect at right angles as permitted by topography or other limiting factors.
- b) Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than eighty (< 80) degrees. Detailed designs of intersections may be required. Street jogs with centerline offsets of less than one hundred fifty (150) feet shall not be permitted.
- c) Sight Distance Triangles shall be considered and maintained in accordance with the Zoning Ordinance.
- d) No more than two (2) streets shall intersect at any one point.

502.10 Street Grades

- a) The minimum street grade for all streets shall be five tenths percent (0.5%) and the maximum street grade shall not exceed the following:

<u>Street Type</u>	<u>Grade</u>
Primary Arterial	5%
Secondary Arterial	7%
Local Residential	10%

- b) The maximum driveway grade, from the street right-of-way to the building line shall not exceed fourteen percent (14%).
- c) If the algebraic difference between two intersecting grades is greater than five tenths percent (0.5%), the change in grade shall be connected by vertical curves and designed for safe stopping sight distances as determined by the County Engineer.
- d) The grade of a residential street when intersecting an arterial street shall not exceed three percent (3%) within a distance of fifty (50) feet measured from the radius points. The maximum grade of residential streets at intersections shall be four percent (4%) within a distance of fifty (50) feet measured from the radius points.
- e) Street grades shall be established in such a manner to avoid excessive grading or removal of tree growth, and shall otherwise be in accordance with these engineering design requirements.
- f) In those cases where topography or other physical features dictate, a modification of required street grades may be approved by the County.

502.11 Paving Materials and Street Design

A geotechnical report is required to determine the subgrade treatment requirements and to evaluate the pavement section requirements. The minimum compaction of the subgrade and base shall be ninety five percent (95%) standard proctor density. The subgrade shall have a minimum Plasticity Index (P.I.) greater than six ($P.I. > 6$) and a maximum Plasticity Index less than thirteen ($P.I. < 13$) or be modified as approved by the County.

The street cross-section shall meet the minimum requirements shown in the Standard Drawings. An alternate paving section may be required, or would be considered upon request, based on a geotechnical engineering report of representative areas in the subdivision. Alternative paving section must be submitted as part of the construction plans, reviewed, and approved by the County prior to installation.

503 Street Drainage and Storm Sewer Criteria

503.01 General

For the ten (10) year frequency storm with curb and gutter streets:

- a) Arterial Streets - shall have two driving lanes of traffic open and clear of water.
- b) Collector Streets - shall have one driving lane open and clear of water.
- c) Residential Streets - the depth of flow shall not exceed curb height and may spread to the crown of the street.

Where no curb exists, stormwater encroachment from the one hundred (100) year storm shall not extend past the street right-of-way or adjacent drainage easement.

503.02 Paving Sump Locations

The water depth shall not extend twelve (12) inches above the top of the grate for the one hundred (100) year frequency storm. But in no case shall the one hundred (100) year flow extend past the right-of-way or adjacent drainage easement.

Where sump locations are used, a permanent overflow route shall be contained in a dedicated drainage easement providing an emergency bypass in case of blockage or overflow of the sump inlets.

503.03 Underground Storm Sewers

- a) The plans shall show the systems in plan and profile view. The plans must include flow-lines, pipe size and material, existing and proposed grade, pipe slope, energy grade line, hydraulic grade line, discharge and velocity for each segment of pipe.
- b) Storm sewers shall be constructed from reinforced concrete pipe (RCP), high-density polyethylene (HDPE) or coated metal alloy as approved by the County. HDPE shall have a minimum of twenty four (24) inches of cover under streets.
- c) The minimum storm sewer size shall be fifteen (15) inches diameter.
- d) No storm sewer pipe shall be installed downstream having a diameter smaller than the storm sewer pipe it is receiving water from.
- e) The maximum inlet spacing shall be six hundred (600) feet.
- f) Storm sewer construction shall meet the latest edition of Oklahoma Department of Transportation (ODOT) specifications subject to the approval of the County Engineer.

Structures (manholes, inlets, etc.) must be of concrete construction; masonry shall not be allowed.

504 Culverts and Borrow Ditches

504.01 Roadway Culverts

Material shall be smooth steel pipe, reinforced concrete pipe (RCP), reinforced concrete box (RCB) or High Density Polyethylene (HDPE). HDPE culverts may be used if there is at least twenty four (24) inches of cover.

All culverts shall have ODOT Standard Sloped Concrete End Sections or ODOT Standard Headwalls. Alternative headwalls and/or end sections must be submitted as part of the construction plans, reviewed, and approved by County the prior to installation. All roadway culverts shall be a minimum of fifteen (15) inch diameter. Energy dissipaters shall be provided as required.

The minimum design frequency storm for all culverts shall be the 1% chance (100 year) storm event.

504.02 Driveway Culverts

Culverts shall consist of smooth steel pipes, RCP, or corrugated metal pipe (CGMP). Driveway culverts may be HDPE or PVC only with at least twelve (12) inches of cover or if the driveway is concrete and is at least four (4) inches thick. All driveway culverts shall be a minimum of twelve (12) inch diameter. All culverts shall have headwalls. Headwalls must be submitted as part of the construction plans, reviewed, and approved by the County prior to installation.

The minimum design frequency storm for all driveway culverts shall be the 1% chance (100 year) storm event.

504.03 Borrow Ditches

Borrow ditches shall meet the following standards:

- a) Be a minimum of two (2) feet in depth measured from the top of the street subgrade to the bottom of the ditch.
- b) All borrow ditches shall be designed for wholly contain the 1% chance (100 year) storm event. Typical borrow ditch sections, special borrow ditch sections, and borrow ditch capacity calculations shall be provided as part construction plans.
- c) The velocity of the water in the ditch shall not exceed six (6) feet per second, if the velocity of the water in the ditch exceeds six (6) feet per second, the ditch shall be lined with concrete or other such materials to prevent erosion.
- d) Unlined ditches shall utilize the appropriate erosion and sediment control measures per these subdivision regulations.
- e) Where a private drive crosses a borrow ditch, the subdivider's engineer shall determine the minimum required diameter of the culvert which shall be shown on the face of the Preliminary Plat and recorded on the face of the Final Plat drawing. A minimum of a twelve (12) inch diameter culvert pipe shall be required for each such drive.
- f) Borrow ditches shall have a minimum fore-slope and back-slope of 4:1, shall be backfilled with a minimum of four (4) inches of topsoil, seeded or slab sodded. At a minimum, the bottom of the bar ditch must be contained in the right-of way dedication.

504.04 Reserve Islands

Islands shall be wholly contained within a reserve area or an easement and the County may require such islands be dedicated as a roadway easement. Islands shall be designed limit the amount of surface runoff from the island to the adjoining street. The County may require a "French Drain" system or a storm drain system within a island to mitigate surface runoff from island to the adjoin street.

Engineering Design Requirements

505 Drainage Design Requirements

505.01 General

- a) The storm water drainage system shall be designed to receive and pass the runoff from a one hundred (100) year frequency rainstorm within dedicated easements or public rights-of-way under full urbanization. The entire flow shall be contained in an approved storm water drainage system. The storm water drainage system shall consist of street flow, storm sewers, ditches, channels, drainage ways and detention facilities.
- b) The building pad elevation on every lot shall be a minimum of one foot above the one hundred year (100) year floodplain elevation or the flood elevation due to any localized drainage or localized flooding. This elevation shall be the minimum elevation for the finished floor of any structure on the lot and this elevation shall be noted and labeled on each lot on the face of the subdivision drainage plans.
- c) Floodplain development must be in accordance with the Floodplain Development Permit as issued by the Floodplain Manager and required by the Zoning Regulations.
- d) The development shall not increase the one hundred (100) year flood plain elevation or modify the existing flood plain boundaries that exist on the latest publication of the Flood Insurance Rate Map (FIRM) unless the appropriate map revisions/amendments are approved by FEMA (e.g. Letter of Map Revision LOMR, or Letter of Map Amendment, LOMA). The subdivider shall have full responsibility for obtaining any such map revisions/amendments.
- e) The runoff rate and velocity from any development shall not exceed the pre-development condition which shall be demonstrated by analyzing the runoff from the two (2) year, five (5) year, ten (10) year, fifty (50) year and the one hundred (100) year rainfall frequency events. The post-development runoff shall incorporate detention facilities and drainage patterns in the calculations.
- f) The development shall not adversely impact adjacent properties in the modification of drainage patterns to and from adjacent properties. Protection of unprotected or adjacent property from incremental flows, changes in drainage patterns or point discharges shall be provided. Such flows shall not be directed across unprotected or adjacent properties unless the appropriate easements and proper storm water drainage systems are provided to convey flows to an adequate drainage conveyance system as approved by the County Engineer.

505.02 Construction in the Regulatory Floodplain

- a) Any construction in the floodplain shall not increase the base flood elevation in the regulatory floodplain as per current Rogers County Floodplain Ordinance.

- b) The one hundred (100) year Base Flood Elevation (BFE) must be determined through backwater analysis. HEC-RAS or other FEMA approved model shall be utilized for the backwater analysis.
- c) The simulation results shall be submitted to the County to document the BFE and demonstrate the project has no adverse impact.
- d) Any floodplain modifications shall require approval by the County and the appropriate FEMA Letter of Map Change.

505.03 Stormwater Runoff Calculations

Approved methods of stormwater runoff analysis are shown in Table 505.03-1. Methods of analysis other than the ones listed here may be utilized with approval by the County Engineer.

Table 505.03-1 Approved Methods of Hydrologic Analysis

Method of Analysis	Application		Minimum Drainage Area	Maximum Drainage Area
	Peak Q	Volume Calculations		
Rational Method	Yes	No	~0	60
NRCS (SCS) Method	Yes	Yes	~0	2000

a) Rational Method

Rational Method may be used to determine required design flows for culverts or channels with drainage areas less than the maximum drainage area allowed in Section 505.03.

The recommended ranges of C values are shown in Table 505.03-2. Coefficient values selected from the range available shall be consistent with the urbanized percent imperviousness (i.e. minimum percent imperviousness requires minimum runoff coefficient value). Also, for flat slopes and permeable soils, use the lower values. For steep slopes and impermeable soils use the higher values.

Table 505.03-2 Runoff Coefficients

Land Use of Surface Characteristic	Percent Impervious	Runoff Coefficients
BUSINESS:		
Commercial Areas	70 to 95	0.70 to 0.95
Neighborhood Areas	60 to 80	0.60 to 0.80
RESIDENTIAL:		
Single Family	35 to 50	0.30 to 0.50
Multi-Unit (detached)	45 to 55	0.40 to 0.60
Multi-Unit (attached)	65 to 75	0.60 to 0.75
1/2 Acres or larger lot	30 to 45	0.25 to 0.40
Apartments	65 to 75	0.50 to 0.70
INDUSTRIAL:		
Light Uses	70 to 80	0.50 to 0.80

Heavy Uses	80 to 90	0.60 to 0.90
PARKS, CEMETERIES	4 to 8	0.10 to 0.25
PLAYGROUNDS	40 to 60	0.50 to 0.60
RAILROAD YARDS	35 to 45	0.20 to 0.35
UNDEVELOPED AREAS:		
Cultivated	30 to 70	0.35 to 0.60
Pasture	20 to 60	0.25 to 0.50
Woodland	5 to 40	0.10 to 0.40
Offsite flow analysis (land use not defined)	35 to 55	0.45 to 0.65
STREETS:		
Paved	90 to 100	0.80 to 0.90
Gravel	50 to 70	0.55 to 0.65
DRIVES AND WALKS	90 to 100	0.80 to 0.90
ROOFS	85 to 95	0.80 to 0.90
LAWNS:		
Sandy Soils	5 to 10	0.10 to 0.20
Clayey Soils	10 to 30	0.13 to 0.35

The intensity (I) is the average rainfall rate in inches per hour for the period of maximum rainfall of a given frequency having duration equal to the time of concentration. For a given time of concentration (T_c) in minutes, and design storm frequency and using parameters d, e, and f as defined in Table 505.03-3, the rainfall intensity can be obtained using the following equation:

$$Intensity \left(\frac{In}{hr} \right) = \frac{d}{(T_c + e)^f}$$

Table 505.03-3 Rainfall Intensity Parameters
(Source: Drainage Design Manual, ODOT, February, 1988)

Design Storm	d	e	f
2 Year	53.43	11.5	0.81
5 Year	72	15	0.80
10 Year	82	15	0.80
25 Year	95	15	0.80
50 Year	108	15	0.80
100 Year	120	15	0.80

b) NRCS (SCS) Unit Hydrograph Method

All drainage areas over sixty (60) acres and calculations for detention volume require a hydrograph method to determine peak runoff rates. The NRCS (SCS) Unit Hydrograph method is the preferred. Other hydrograph techniques can be utilized upon approval from the County Engineer.

The Natural Resources Conservation Service (NRCS), formerly the Soil Conservation Service (SCS) method is presented in detail in Part 630 of the *United States Department of Agriculture (USDA), National Resource Conservation Service (NRCS) National Engineering Handbook*, American Association of State Highway and Transportation Officials, 1991. The SCS computer program TR-20 or the U.S. Army Corps of Engineers computer program HEC-HMS are acceptable ways of utilizing the SCS methodology.

The NRCS/SCS publication Technical Release 55 (TR-55) *Urban Hydrology for Small Watersheds* should be used to establish the required precipitation runoff and time parameters. This includes the NRCS/SCS Runoff Curve Number and the Time of Concentration and Lag Time calculations.

Rainfall data to be used for projects in Rogers County is listed in Table 505.03-4. This data was compiled from the *U.S. Weather Bureau Technical Paper NO. 40* and *HYDRO-35*.

Table 505.03-4 Rogers County Rainfall Data

DURATION	Frequency (Return Period)						
	1-Year	2-Year	5-Year	10-Year	50-Year	100-Year	500-Year (Reference Use only)
5-Minute	0.40	0.48	0.56	0.62	0.79	0.86	1.01
10-Minute	0.71	0.84	0.99	1.11	1.41	1.54	1.83
15-Minute	0.84	1.01	1.20	1.34	1.70	1.86	2.23
30-Minute	1.14	1.40	1.73	1.96	2.55	2.81	3.39
1-Hour	1.44	1.81	2.28	2.60	3.44	3.80	4.58
2-Hour	1.70	2.13	2.80	3.30	4.44	5.00	6.12
3-Hour	1.87	2.28	3.13	3.63	4.83	5.43	6.60
6-Hour	2.19	2.71	3.64	4.30	5.71	6.4	7.80
12-Hour	2.63	3.23	4.31	5.10	6.71	7.55	9.20
24-Hour	3.00	3.75	5.15	5.88	7.78	8.75	10.68

506 Storm Water Detention Facilities

506.01 General

The runoff from any development shall not exceed the pre-development condition which shall be demonstrated by analyzing the runoff from the two (2) year, five (5) year, ten (10) year, fifty (50) year and the one hundred (100) year rainfall frequency events.

The pre-development condition is the runoff pattern, rate, and velocity prior to the construction of the development. The pre-development curve number is generally less than the post development curve number. Soil covers that produce a curve number that is higher in the pre-development condition must be approved by the County Engineer. The post-development condition with detention is the runoff

pattern, rate, and velocity after construction of the development, which includes incorporating any stormwater detention facilities into the development.

506.02 Storm Water Detention Report

The report shall be submitted to the County to explain and support how each item in these Criteria are met. The report shall be formatted to sequentially answer each Criteria item. Any deviation from the Criteria shall be noted on the plans and explained in the report.

All calculations for detention facilities shall be submitted for review by the County. Submittals shall include hydrographs, outflow rate and velocity, and stage- discharge relationship through the facility. Detention facilities may not be located in the regulatory floodplain.

506.03 Hydrologic Analysis Criteria

- a) Precipitation - The precipitation model utilized should be based on the cumulative depths listed in Table 505.03-4. Alternatively, the total cumulative precipitation may be incrementally arranged using the NRCS Type II Rainfall Distribution Pattern with rainfall depths in accordance with Table 505.03-4.
- b) Infiltration/Excess Runoff - The excess precipitation/runoff will be calculated using the NRCS Curve Number Technique as described in the NRCS TR-55 Publication.
- c) Hydrograph Construction - The Hydrograph may be constructed using the NRCS Unit Hydrograph Method. Other methods may be utilized upon approval of the County Engineer.
- d) Routing - Flows through detention ponds, both existing and proposed, should be routed using level pool or Modified Puls routing. Channel routing should generally be accomplished with Lag Routing or Kinematic Wave Routing. If there is sufficient floodplain storage to warrant, a diffusive routing technique may be utilized upon approval of the County Engineer.
- e) Simulation – The Hydrologic Model must be simulated for a twenty four (24) hour storm duration event. The maximum time step is five (5) minutes or thirty percent (30%) of the shortest lag time in the model, whichever is less.

506.04 Additional Detention for Downstream Development

- a) Additional detention storage, in excess of the required storage for the development, can be provided to satisfy the detention requirements for a tract of land downstream of the detention facility.
- b) This detention will be allowed provided the detention facility is constructed prior to the development of the downstream tract.

- c) A map showing the specified tract of land included in the detention facility volume shall be submitted. This shall be clearly documented in the Storm Water Detention Report.

506.05 Access to Detention Facilities

An access way, a minimum of fifteen (15) feet wide, shall be provided to and into all detention facilities from a public right-of-way. Access may be provided by frontage on a right-of-way or by an access easement to the detention facility. The access road shall have a maximum grade of fifteen percent (15%).

506.06 Slope and Depth Requirements for Detention Facilities

- a) Side slopes on detention facilities shall not be steeper than four to one (4:1), horizontal run to vertical rise.
- b) The bottom slope of a dry detention facility shall have a minimum slope of one percent (1%) across grass surfaces and a minimum slope of five tenths percent (0.5%) across paved surfaces.
- c) The standing water depth of the permanent pool of a wet detention facility shall be a minimum of four (4) feet deep.

506.07 Outlet Structure

All detention facilities, except for small parking lot detention facilities, shall have a defined spillway. The spillway shall be designed to pass the five hundred (500) year flood event with a minimum of one (1) foot of freeboard.

The plan shall show the spillway elevation, the one hundred (100) year and five (500) year water surface elevation, and the minimum top of embankment.

506.08 Parking Lot Detention Facilities

Hard surfaced (concrete or asphalt) parking lot detention facilities may be allowed if so approved by the County. Such parking lot detention facilities shall have a maximum storage depth of eighteen (18") inches and shall be not larger or provide for more than one (1.0) acre feet of storage per facility. Spillway and one (1) foot of freeboard requirements for the five hundred (500) year flood event is not required for parking lot detention facilities.

506.09 Energy Dissipaters

Energy dissipation devices shall be installed at the outlet of the detention facility, and shall be detailed in the plans.

506.10 Erosion Protection and Sediment Control

All disturbed earth surfaces, including the detention facility, shall require the appropriate soil stabilization, erosion and sediment control methods in accordance with these subdivision regulations. These methods shall provide for the establishment or re-establishment of permanent vegetation on the detention facility.

506.11 Maintenance

Maintenance of the detention facility shall remain with the owner of the property as required by these subdivision regulations. The covenants shall explicitly state who shall be responsible to maintain detention facilities. Rogers County will not maintain any detention facilities.

507 Open Channel Design Criteria**507.01 General**

Channels shall be designed in accordance with sound engineering principles. The design water surface elevation shall be contained in the channel bank section. All open channels shall be provided with a minimum of one (1) foot of freeboard above normal depth from a one hundred (100) year frequency rainstorm.

507.02 Lined Channels

- a) All engineered channels shall be lined. The lining may be grass, riprap or concreted.
- b) Trapezoidal channels shall have a minimum bottom width of two (2) feet. For sodded or grass lined sections the side slopes shall not be steeper than 4 to 1. For concrete or rock lined sections a side slope of 2:1 is acceptable.
- c) Rectangular channels require approval of the County Engineer. All rectangular channels will be concrete lined.
- d) Low flow or “trickle” channels will be provided when required or at the request of the County Engineer.
- e) Concrete channels shall have a minimum longitudinal slope of two tenths percent (0.2%), and grass lined channels shall have a minimum longitudinal slope of five tenths percent (0.5%). The minimum velocity to avoid sedimentation must be considered as part of channel slope design. Concrete channels must maintain a minimum velocity of two and five tenths (2.5) feet per second.
- f) The velocity of the water in the channel shall not exceed six (6) feet per second. If the velocity of the water in the ditch exceeds six (6) feet per second, the channel shall be lined with concrete or other such materials to prevent erosion.
- g) Proper erosion and sediment control methods shall be used for all disturbed areas in accordance with these subdivision regulations. These methods shall provide for the establishment of permanent vegetation.

507.03 Manning’s Friction Factor Values

Manning’s equation for the calculations of channel characteristics is acceptable. The friction factor (N) utilized for channel design is summarized in Tables 507.03. The source for this table is *Open Channel Hydraulics*, by V.T Chow, published by

McGraw-Hill Book Company in 1959. This reference provide picture to aid in the determination of the N value for natural channels.

For lined channels a high end value should be used for capacity determination. To estimate flow velocity, a low end Manning's Value should be utilized. Additionally, the future growth, vegetation and natural maturation process of the channel should be anticipated.

Table 507.03-1 Manning's Friction Factor for Natural Streams – Main Channels

Type of Channel and Description		Minimum	Normal	Maximum
Natural Streams				
1. Main Channels				
a.	Clean, straight, full, no rifts or deep pools	0.025	0.030	0.033
b.	Same as above, but more stones and weeds	0.030	0.035	0.040
c.	Clean, winding, some pools and shoals	0.033	0.040	0.045
d.	Same as above, but some weeds and stones	0.035	0.045	0.050
e.	Same as above, lower stages, more ineffective slopes and sections	0.040	0.048	0.055
f.	Same as "d" but more stones	0.045	0.050	0.060
g.	Sluggish reaches, weedy. deep pools	0.050	0.070	0.080
h.	Very weedy reaches, deep pools, or floodways with heavy stands of timber and brush	0.070	0.100	0.150

Table 507.03-2 Manning's Friction Factor for Natural Streams - Floodplains

2. Flood Plains				
a.	Pasture no brush			
	1. Short grass	0.025	0.030	0.035
	2. High grass	0.030	0.035	0.050
b.	Cultivated areas			
	1. No crop	0.020	0.030	0.040
	2. Mature row crops	0.025	0.035	0.045
	3. Mature field crops	0.030	0.040	0.050
c.	Brush			
	1. Scattered brush, heavy weeds	0.035	0.050	0.070
	3. Light brush and trees	0.040	0.060	0.080
	5. Medium to dense brush	0.070	0.100	0.160
d.	Trees			
	1. Cleared land with tree stumps, no sprouts	0.030	0.040	0.050
	2. Heavy stand of timber, few down trees, little undergrowth, flow below branches	0.080	0.100	0.120
	3. Same as above, but with flow into branches	0.100	0.120	0.160
	4. Dense willows, summer, straight	0.110	0.150	0.200

Table 507.03-3 Manning's Friction Factor for Lined Channels

Type of Channel and Description	Minimum	Normal	Maximum
Lined or Built-Up Channels			
1. Concrete			
a. Trowel finish	0.011	0.013	0.015
b. Float Finish	0.013	0.015	0.016
c. Finished, with gravel bottom	0.015	0.017	0.020
d. Unfinished	0.014	0.017	0.020
e. Gunite, good section	0.016	0.019	0.023
f. Gunite, wavy section	0.018	0.022	0.025
g. On good excavated rock	0.017	0.020	
h. On irregular excavated rock	0.022	0.027	
2. Concrete bottom float finished with sides of:			
a. Dressed stone in mortar	0.015	0.017	0.020
b. Random stone in mortar	0.017	0.020	0.024
c. Cement rubble masonry, plastered	0.016	0.020	0.024
d. Cement rubble masonry	0.020	0.025	0.030
e. Dry rubble on riprap	0.020	0.030	0.035

507.04 Natural Channels

Natural channels shall be privately maintained and contained in a drainage easement or reserve area.

508 Erosion Protection and Sediment Control**508.01 General**

In order to minimize erosion and sedimentation damage to properties, drainage facilities, or other improvements, the subdivider shall provide appropriate soil stabilization and sediment control measures.

These measures shall allow for permanent vegetation to become established and shall prevent sediment deposition on adjacent properties or within the stormwater drainage system.

The subdivider shall be responsible to install and maintain all soil stabilization, erosion control and sedimentation control measures and shall remove and dispose of any deposited sediment or repair erosion damage as required by the County.

Building permits for a portion or the entirety of a subdivision may be suspended for the enforcement and correction of erosion and sediment control measures.

The subdivider is responsible for all applicable stormwater discharge and wetlands permitting.

508.02 Storm Water Pollution Prevention Plan

The Storm Water Pollution Prevention Plan (SWPPP) and report shall be included in the submission of the construction plans. The Report shall include a copy of the Notice of Intent and General Permit OKR10 – “*Stormwater Discharges from Construction Activities Within the State of Oklahoma*” as issued by the Oklahoma Department of Environmental Quality. Additionally, the report should address all aspects of pollution control as outlined in the OKR10 document. The specific soil stabilization, erosion control and sediment control methods to be utilized are inter-dependent and shall be approved by the County Engineer on a project-specific basis.

508.03 Soil Stabilization Methods

Approved methods include sod placement, seeding, hydromulching, hydroseeding, geotextiles, erosion control blankets/mats or other methods as approved by the County Engineer.

508.04 Sediment Control Methods

Approved methods include silt fence, sediment basin/trap, check dam, fiber rolls, gravel/sand bags, stabilized construction entrances, truck wash-down areas or other methods as approved by the County Engineer.

508.05 Clean Water Act 404 Permits

Applicants are responsible to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

509 Water Supply and Fire Protection**509.01 General**

Water Supply systems shall be approved by ODEQ and the water provider. Where applicable, water systems should meet the requirements of ODEQ standards for "systems that provide fire protection". Proposed residential and commercial plats should address fire protection for the proposed development.

510 Sewage and Wastewater Disposal**510.01 General**

Sewage and wastewater disposal systems shall be approved by ODEQ and the utility provider if applicable.

Public, Private, and/or individual on-site disposal systems must be approved by ODEQ.

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Section 600 Requirements for Improvements

601 Installation, Inspection and Testing of Improvements

601.01 General

Following the approval of the final construction plans, and prior to the final plat approval, the subdivider shall complete all required improvements in a manner satisfactory to the County, and said improvements shall be free and clear of all liens, claims and encumbrances.

601.02 Construction of Improvements

All construction shall be in accordance with the details provided in the construction plans, with the Rogers County Standards and Specifications and with the Oklahoma Department of Transportation Standard Details and Specifications.

Should any deviations be encountered in the existing materials, conditions or other basis of the approved design, modifications of the approved design may be required.

601.03 Inspection of Improvements

All roadway, drainage and other County improvements are subject to inspection during construction at any time. The contractor shall be responsible to provide adequate notification to the Inspector to allow for inspection of the improvements. Failure to provide adequate notice for inspection or failure to meet the Standards in these Subdivision Regulations may result in rejection of the improvements by the County.

Installation of all utility crossings across County roadways shall be coordinated with and inspected by a County Inspector prior to acceptance of the roadway.

601.04 Material Testing Requirements

The roadway contractor is responsible for testing costs and shall provide the County with compaction test results and Plasticity Index (P.I.) testing and locations to be determined by the County Road Foreman and/or County Engineer. The contractor shall utilize an approved testing lab and coordinate all testing.

- a) All roadways shall be compacted to a minimum of ninety five percent (95%) standard proctor density.
- b) Sub-grade shall be constructed of material with a P.I. of greater than six (6) and less than thirteen (13). Sub-grade with a P.I. greater than thirteen (13) shall be modified with lime or in accordance with the project's geotechnical report, refer to section 502.11 Paving Materials and Street Design. Sub-grade shall be inspected, have acceptable P.I. results, and accepted density reports submitted and approved by the County prior to placement of any base or sub-base materials.

- c) Base and sub-base materials shall have acceptable P.I and compaction testing results prior to the placement of further paving materials.
- d) Other material testing may be required as determined by the County.
- e) Testing frequency shall meet the following at a minimum, or as directed by the County Engineer, County Inspector, and/or the County Road Foreman:
 - i. Compaction – One (1) every two hundred (200) linear feet of street for sub-grade and aggregate base. Fill and trench backfill shall have compaction testing per specifications or as required by inspector to ensure compaction greater than (>) ninety five percent (95%) standard proctor density.
 - ii. Plasticity Index (P.I.) – Test shall be conducted at locations not separated by a distance greater than five hundred (500) feet, or as required by inspector for sub-grade to ensure P.I. is greater than six (6) and less than thirteen (13).
 - iii. Asphalt – Minimum of three (3) cut cored specimens of placed materials to determine final thickness and density testing. Target density is ninety four percent (94%) of Maximum Theoretical Specific Gravity and the acceptable density range is eighty eight point one to ninety seven percent (88.1% - 97%). Temperature of asphalt may be required to be monitored to insure conformance with specification requirements.

602 Maintenance Guarantee

Prior to acceptance of the subdivision improvements by the Board of Commissioners, the subdivider shall obtain a maintenance surety for the improvements. The guarantee shall cover roadway improvements (including but not limited to sub-grade, sub-base, base, surface material, barrow ditches, roadway culverts and end treatments), detention and drainage facilities

The surety shall be in the form the following:

- a) A maintenance bond from a surety bonding company authorized to do business in the State of Oklahoma.
- b) Upon approval by the District Attorney and Board of County Commissioners, an irrevocable letter of credit from a financial institution regulated by the State Banking Department or United States Treasury Department.

The maintenance guarantee shall be effective on the date of acceptance of the improvements by the County in the amount of fifty percent (50%) of the actual cost of the roadway improvements (including but not limited to sub-grade, sub-base, base, surface material, barrow ditches, culverts and end treatments), detention and drainage facilities. The duration of the bond shall be for a period not less than two (2) years.

603 Completion and Acceptance of Public Improvements

At such time as the subdivider has completed the installation and construction of all required public utilities and improvements, the subdivider may apply for acceptance of all such improvements by the County or appropriate utility provider.

The individual or legal entity responsible for causing a public improvement to be constructed shall make written request through the Planning Commission of all such public improvements to be accepted by the County. Upon receipt of such notice, the Planning Commission, County Engineer, and the County Commissioners or their designee shall make a final inspection to determine whether or not the work is completed in compliance with the approved plans and specifications.

Upon receipt of the written recommendations and findings of the Planning Commission and County Engineer, the Board of Commissioners may accept such improvements upon the finding that said improvements meet the requirements of these Regulations and all other conditions of approval have been satisfied (submission of maintenance bonds, etc.).

604 Maintenance of Improvements

Public improvements to be maintained by the County must be accepted as required by these subdivision regulations.

When the subdivision contains sewers, sewage treatment plants, water supply systems, park areas or other physical facilities necessary or desirable for the welfare of the area or that are of common use or benefit which are not or cannot be satisfactorily maintained by any existing public agency, provision shall be made by trust agreement made a part of the deed restrictions, acceptable to any agency having jurisdiction over the location and improvements of such facilities, for the proper and continuous maintenance and supervision of such facilities.

All unoccupied lots, reserve areas and detention facilities shall be maintained (mowing and necessary maintenance) by the Subdivider of the respective subdivision. A Home owners Association shall be formed to assume the maintenance responsibilities of the public detention facilities, reserve and common areas at a later date. Grass height within said facilities shall not exceed twelve (12) inches. Noncompliance shall be considered a violation of the Rogers County Ordinances and shall be enforced by Code Enforcement.

605 Time Limit

All improvements shall be completed and the final plat approved within a period of time not to exceed two (2) year from the date of approval of the preliminary plat by the Board of County Commissioners. The Board of County Commissioners shall have the power to extend that deadline one when necessary, and where the subdivider can present valid reason for such extension.

606 Vacated Plats

Vacation of the plat as provided by Oklahoma State Statutes shall remove the obligation to construct such improvements.

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Section 700 Private Streets & Gated Developments

701 General

- a) Private streets and roads, if permitted by the County, shall be allowed only in a Planned Unit Development (PUD) and shall be designed, reviewed, constructed, and inspected in accordance with the Rogers County Subdivision Regulations, Development Guidelines, Design Criteria and Construction Standards
- b) All roadways, paving, curb & gutter, borrow ditches, sidewalks, signage, lighting, storm drain, detention facilities, culverts, and appurtenances that are privately maintained and/or behind a gated entrance shall be considered and deemed as a privately owned and shall not be maintained by the County. All said infrastructure improvements must be designed, reviewed, approved, installed, constructed, inspected and “As-Built” provided in accordance with these Subdivision Regulations.
- c) All developments that are to be private, privately maintained and/or gated shall be in accordance with these Subdivision Regulation including, but not limited to, the following:
 - i. Zoning, Preliminary Plat, and Final Plat process.
 - ii. Roadway, Drainage, and Detention design.
 - iii. Construction plan review process.
 - iv. Roadway, drainage, and detention installation and construction.
 - v. County inspection and approval of all improvements.
 - vi. Testing of all improvements.
 - vii. All other regulations governing developments.
- d) Platting requirements shall be in accordance with these Subdivision Regulation including but not limited to the following:
 - i. Standard right-of-way widths.
 - ii. Utility and drainage easements.
 - iii. Lot and block configuration, cul-de-sac criteria, setbacks, and building.
 - iv. All other regulations governing the platting of a development.
- e) Roadway Right-of-ways shall be created as a Reserve Area and platted accordingly granting access to, but not limited to, the following:
 - i. Rogers County and their agents.

- ii. Lot owners and their agents
 - iii. Developer and their agents.
 - iv. Utility providers and their agents.
 - v. Emergency personnel; fire and ambulance providers and their agents.
 - vi. Mail and delivery services and their agents.
 - vii. School and public transportation services and their agents.
 - viii. Sanitation Services and their agents.
 - ix. Any Local, Municipal, County, State, and Federal regulatory agencies and their agents.
 - x. Any other entities or personnel deemed necessary by the Developer and/or Rogers County.
- f) Utility Easements and Drainage Easements shall be created and platted as “Public Easements”.
- g) All private roads shall comply with the currently adopted requirements for roadway construction and no reduction in the Rogers County standards shall be permitted.
- h) All private roads shall be self-contained within the subdivision it serves and shall not serve as a through street.
- i) Private street or road subdivisions shall not be permitted if adjacent subdivision or undeveloped land have or require access to and from these streets. Private streets or roads shall not be permitted if access to an existing or future collector street is impeded or rendered impossible.
- j) The following notice shall be placed, clearly conspicuous, on the face of the Final Plat:
- “The streets and driveways within this subdivision have not been dedicated to the public, and said streets shall be maintained by private property owners within the subdivision, but said streets shall always be open to police, fire, utility providers, and other vehicles of all local, municipal, county, state, and federal agencies.”
- k) Every deed shall also clearly acknowledge and include the following statement on the face of the Final Plat:
- “Roadways within this development are private and shall not be maintained by Rogers County.”

l) All proposed streets shown on the face of the Final Plat shall be labeled as “Privately Maintained” underneath or near the proposed street name.

m) Prior to the sale of any parcel within said subdivision, a conspicuous sign shall be posted and maintained at all entrances to the said subdivision stating the following:

“Private roadway not maintained by Rogers County.”

n) All applicable building setback lines shall be calculated from the property line abutting said reserve area containing the private street or road and shall be contiguous thereto.

o) Dedication or creation of said reserve area shall not be dedicated to the public but may be reserved for future dedications. Until such future dedication, all private streets and drainage infrastructure shall be maintained by an owners association composed of all property owners within the subdivision.

p) The Developer of a private or gated subdivision shall establish a property owners association at the onset of the development for the purpose of maintaining all private infrastructures. The Deed of Dedication of the Final Plat shall clearly state the responsibilities of the property owners association, the yearly mandatory association fees, and provisions for the association to enforce and collect such fees e.g. liens, assessments, etc. Yearly mandatory association fees shall be adequate to provide proper maintenance for all infrastructures, said fees and maintenance records shall be available to the County upon request.

q) Property owners association maintenance responsibilities shall include, but not limited, to the following:

i. Roadway; paving, curb & gutter, striping, signage, and lighting.

ii. Drainage; borrow ditches, storm drains, culverts, headwalls, overland swales, and detention facilities.

iii. Ice and snow removal.

iv. Storm debris removal.

v. Mowing and general upkeep of all reserve areas and drainage ways.

vi. Any other maintenance items deemed necessary by the developer and/or the County.

r) Property owner’s association shall establish provisions for accruing and maintaining sufficient funds for major infrastructure improvements, e.g. overlays, stripping, catastrophic emergency repairs, etc.

702 Gated Entrance Requirements

- a) All private street entrances shall be on an arterial or collector streets only.
- b) All private street exits onto arterial streets shall have two lanes for outbound traffic and one lane for inbound traffic.
- c) All pedestrian access shall be provided near the main entrance and be part of the site plan.
- d) If private street entrances have a structure (or cover) over the driving lane, the vertical clearance shall be a minimum of fourteen (14) feet.
- e) Private streets intersecting with any public street shall have a turnaround before the gate entrance that provides a minimum of forty (40) feet from the entrance edge of pavement (or face of curb) at the control panel island to the edge of pavement (or face of curb) on the outside of the exit lane. The turnaround shall provide space between the control panel island and gate or gate island for at least a 'P' design vehicle (full size passenger vehicle) to make the turnaround in one fluid motion.
- f) Access to all emergency, service delivery, and utility providers vehicles shall be guaranteed at all entrances at all times by the property owners association. All current security codes, passwords/numbers, and devices necessary to allow instant access shall be provided to these vehicles including, but not limited to, the following agencies: police, fire, ambulance, Rogers County, utility providers (electric, gas, water, sewer, cable TV, telephone, etc.), refuse pickup, mail delivery, and other vehicles of all local, municipal, county, state, and federal agencies.
- g) Guidelines for operational gates on private streets:
 - vii. Gates or any control device shall be allowed only on private streets and private streets shall only be permitted in a PUD subdivision.
 - viii. Maintenance of the gate shall be the responsibility of the property owners association and shall be established in the Deed of Dedication on the Final Plat.
 - ix. Maintenance contracts, to service and repair the gates, by a private contractor or a property owners association, shall require periodic inspections by private companies. These contracts and maintenance records shall be available to the County upon request.
 - x. The PUD and the Deed of Dedication shall specify that the property owners association shall provide an access code number of all gates to Verdigris and all utility providers. Names of maintenance companies, groups or individuals involve in contracts shall be provided to the County on an annual basis.

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Section 800 Definitions and References

801 Definitions

For the purposes of these regulations, the words below shall be used hereafter defined.

Abutting: For the purposes of providing notice, abutting shall mean contiguous or separated there from only by a non-arterial street.

Access Easement: A privately owned strip of land, dedicated as an easement, to provide vehicular access to the public right-of-way. Access easements shall not be named.

Alley: A minor right-of-way dedicated for public use which gives a secondary or inferior means of vehicular access to the back or side properties otherwise abutting a street, and which may be used for public utility purposes but is not intended for general traffic circulation.

All-weather Material: A hard surface, dust-free material capable during ordinary use of withstanding normal weather conditions without substantial deterioration. Gravel, or screenings alone, without the use of a petroleum or cement binder, does not meet the definition of an all-weather dust-free material.

As-built Plans: See “Record Drawings”.

Base Course: The layer or layers of specified or selected materials of design thickness placed on a sub-base or a sub-grade to support a surface course.

Block: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, a railroad right-of-way, shoreline of a waterway, or boundary line of a subdivision, county or municipality.

Board or Board of Commissioners: The Board of County Commissioners of Rogers County, Oklahoma.

Borrow Ditch: A constructed open excavation or ditch constructed for the purpose of carrying off surface water.

Bridge: A structure, including supports, erected over a depression or obstruction such as water, highway, or railway, having a track or passageway carrying traffic, and having an opening measured along the center of the roadway of more than twenty feet between abutments or springline of arches or extreme ends of openings for multiple boxes.

Channel: A natural or artificial water course.

Collector Street: A street intended to move traffic from local streets to arterial streets.

Comprehensive Plan: A master plan for the physical development of the County prepared and adopted by the Planning Commission and approved by the Board of commissioners pursuant to applicable state statutes and subsequent amendments thereto, and includes any part of such plan.

Construction: Any act of placing, configuring or installing materials or the demolition of existing structures or features for the purpose of creating new structures, features, utilities, or other infrastructure.

County Engineer: A state licensed engineer hired or appointed by the Board of County Commissioners.

Culvert: Any structure not classified as a bridge that provides an opening under the roadway.

Deed of Dedication: Each final plat submitted to the County for approval shall carry a deed of dedication consisting of all of the following, but not limited to; a designation of the subdivision name as an addition to Rogers County, a legal description of the tract to be subdivided, dedication of right-of-way and easements, provisions and protections as desired by suppliers shall be defined for electric, telephone, natural gas and cable television services, supplier of water and sanitary sewer services shall be stated as necessary and provisions and protections as desired by said suppliers shall be defined, all drainage ways and reserve areas shall be defined and dedicated to appropriate ownership, driveway culvert types shall be defined and finish floors and culvert sizes shall be described as depicted on the plat. The Deed of Dedication cannot be changed by the Developer, Subdivider or Home Owners Association without re-platting the subject property.

Easement: Authorization to use and access a defined area of a property for a specific purpose; with the property owner generally utilizing and maintaining said area subject to the easement area remaining unencumbered for the specified easement use.

Engineering Design Criteria: The criteria for engineering design and construction of infrastructure and other improvements related to the development of subdivisions adopted and included in these Subdivision Regulations and the Standard Drawings; and any additions thereto.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters; or the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain or Flood-Prone Area: Any land area susceptible to being inundated by water from any source. See "Flood or Flooding".

Frontage: The linear measurement of a lot boundary which abuts a public street.

Governing Body: The Board of commissioners of Rogers County, Oklahoma.

Grade: The slope of a road, street or other public way, specified in percent (%) of vertical to horizontal measurements.

Half-Mile-Line: The north-south or east-west line, which bisects a one square mile section of land.

Health Department: The County-County Health Department of Claremore-Rogers County, Oklahoma, or the Oklahoma Department of Environmental Quality (ODEQ).

Jurisdiction: See “Territorial Jurisdiction.”

Lot, Double Frontage: A lot which runs through a block from street to street and has frontage on two (2) or more streets, as distinguished from a corner lot.

Lot, Flag: A square parcel of land (flag) that is accessible only by a very long narrow strip leading from a main right of way (pole).

Lot, Key: A lot having a side lot line abutting the rear lot line of another lot.

Lot, Lot of Record: A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of the County in which the lot is located or a parcel of land, the deed of which is recorded in the office of the County Clerk of the County in which the parcel is located.

Lot, Reverse Frontage: A corner lot of such size and shape that a building erected on it might logically be designed to face on either adjoining street, thus causing it to rear on the side lot line of an abutting lot.

Lot-Split: Any subdivision containing not more than three (3) lots and fronting on an existing street, not involving any new street or road and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan, Major Street Plan, Zoning Ordinance, or these Subdivision Regulations.

Major Street: See “Street, Major”.

Major Street Plan: The part of the Comprehensive Plan which relates to major streets and highways.

Minor Street: See “Street, Minor”.

Minor Subdivision Plat: Subdivision Plat requiring no new streets and minimal infrastructure extension that is processed through an abbreviated process.

Open Space: Space on the ground, which is not built upon or otherwise improved to an impervious state (such as for buildings, drives or walkways) and which is maintained for active or passive recreational or buffer type uses.

Planning Commission or Commission: The Rogers County Planning Commission.

Planned Unit Development (PUD): A discretionary type of development for a tract of land under single ownership or control, based upon an approved development plan and Sketch Plat permitting flexibility of principal land uses, lot sizes and accessory uses not otherwise available under conventional zoning and the related development standards.

Planned Unit Development Minor Amendment: Any modification deemed to be minor and that does not involve an increase in the height, area, bulk, or intensity of land uses; the designation of additional permitted uses or the elimination of permitted uses; the reduction in perimeter yards for the Planned Unit Development; the addition of driveways or access points to the Planned Unit Development; the reduction in the amount of required parking for any use located within the Planned Unit Development; or the kind of building materials and styles of architecture within the Planned Unit Development District. Minor amendments must go before the Planning Commission for approval.

Plat, Final: A map or chart of land subdivision prepared in accordance with these Subdivision Regulations in a form suitable for filing in the office of the County Clerk, including necessary affidavits, dedications, and acceptances, and containing a complete engineering description including references to field markers sufficient to locate on the ground all streets, alleys, blocks, lots, and other elements of the subdivision.

Plat, Preliminary: A map or chart of a proposed land subdivision prepared in accordance with these Subdivision Regulations showing the concept, character, and general details of the proposed development.

Plat, Sketch: A map or chart of a proposed land division prepared after a pre-application conference in accordance with these Subdivision Regulations showing the general layout of streets and reservations of land, street improvements, drainage, water and sewerage, floodplains, the availability of existing utilities and other related information.

Plans: The approved plans, profiles, typical cross sections, working drawings and supplemental drawings, or exact reproductions thereof, which show the location, character, dimensions, and details of the work to be performed.

Quarter-Mile Line: A north-south or east-west line that bisects the north, south, east or west half of the section.

Record Drawings: The drawings as issued for construction on which the subdivider's engineer, upon completion of the work, has shown changes due to addenda or change orders and other information which said engineer considers significant based on record documents furnished by the contractor and/or inspector to said engineer and which were annotated by the contractor to show changes made during construction.

Restrictive Covenants: An agreement of public record that restricts the use or occupancy of real property and sets forth a formal binding agreement that runs with

such land and binds future land owners, his or her successors, or assigns to such agreements.

Right-of-way: A tract of land purchased, sold, granted, and/or conveyed to the public by means of “fee simple” in that public holds title to said tract of land. A public strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electrical and communication services, oil or gas pipeline, water main, sanitary or storm sewer main, or for other special use. The usage of the term “right-of-way” for purposes of other than the platting of land shall mean that every right-of-way thereafter established and shown on the final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Right-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or otherwise involving construction or maintenance by a public agency shall be dedicated to the public use by the maker of the plat on which such right-of-way is established. All such dedications are subject to the final approval by the County.

Roadway: see Street.

Registered Engineer: A professional engineer registered and licensed to practice in the State of Oklahoma.

Registered Land Surveyor: A land surveyor registered and licensed to practice in the State of Oklahoma.

Required Improvement: An improvement required by the Planning Commission in accordance with these Subdivision Regulations as a condition for approval of the plat.

Reserve Area: An area or part of a plat identified on the face of the plat and set aside for park land, stormwater detention or similar purposes which are specified on the face of the plat..

Reserve Strip: A strip of land typically created to by the owner to be privately retained to prevent, restrict or otherwise control access to public utilities or streets. Such strips are not permitted under these Subdivision Regulations.

Secretary: The Secretary of the Planning Commission being the designee of the Planning Commission or the Director.

Section Line Road: A thoroughfare existing or constructed along a statutory section line.

Setback: The distance, existing or planned, between a building and the nearest property line or a street right-of-way.

Shoulder: The portion of the roadway contiguous with the traveled way for accommodation of stopped vehicles, for emergency use, for the lateral support of base and surface courses.

Standard Specifications for Construction: The specifications acting in conjunction with the Design Criteria adopted by the County for regulating the nature, extent, dimensions, construction, and financing of improvements in subdivisions. Where the County has elected to exercise extraterritorial subdivision jurisdiction, such specifications shall include a map showing the extent of such jurisdiction. These Specifications may also be referred to as the Construction Standards.

Street: A public right-of-way that affords the primary means of access to abutting property or serves as a thoroughfare for vehicular traffic or both, but excludes alleys. The following types of streets are recognized by the Comprehensive Plan and these Subdivision Regulations:

Street, Arterial: A thoroughfare designated on the Major Street Plan that carries a significant portion of interurban vehicle traffic at moderate speeds with some traffic stops. See also “Street, Primary/Major Arterial”, “Street Secondary/Minor Arterial”, “Street/Minor Arterial Alternate,” or “Street, Collector” in this section.

Street, Border: A street located adjacent to a railroad, drainage way, park, open space area or limited access highway.

Street, Collector: A thoroughfare designated on the Major Street Plan that is intended to move traffic from minor streets to arterial streets, including the principal entrance and circulation street or streets of a development.

Street, Commercial Collector/Industrial Collector: A category of trafficway that provides circulation to and from commercial and industrial areas to connect to major streets or highways.

Street, Commercial Business District: A category of trafficway that provides circulation within the Central Business District.

Street, Commercial/Industrial: A category of trafficway that provides circulation within commercial and industrial areas.

Street, Cul-de-sac: A minor street with only one outlet and having a terminus for the safe and convenient reversal of traffic movement including all emergency and service vehicles.

Street, Frontage or Service: A minor street auxiliary to and located on the side of a major street for service to abutting properties and adjacent areas and for control of access.

Street, Major: Highways, Arterials (primary/principal and secondary/minor), and Collector streets shown on the Major Street Plan.

Street, Minor (Local): Any trafficway of limited length not classified on the Major Street Plan that provides direct access to abutting tracts of land and access to more heavily traveled streets, and that is designed in such a manner to discourage its use by through traffic.

Street, Primary/Principal Arterial: A thoroughfare designated on the Major Street Plan that carries a significant portion of interurban vehicular traffic at a moderate rate of speed.

Street, Secondary/Minor Arterial: A thoroughfare designated on the Major Street Plan that carries a significant portion of interurban vehicular traffic having some traffic stops.

Street, Through: A street with access in two directions to a primary or secondary arterial street; or such access existing in one direction and a planned access in a second direction as approved by the Planning Commission and Board of Commissioners.

Subbase: The layer or layers of specified or selected material of designed thicknesses placed on a subgrade to support a base course.

Subdivider (or Developer): Any person, firm, partnership, corporation, or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined.

Subdividing: The dividing of land into two (2) or more lots, parcels, tracts, or areas, any one (1) of which when divided has an area of less than ten (10) acres, or any dividing of land involving the vacating or dedicating of right-of-way or the alignment of an existing or proposed street or highway or public utility easement, or the re-subdividing of land heretofore divided into lots, sites, or parcels, whether such dividing or re-subdividing is by means of a map or plat or metes-and-bounds descriptions.

Subdivision: A tract of land that has been subdivided or is proposed to be subdivided.

Subdivision Regulations: The Subdivision Regulations of Rogers County.

Subgrade: The top surface of a road bed upon which the pavement structure and shoulders are constructed.

Territorial Jurisdiction: The area within which the Planning Commission has jurisdiction over the subdividing of land, as provided by 19 O.S., Section 866, as amended. Said area consists of those parts of Rogers County for which the Planning Commission has adopted a Comprehensive Plan (including a Major Street Plan), and/or zoning districts and classifications.

Warranty Period: The title ownership and responsibility for maintenance of Reserve Areas shall remain with the Subdivider until or unless conveyed to a home owners association or accepted by the governing body. The Subdivider or owner shall grant to the governing body perpetual easements for drainage, utilities and other public purposes as specified in the covenants or deeds of dedication. If a Reserve Area falls within a right-of-way (e.g. Entrance Island), the Reserve Area must be contained in a roadway easement. The governing body shall have no liability for any damage to any private improvements occasioned by the maintenance or reconstruction of utilities or infrastructure located in the Reserve Area.

Way: Any street, avenue, parkway, highway, boulevard, road, or alley reserved and/or dedicated for public or private use chiefly by vehicular or pedestrian traffic.

802 References

City of Claremore – Rogers County Metropolitan Area Planning Commission, “Subdivision Regulations, City of Claremore-Rogers County Metropolitan Planning Area.” Undated.

City of Claremore – Rogers County Metropolitan Area Planning Commission, “City of Claremore-Rogers County Metropolitan Planning Area Zoning Ordinance.” INCOG, Adopted September 6, 2000.

City of Owasso and Public Works Authority, “Engineering Design Criteria, Construction Standards and Standard Details.” May 2005.

Federal Highway Administration, “Manual on Uniform Traffic Control Devices (MUTCD) 2003 Edition with Revisions Number 1 and 2 Incorporated.” FHWA, December 2007.

Natural Resourced Conservation Service (NRCS), “Urban Hydrology for Small Watersheds, TR-55.” United States Department of Agriculture Technical Release 55, June 1986.

United States Department of Agricultural, Natural Resource Conservation Service, “National Engineering Handbook”,

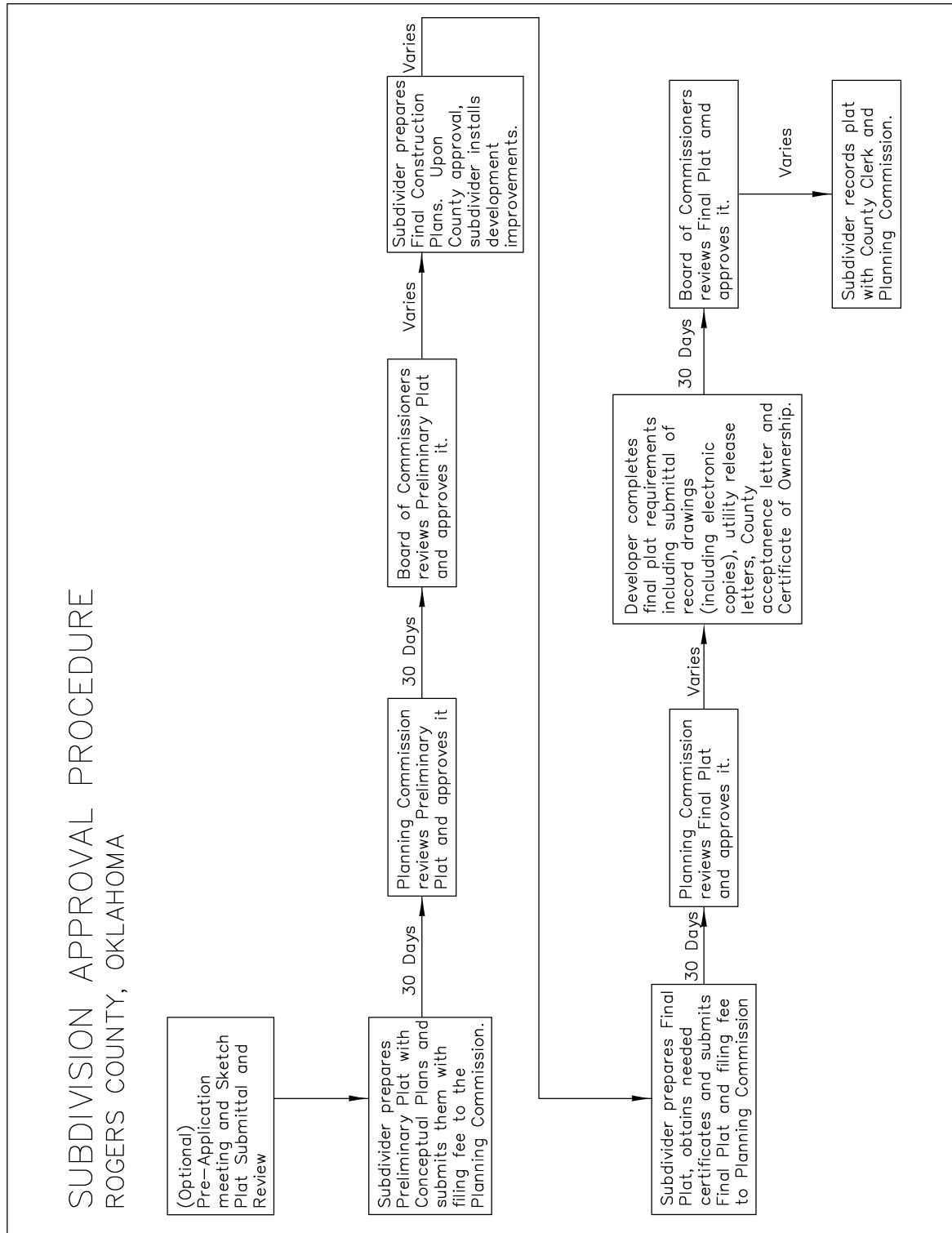
Oklahoma Department of Transportation, “State of Oklahoma County Roads Design Guidelines Manual.” ODOT, June 1991.

Oklahoma Department of Transportation and the Association of County Commissioners of Oklahoma “State of Oklahoma County Highway System Design Guidelines Manual 2013”

Oklahoma Department of Transportation, “1999 Standard Specifications for Highway Construction” ODOT, June 1999.

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901 Subdivision Approval Procedure Flowchart



902 Conceptual Plan Checklist

	No.	Description	Comment
	1	The location and proposed width of each proposed street and right-of-way, sidewalk and pedestrian ways.	
	2	The location, size, dimensions and points of access as applicable for existing streets.	
	3	The paving section: Borrow ditch or curb and gutter.	
	4	The location and size of all proposed easements.	
	6	Proposed water and sanitary sewer layout if applicable.	
	7	Preliminary Drainage Plan.	
	8	Preliminary culvert locations.	
	11	The locations for proposed detention facilities.	

903 Preliminary Plat Checklist

No.	Description	Comment
1	12 Full Size (24"x36") Copies of Preliminary Plat, 3 Full Size (24"x36") Copies of Conceptual Plans, Application, and Fees.	
2	Prepared by a Registered Professional Land Surveyor.	
3	Scale: Not more than 1"=100' or 1"=200' for large areas.	
4	Name of the subdivision prefaced by "Preliminary Plat."	
5	Name and address of owner(s), land surveyor, planner, engineer & abutting property owners.	
6	Date of preparation of plat, north arrow and scale (written and graphic presentation).	
7	Key or location map showing the location of subdivisions within the mile section.	
8	An accurate legal description of the property.	
9	A listing of service providers.	
10	A listing of property zoning, setback, lot area and width requirements.	
11	Locations and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot including property lines, City limits or County lines.	
12	Names of adjacent subdivisions and the names, locations, and widths of all existing streets, easements, drainage ways, and other public ways, on & adjacent to the property.	
13	Names, locations and widths of all proposed streets and all right-of-way dedications as required by street classification.	
14	Location and width of easements for existing utilities on or adjacent to the property and any required setbacks.	
15	Location of oil or gas wells, either existing active or inactive wells, plugged or unplugged abandoned wells, as shown by the records of the Oklahoma Corporation Commission.	
16	Locations and widths of easements of all oil, gas, and petroleum products pipelines and any required setbacks.	
17	Location and description of all existing structures, water bodies and watercourses.	
18	Areas subject to flooding based upon the regulatory flood and the FIRM panel map number.	
19	Location and dimension of all proposed streets, drainage ways, detention facilities, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations.	

	No.	Description	Comment
	20	All proposed lots consecutively numbered, their dimensions, and building setback lines shall be shown on the plat for each residential single-family lot; blocks are consecutively numbered.	
	21	A topographic map of the subdivided area with contour lines having a maximum of two (2) foot contour intervals based on United States Coastal and Geodetic Survey datum.	
	22	A summary of the total acres platted, the number of lots and blocks, the number of reserve areas and other pertinent information to summarize the proposed development.	
	23	Preliminary Deed of Dedication for right-of-ways and easements; subdivision covenants.	

904 Final Plat Checklist

	No.	Description	Comment
	1	15 Full Size (24"x36") Copies of Final Plat, Application, and Fees.	
	2	Complies with Preliminary Plat and Preliminary Plat Checklist as applicable.	
	3	Name of the subdivision prefaced by "Final Plat."	
	4	Electronic file in accordance with the requirements of Rogers County and reproducible mylar copy. Remaining copies in blue or black line on a good grade of paper.	
	5	Release letters from each applicable utility that the easement and utility extension requirements have been met. Utilities may include water, sewer, gas, telephone and cable respectively as available to the subdivision.	
	6	Third-order survey accuracy for vertical and horizontal survey datum.	
	7	The name and address of the owner(s) of land to be divided, the name and address of the subdivider if other than the owner, and the name and address of the land surveyor.	
	8	Date of preparation of the plat, north arrow and scale (written and graphic presentation).	
	9	Key or location map showing the location of subdivisions within the mile section.	
	10	An accurate legal description of the property.	
	11	Total acres and total number of lots in the subdivision.	
	12	Names of all adjacent subdivisions and the names, locations, and widths of all existing and proposed streets, easements, drainage ways, and other public ways, adjacent to the property.	
	13	Boundary of the subdivided area, block boundary, street, and other right-of-way lines with distances, angles, and/or bearings. Subdivision boundary shall be tied to a section corner in the mile section.	
	14	The accurate dimensions of all property to be offered for dedication for public use, and all property reserved for the common use of the property owners within the subdivision with purpose indicated.	
	15	The Bearing and Dimensions of all lot lines.	
	16	All easements shall be clearly identified, and if already on record, the recorded reference of such easements; the width of the easement with sufficient ties to locate it definitely with respect to the subdivision must also be shown.	

No.	Description	Comment	
17		The location of oil or gas well, either existing active or inactive wells, plugged or unplugged abandoned wells, as shown by the records of the Oklahoma Corporation Commission.	
18		All proposed lots consecutively numbered, showing their dimensions, lot area, building setback lines, street addresses, driveway culvert size, and finished floor elevation.	
19		Have filed a Home Owners Association (HOA)	
20		Certification by the owner's registered land surveyor who prepared the plat as to the accuracy of the survey and of the plat, and that the monuments and benchmarks are accurate as to location shown.	
21		Certification by the ODEQ that the subdivision conforms to the applicable health regulations as may be required.	
22		Certification signed and acknowledged by all parties having any title interest in the land subdivided, consenting to the preparation and recording of the plat as submitted.	
23		Current certification from the Corporation Commission of the State of Oklahoma setting forth the status of oil and gas activity on said property.	
24		Provision for the developer to be responsible for all maintenance of all common areas and any and all detention areas, park areas, entry features, sidewalks, etc.; requirement for the formation of a home owners or other owners association which shall be responsible for the maintenance of all common areas when association has been established	

905 Board of Commissioners Certification Checklist

	No.	Description	Comment
	1	Electronic Copies of Final Plat and Covenants	
	2	Utility Release Letters	
	3	Abstractor Ownership Affidavit	
	4	Record Drawings	
	6	Engineer's Certificate	
	7	Roadway Release Letter	
	8	Maintenance Bond	
	9	Test results	
	10	Certifications on Face of Plat	
	11	Deed of Dedication	

906 Construction Plan Checklist

	No.	Description	Comment
	1	Contains the design and utility information included in the conceptual plans as applicable unless modified during the review process.	
	2	Prepared, signed, and sealed by the registered professional engineer licensed to practice in the State of Oklahoma.	
	3	Applicable engineering reports are submitted to include Drainage Report, Stormwater Pollution Prevention Plan (SWPPP) & Report and Paving/Geotechnical Report.	
	4	Existing and proposed ground profiles shall be shown along the centerline of each proposed street, with proposed grades and proposed elevations at a minimum of fifty (50) foot intervals.	
	5	Typical Cross-section of each proposed street, bicycle path, pedestrian way and sidewalk showing the type and width of pavement.	
	6	Plan of the proposed potable water distribution system and sanitary sewer collection system showing pipe sizes, roadway crossing, and appurtenances.	
	7	Drainage plan showing all existing and proposed storm sewers, manholes, catch basins, retention or detention facilities, watercourses, culverts, and other drainage structures within the tract, or adjacent thereto, with pipe sizes and grades.	
	8	The drainage plan shall show the design calculations for all proposed borrow ditch sections, and shall show the following: type of culverts, minimum slope of culverts, type of end sections, capacity calculations and erosion protections (e.g., rock rip rap).	
	9	If curb and gutter streets are utilized, design calculations for inlets, storms sewer, channels and street flow shall be provided.	
	10	Detailed grading plan or general grading plan	
	11	A typical plan set shall include, but not limited to, a Cover, Preliminary Plat, Drainage Area Map and Grading Plan, Roadway Plan, Special Culverts, Stormwater Pollution Prevention Plan sheet, and standard detail sheets.	

907 Site Plan Checklist

No.	Description	Comment
1	Application, fees submitted, plans submitted (3 copies)	
2	Right of way, easements and property lines	
3	Zoning: land coverage, set backs	
4	Existing structures and features	
5	Grading Plan, drainage patterns (within property, to and from adjacent properties)	
6	Proposed plan: driveway, access, circulation pattern	
7	Parking requirements	
8	Drainage Report	
9	Existing flood plain	
10	Erosion Control Plan	
11	Notice of Intent	
12	Access to water	
13	Wastewater & Sewage Disposal, ODEQ Approval	
14	Fencing, screening fence requirement	
15	Business sign location	

908 Lot Split Checklist

	No.	Description	Comment
	1	Application, fees and adequate number of plans submitted.	
	2	The lots front on an existing street. Refer to Section 400	
	3	The lot split does not contain more than three (3) total lots including the lots to be split and any remaining tract. A ten (10) acre tract may be split into no more than a total of three (3) lots including any previous lot splits affecting that tract.	
	4	The lot split does not involve a new street or alley. There is no closing or vacation of a street, alley, setback line, access control or easement.	
	5	The lot split would not result in significant increases in service requirements or will not interfere with any existing service levels.	
	6	A substandard sized lot or non-conforming lot will not be created.	
	7	All of the lots shall be of sufficient area to properly accommodate a suitable sewage disposal system as approved by ODEQ if one is required.	
	8	There is adequate easement access by utility companies unless appropriate easements are dedicated as approved by those respective companies.	

909 Participant Certifications

909.01 County Road Foreman Inspection Block

COUNTY ROAD FOREMAN INSPECTION			
		INSPECTION DATE:	SIGNATURE:
1.	SUB-GRADE & GRADING		
2.	CULVERTS AND HEADWALLS		
3.	UTILITY X-INGS & LOAD TEST		
4.	SUB-BASE AGGREGATE BASE		
NOTE: THE ABOVE ITEMS OF WORK SHALL BE COMPLETED IN CONSECUTIVE ORDER AND EACH ITEM OF WORK MUST BE COMPLETED, INSPECTED, APPROVED, AND "SIGNED OFF ON" BY THE COUNTY INSPECTOR PRIOR TO PROCEEDING TO THE NEXT ITEM OF WORK. FAILURE TO RECEIVE COUNTY SEQUENTIAL APPROVAL OF THESE ITEMS OF WORK SHALL RESULT IN NON-ACCEPTANCE BY ROGERS COUNTY OF ALL ROADWAY IMPROVEMENTS.			

910 Platting Deed of Dedications and Certificates

910.01 Deed of Dedication

Example Deed of Dedication:

DEED OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT _____ HEREINAFTER SOMETIMES CALLED "OWNER" IS THE OWNER IN FEE SIMPLE OF THE REAL PROPERTY SITUATED IN ROGERS COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

(LEGAL DESCRIPTION)

THE OWNER HAS CAUSED THE SAME TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO _____ LOTS AND _____ BLOCKS AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF, AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF _____, AN ADDITION IN ROGERS COUNTY, OKLAHOMA (WHEREVER THE WORD "ADDITION" APPEARS HEREIN THE SAME SHALL BE CONCLUSIVELY DEEMED TO MEAN _____ UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE). NOW, THEREFORE, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE ADDITION, AND FOR THE PURPOSE OF PROVIDING FOR ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS, GRANTEEES AND ASSIGNS, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER OR THE OWNER OF ANY LOT OR PROPERTY WITHIN THE ADDITION AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW AS TO SUCH RESTRICTIONS.

1. PUBLIC STREETS AND UTILITY EASEMENTS:

THE DEVELOPER DEDICATES TO THE PUBLIC, FOR PUBLIC USE FOREVER, THE UTILITY EASEMENTS AND STREET RIGHT-OF-WAYS AS SHOWN ON THE PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, STORM AND SANITARY SEWER LINES, COMMUNICATION LINES, ELECTRIC POWER LINES, CABLE TELEVISION LINES, TRANSFORMERS, PEDESTALS, GAS AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH SUCH FACILITY AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHT-OF-WAYS FOR THE USES AND PURPOSES THEREOF.

2. UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE:

IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, ALL LOTS ARE SUBJECT TO THE FOLLOWING:

A. THE SUPPLY OF ELECTRIC SERVICE, TELEPHONE AND CABLE TELEVISION SERVICE SHALL ONLY BE SERVED BY UNDERGROUND LINES WITHIN THE DEDICATED UTILITY EASEMENT AREAS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS RESERVED FOR GENERAL UTILITIES AND STREETS SHOWN ON THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY BE ALSO LOCATED IN SUCH EASEMENT WAYS.

B. UNDERGROUND SERVICE CABLES TO ALL HOUSES LOCATED ON ALL LOTS IN THE SUBDIVISION SHALL RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH HOUSE AS MAY BE LOCATED UPON EACH SAID LOT; PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE TO A PARTICULAR HOUSE, THE SUPPLIER OF ELECTRIC SERVICE, TELEPHONE OR CABLE TELEVISION SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON EACH LOT COVERING A FIVE FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON SAID HOUSE.

C. THE SUPPLIER OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENT WAYS SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEDICATION FOR THE PURPOSES OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND ELECTRIC, TELEPHONE, OR CABLE TELEVISION SO INSTALLED BY IT.

D. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION FACILITIES LOCATED ON SUCH OWNER'S PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. SUCH UTILITY COMPANY SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, OR CABLE TELEVISION FACILITIES, BUT THE OWNER SHALL PAY FOR THE DAMAGE OR RELOCATION OF SUCH FACILITIES

CAUSED OR NECESSITATED BY ACTS OF THE OWNER, ITS AGENTS OR CONTRACTORS.

E. THE FOREGOING COVENANTS CONCERNING UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

3. UNDERGROUND UTILITY SERVICE:

UNDERGROUND SERVICE LINES TO ALL HOMES SHALL RUN FROM THE NEAREST SERVICE CONNECTION TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF THE HOME; PROVIDED, THAT UPON THE INSTALLATION OF SUCH A SERVICE LINE TO A HOME, THE SUPPLIER OF GAS SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE FOOT (5') STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE LINE, EXTENDING FROM THE SERVICE CONNECTION TO THE SERVICE ENTRANCE ON THE HOME. ALL GAS METERS SHALL BE PHYSICALLY LOCATED AT OR NEAR THE SERVICE ENTRANCE TO THE HOME. NATURAL GAS SERVICE MAY OR MAY NOT BE AVAILABLE WITHIN _____ Plat Name _____.

A. OVERHEAD POLES MAY BE LOCATED ALONG THE PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT. THE OWNER DOES HEREBY RESTRICT THE UTILITY EASEMENTS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT TO A SINGLE SUPPLIER OF ELECTRICAL SERVICE.

B. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, AND CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENTS.

C. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION

OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT: PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

D. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT TO THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY: TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

E. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS OR HER PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SUCH OWNER OR HIS OR HER AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION OR GAS SERVICES.

4. WATER AND STORM SEWER:

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND STORM DRAIN FACILITIES LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE FROM THE ORIGINAL CONTOURS OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES.

A. WATER SERVICE PROVIDER NAME, OR OTHER PROVIDER AS THE CASE MAY BE, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS PUBLIC WATER LINE MAINS, BUT THE OWNER OF EACH LOT SHALL PAY FOR

DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS OR HER AGENTS OR CONTRACTORS. WATER SERVICE PROVIDER NAME SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND WATER LINE FACILITIES. THE FOREGOING COVENANTS CONCERNING WATER LINE FACILITIES SHALL BE ENFORCEABLE BY WATER SERVICE PROVIDER NAME, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

B. WATER SERVICE: POTABLE WATER SHALL BE PURCHASED FROM WATER SERVICE PROVIDER NAME, OR ITS ASSIGNEES. IRRIGATION AND SIMILAR NEEDS MAY BE SERVICED BY ALTERNATIVE SOURCES OF WATER IF APPROVED BY THE DEVELOPER.

C. SANITARY SEWER DISPOSAL: SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVED SEWAGE DISPOSAL SYSTEMS OR BY AN OKLAHOMA DEPARTMENT OF ENVIRONMENTAL PUBLIC SANITARY SEWER COLLECTION SYSTEM. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

D. COMPLIANCE WITH CODE. ALL RESIDENTIAL LOTS ARE SUBJECT TO THE USES, RESTRICTIONS AND REQUIREMENTS OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

5. LANDSCAPE AND PAVING REPAIR:

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER MAINS, STORM SEWERS OR DRAINAGE WAYS, ELECTRIC, NATURAL GAS, TELEPHONE, OR CABLE TELEVISION SERVICE. NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHT-OF-WAYS WHICH WOULD POTENTIALLY ENDANGER, THREATEN, OR HARM ANY UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHT-OF-WAYS. IF IT IS DETERMINED THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHT-OF-WAYS ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHT-OF-WAYS, ROGERS COUNTY AND/OR THE UTILITY PROVIDER SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE SAME.

9. DRAINAGE:

EACH LOT SHALL RECEIVE AND DRAIN IN AN UNOBSTRUCTED MANNER THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THEIR LOT. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO ENTER UPON EACH LOT FOR THE PURPOSE OF RESOLVING DRAINAGE ISSUES, IN THE DEVELOPER'S SOLE DISCRETION, WHICH ARE RELATED TO ADJACENT OR NEARBY LOTS. NO PROPERTY OWNER SHALL MODIFY OR CHANGE THE DIRECTION OF DRAINAGE OF SURFACE STORMWATER FROM THE ORIGINAL CONSTRUCTION PLANS APPROVED BY THE DEVELOPER, UNLESS THE DEVELOPER CONSENTS. THE PROPERTY OWNER SHALL PREVENT THE ALTERATION OF GRADE WITHIN ALL EASEMENT AREAS FROM THE ORIGINAL CONTOURS (FINISH GRADE) AND PREVENT ANY CONSTRUCTION ACTIVITY THAT MAY INTERFERE WITH SUCH PUBLIC WATER MAINS, VALVES, STORM SEWERS, AND OR PUBLIC SANITARY SEWER FACILITIES. THE COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED PROPERTY OWNER, THE DEVELOPER AND/OR THE PROPERTY OWNERS ASSOCIATION AND/OR BY ROGERS COUNTY.

10. INGRESS, EGRESS AND WALKWAYS:

CONSTRUCTION OF ALL PUBLIC ROADWAYS WITH THE NAME OF PLAT SHALL BE COMPLETED, BY THE OWNER, WITHIN THE PUBLIC DEDICATION AS REQUIRED BY AND IN ACCORDANCE WITH THE STANDARDS OF ROGERS COUNTY.

11. FINISHED FLOOR ELEVATIONS:

THE FINISHED FLOOR ELEVATIONS AS SHOWN ON THE PLAT ARE RECOMMENDED ELEVATIONS AND SHOULD NOT BE CONSIDERED AS THE FINAL, DESIGNED PROPER FINISHED FLOOR ELEVATION OF ANY PROPOSED DWELLING. THE RESPECTIVE OWNER OF EACH DWELLING AND THE OWNER'S BUILDER SHALL BE RESPONSIBLE FOR DETERMINING THE PROPER FINISHED FLOOR ELEVATION OF THE RESPECTIVE DWELLING. THE FINISHED FLOOR ELEVATION SHALL BE DETERMINED BY ESTABLISHING AND ACCOUNTING FOR PROPER DRAINAGE IN ALL DIRECTIONS RELATIVE TO, BUT NOT LIMITED TO: ROADWAYS, AREAS OF HIGHER ELEVATION, THE NATURAL TOPOGRAPHIC SLOPE OF THE LOT, THE AESTHETICS OF THE PROPOSED ELEVATION OF THE DWELLING, BORROW DITCHES, CULVERT PIPES, ELEVATION OF ADJACENT LOTS, ETC.

12. OWNER'S RESPONSIBILITIES:

THE RESPECTIVE OWNER OF EACH DWELLING AND THE OWNER'S BUILDER SHALL BE RESPONSIBLE FOR ALL STRUCTURE DESIGN, GEOTECHNICAL DESIGN,

FOUNDATION DESIGN, GRADING, DRAINAGE, AND ALL OTHER STRUCTURAL ASPECTS OF THE DWELLING INDEPENDENT OF THE DEVELOPER AND THE DEVELOPER'S ENGINEER. SAID OWNER AND BUILDER SHALL CONSTRUCT ALL ASPECTS OF THE DWELLING IN ACCORDANCE WITH ALL FEDERAL, STATE, AND ROGERS COUNTY BUILDING CODES.

13. DRIVEWAY CULVERTS:

ALL DRIVEWAY CULVERTS SHALL BE SIZED AS DEPICTED ON THE FINAL PLAT OF NAME OF PLAT FOR EACH RESPECTIVE LOT. IN THE EVENT HIGH DENSITY POLYETHYLENE (HDPE) PIPING IS USED FOR THE CONCRETE OR ASPHALT PAVING COVERING THE PIPING MUST BE AT LEAST FOUR (4) INCHES THICK. DRIVEWAY CULVERTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY STANDARDS.

14. LIMITS OF NO ACCESS:

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHT OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO NAMES OF ADJACENT STREETS., WITHIN THE BOUNDS DESIGNATED AS LIMITS OF NO ACCESS (LNA) AS SHOWN ON THE ATTACHED PLAT, WHICH LIMITS OF NO ACCESS MAY BE MODIFIED, AMENDED, OR RELEASED BY THE CONCURRING APPROVAL OF ROGERS COUNTY, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE FOREGOING COVENANT CONCERNING LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY ROGERS COUNTY, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

910.01 Owner’s Certificate and Dedication

Example Owner’s Certificate and Dedication

We, the undersigned, do hereby certify that we are the owners of and the only persons having any right, title or interest in the land shown on the Plat of: _____ and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all streets as shown on the plat, that the easements as shown on the plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs, or assigns forever and have caused the same to be released from all encumbrances so the title is clear, except as shown in the abstracters certificate.

In witness thereof, _____ Names _____, being the owners of _____ Plat Name _____, hereby approves the foregoing Deed of Dedication.

This _____ day of _____, 20__.

Signatures

ACKNOWLEDGEMENT

910.02 Surveyor's Certificate

Example Surveyor's Certificate

I, Name , a duly registered land surveyor in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided and platted the tract of land described above, and that said plat designated herein as Plat Name , a subdivision in Rogers County, State of Oklahoma, is a true and correct representation of said survey.

Witness my hand and seal this _____ day of _____, 20____.

Signature and SEAL

ACKNOWLEDGEMENT

910.03 County Treasurer's Certificate

County Treasurer's Certificate

I, Name , County Treasurer of Rogers County, Oklahoma, hereby certify that I have examined the records pertaining to ad valorem taxes on the tract described in the accompanying plat and find that all the ad valorem taxes have been paid to and including 20____.

Dated this _____ day of _____, 20____.

Signature

910.04 Planning Commission Certificate

Planning Commission Approval

I, Name , Director of the City of Claremore-Rogers County Metropolitan Area Planning Commission, hereby certify that the commission approved the plat of Plat Name on the day of , 20 .

Signature

Title - Planning Commission

910.05 Department of Environmental Quality Certificate

Department of Environmental Quality Approval

The Rogers County office of the Oklahoma Department of Environmental Quality has approved this plat for the use of water system and sewer system on the day of , 20 .

ODEQ Representative

Note: O.D.E.Q. Certificate is subject to revisions by O.D.E.Q. Certificate shall be in accordance with current O.D.E.Q. standard language.

910.06 Board of Commissioners Certificate

(If roads are complete):

Acceptance of Dedication by Board of Commissioners

The Board of Commissioners of Rogers County, Oklahoma, here by accepts the dedication shown on the attached plat of Plat Name and the board assumes maintenance of dedicated roads.

Approved by the Board of County Commissioners or Rogers County, Oklahoma this _____ day of _____, 20____.

Chairman

Board of Commissioners

County Clerk

(If roads are not complete and use of Section 208.03f):

Acceptance of Dedication by Board of Commissioners

The Board of Commissioners of Rogers County, Oklahoma, here by accepts the dedication shown on the attached plat of Plat Name. The Board will assume maintenance of dedicated public roads upon completion of the roads in conformance with Rogers County Road Specification on or before _____ day of _____, 20____ as provided in section 208.03f of the Rogers Subdivision Regulations.

Approved by the Board of County Commissioners or Rogers County, Oklahoma this _____ day of _____, 20____.

Chairman

Board of Commissioners

County Clerk

911 Standard Drawings

911.01 General Notes

GENERAL ROADWAY & DRAINAGE NOTES TO INCLUDE IN ALL PLANS

ROADWAY & DRAINAGE GENERAL SPECIFICATIONS:

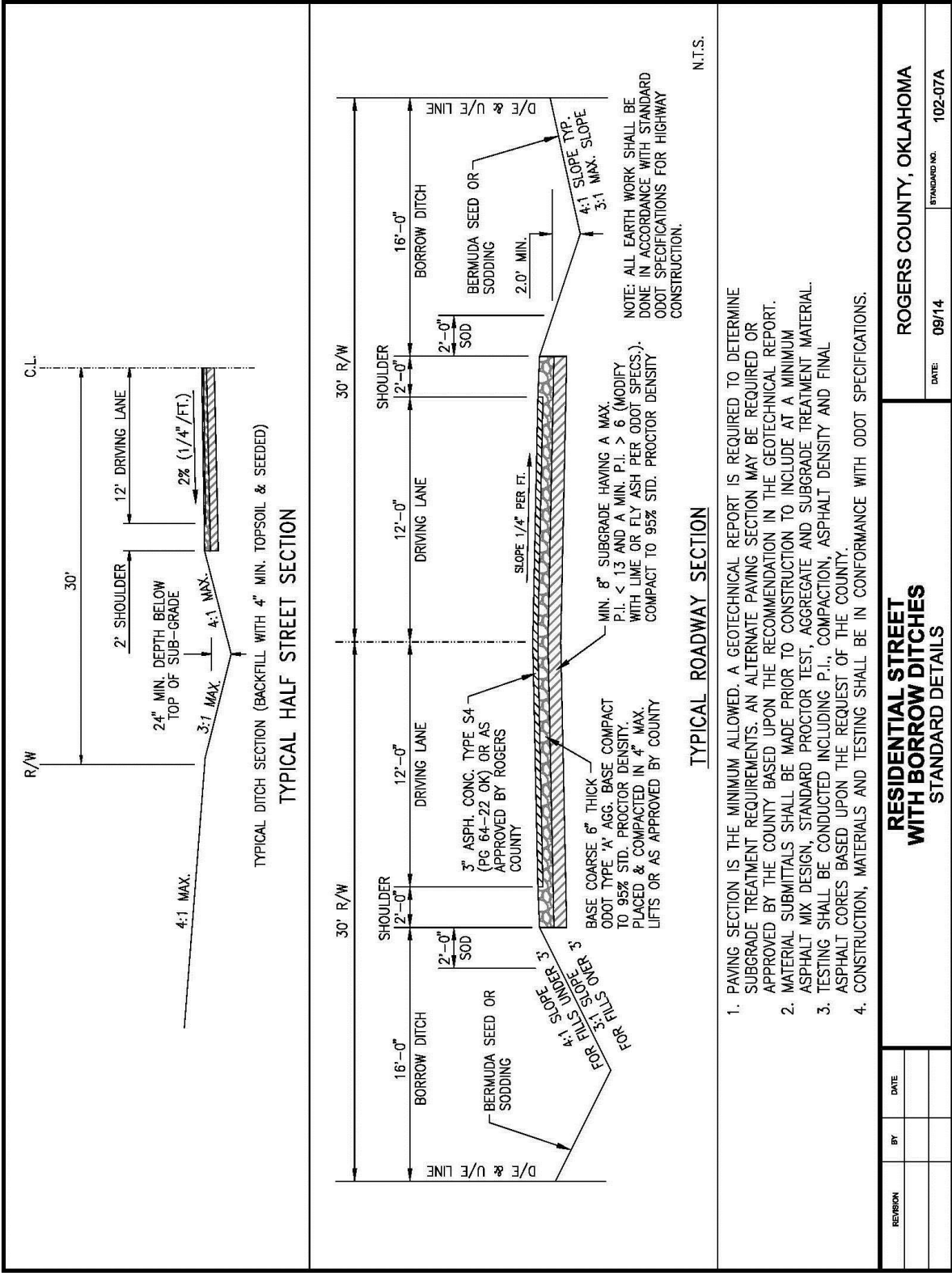
1. RIGHT OF WAY: SIXTY (60) MINIMUM WIDTH.
2. ROADWAYS SHALL BE DESIGNED TO PROVIDE A MINIMUM DITCH OF TWO FEET IN DEPTH AND TO BE MEASURED FROM THE TOP OF THE STREET SUB-GRADE TO THE BOTTOM OF THE DITCH.
3. BORROW DITCHES DESIGN AS FOLLOWS:
 - A. 4:1 FORE-SLOPE AND 4:1 BACK-SLOPE.
 - B. 3:1 MAXIMUM FORE-SLOPE AND 3:1 MAXIMUM BACK-SLOPE FOR FILLS OVER 3 FEET.
 - C. BACKFILLED WITH 4" MIN. TOPSOIL AND SEEDED.
4. EARTH WORK: ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD ODOT SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. COMPACTION: UPPER TWELVE (12) INCHES OF DIRT BASE OF THE ROAD SURFACE MUST MEET 95% STANDARD PROCTOR DENSITY TEST PERFORMED AND CERTIFIED.
6. SUB-BASE: ROAD SURFACE SHALL BE CROWNED IN THE CENTER WITH DRAINAGE TO BOTH SIDES AND ROAD SUB-BASE SHALL ODOT TYPE 'A' AGGREGATE BASE, AS PER DETAIL, OR APPROVED EQUAL AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. AGGREGATE BASE SHALL BE PLACED AND COMPACTED IN 4" MAXIMUM LIFTS.
7. ROAD SURFACE: DRIVING SURFACE WILL BE A MINIMUM OF TWENTY FOUR (24) FEET WIDE ASPHALT AS PER DETAIL.
8. SHOULDERS: TWO (2) FEET ON EITHER SIDE OF ROAD SURFACE.
9. CUL-DE-SAC: WHEREVER A TURN AROUND IS REQUIRED BY THE PLANNING COMMISSION A CIRCULAR TURN AROUND HAVING A MAXIMUM INSIDE RADIUS OF FORTY FIVE (45) FEET AND A MINIMUM OUTSIDE RADIUS OF SIXTY (60) FEET SHALL BE PROVIDED.
10. ALL CONSTRUCTION, MATERIALS AND TESTING SHALL BE IN ACCORDANCE WITH THE ROGERS COUNTY SUBDIVISION REGULATIONS AND ODOT SPECIFICATIONS.
11. ALL ROADWAY CULVERTS AND STORM DRAINS SHALL BE ONE OF THE FOLLOWING: SMOOTH STEEL PIPE, RCP, RCB, CGMP, AND HDPE. HDPE CULVERTS MAY BE USED IF THERE IS AT LEAST 24-INCHES OF COVER. ALL CULVERTS SHALL HAVE ODOT STANDARD SLOPED CONCRETE END SECTIONS OR ODOT STANDARD HEADWALLS. ALL ROADWAY CULVERTS SHALL BE A MINIMUM OF FIFTEEN INCH (15") IN DIAMETER AND SHALL BE A MINIMUM OF FORTY FEET (40') LONG.
12. DRIVEWAY CULVERTS SHALL CONSIST OF SMOOTH STEEL PIPES, REINFORCED CONCRETE PIPE (RCP), OR CORRUGATED METAL PIPE (CGMP). DRIVEWAY CULVERTS MAY BE HDPE OR PVC ONLY IF THE DRIVEWAY IS CONCRETE AND AT LEAST SIX INCHES (6") THICK. ALL DRIVEWAY CULVERTS SHALL HAVE ODOT STANDARD SLOPED CONCRETE END SECTIONS ANY OTHER TYPE MUST BE APPROVED BY THE COUNTY. ALL CULVERT SPECIFICATIONS SHALL BE IN ACCORDANCE THE ROGERS COUNTY STANDARDS.
13. HEADWALLS: ALL DRAIN PIPE OR TILE WILL BE FURNISHED WITH A POURED IN PLACE CONCRETE HEADWALL ON BOTH ENDS OR AS APPROVED BY ROGERS COUNTY.
14. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PROVIDED TO THE COUNTY ALONG WITH CONSTRUCTION PLANS IN ACCORDANCE THE CURRENT ODEQ RULES AND REGULATIONS REGARDING STORM WATER DISCHARGE.

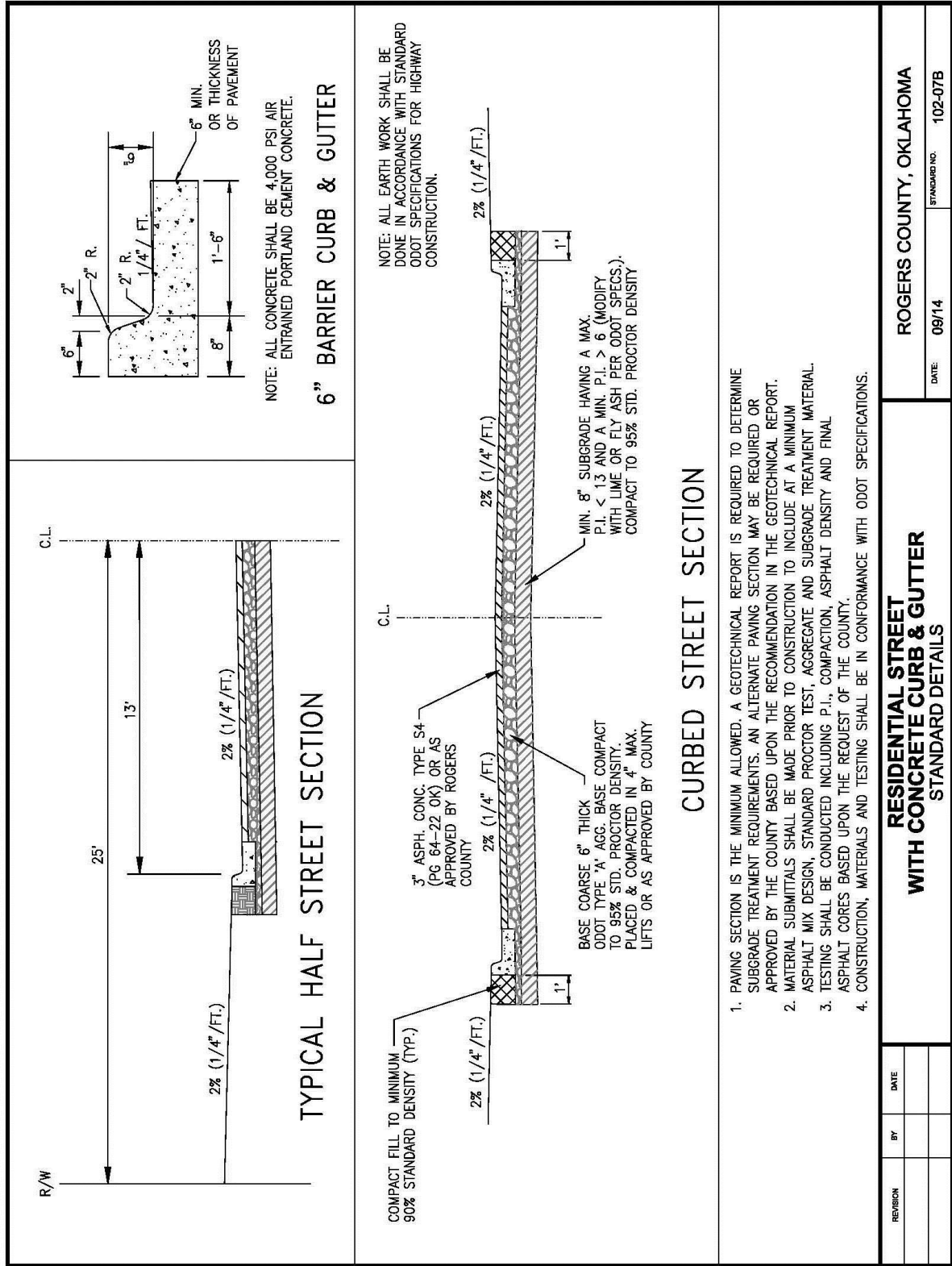
CONSTRUCTION TESTING:

1. THE ROADWAY CONTRACTOR SHALL PROVIDE THE COUNTY WITH COMPACTION TEST AND PLASTICITY INDEX (P.I.) TESTING AND LOCATIONS TO BE DETERMINED BY THE COUNTY ROADWAY FOREMAN AND OR THE COUNTY ENGINEER.
 - A. ALL ROADWAYS SHALL BE COMPACTED A MINIMUM OF 95% STD. PROCTOR DENSITY.
 - B. SUB-GRADE SHALL BE CONSTRUCTED OF MATERIAL WITH A P.I. OF LESS THAN THIRTEEN (13) AND GREATER THAN SIX (6) OR SHALL BE MODIFIED WITH LIME OR FLY ASH. SUB-GRADE SHALL BE INSPECTED, HAVE ACCEPTABLE P.I. RESULTS, AND ACCEPTED DENSITY REPORTS, SUBMITTED AND APPROVED BY THE COUNTY PRIOR TO ANY PLACEMENT OF SUB-BASE MATERIAL.
2. INSTALLATION OF ALL UTILITY CROSSINGS ACROSS COUNTY ROADWAYS SHALL BE COORDINATED WITH AND INSPECTED BY A COUNTY INSPECTOR PRIOR TO ACCEPTANCE OF THE ROADWAY.

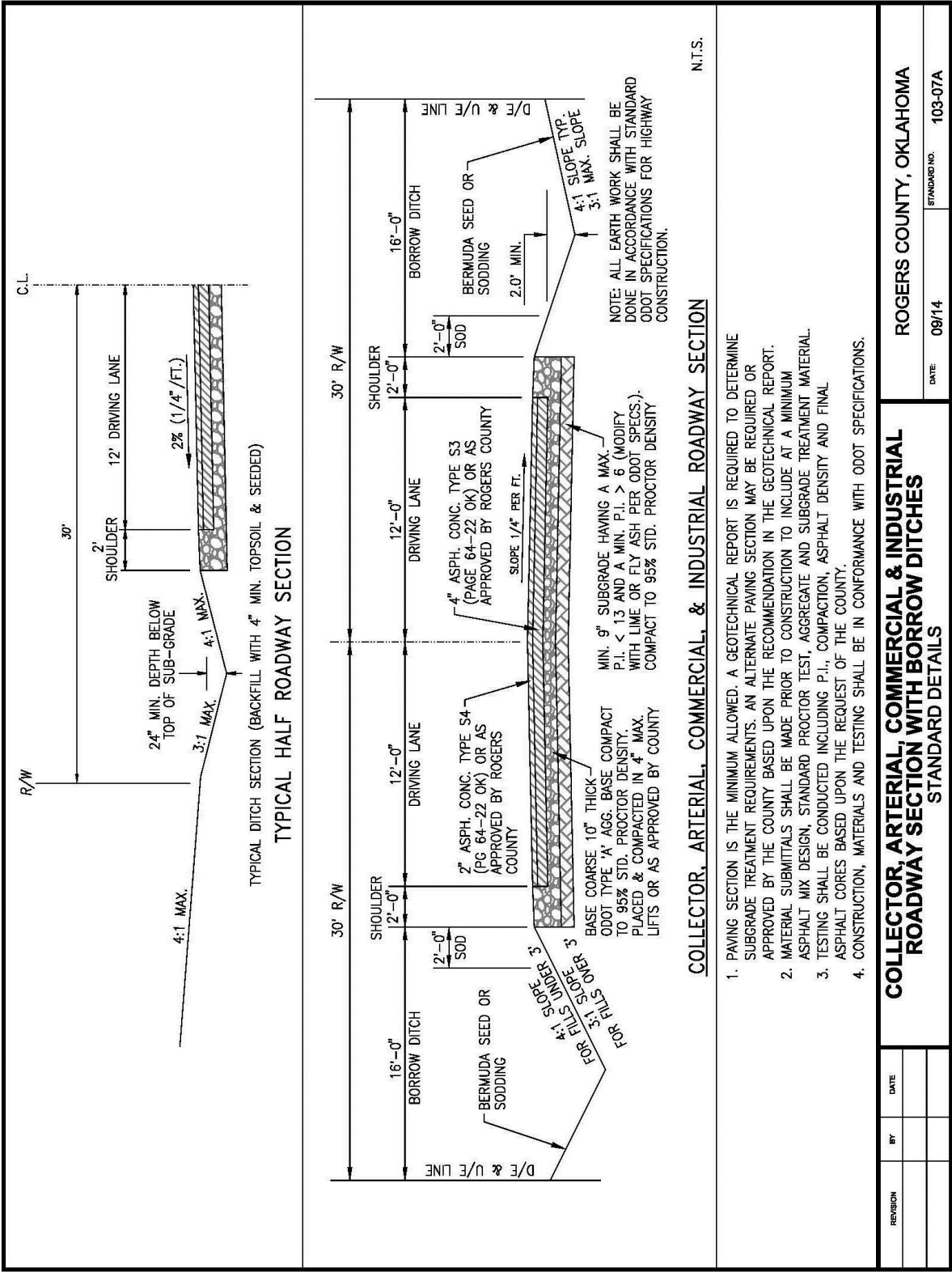
REVISION	BY	DATE	ROADWAY & DRAINAGE GENERAL NOTES STANDARD DETAILS	ROGERS COUNTY, OKLAHOMA	
				DATE: 09/14	STANDARD NO. 101-07

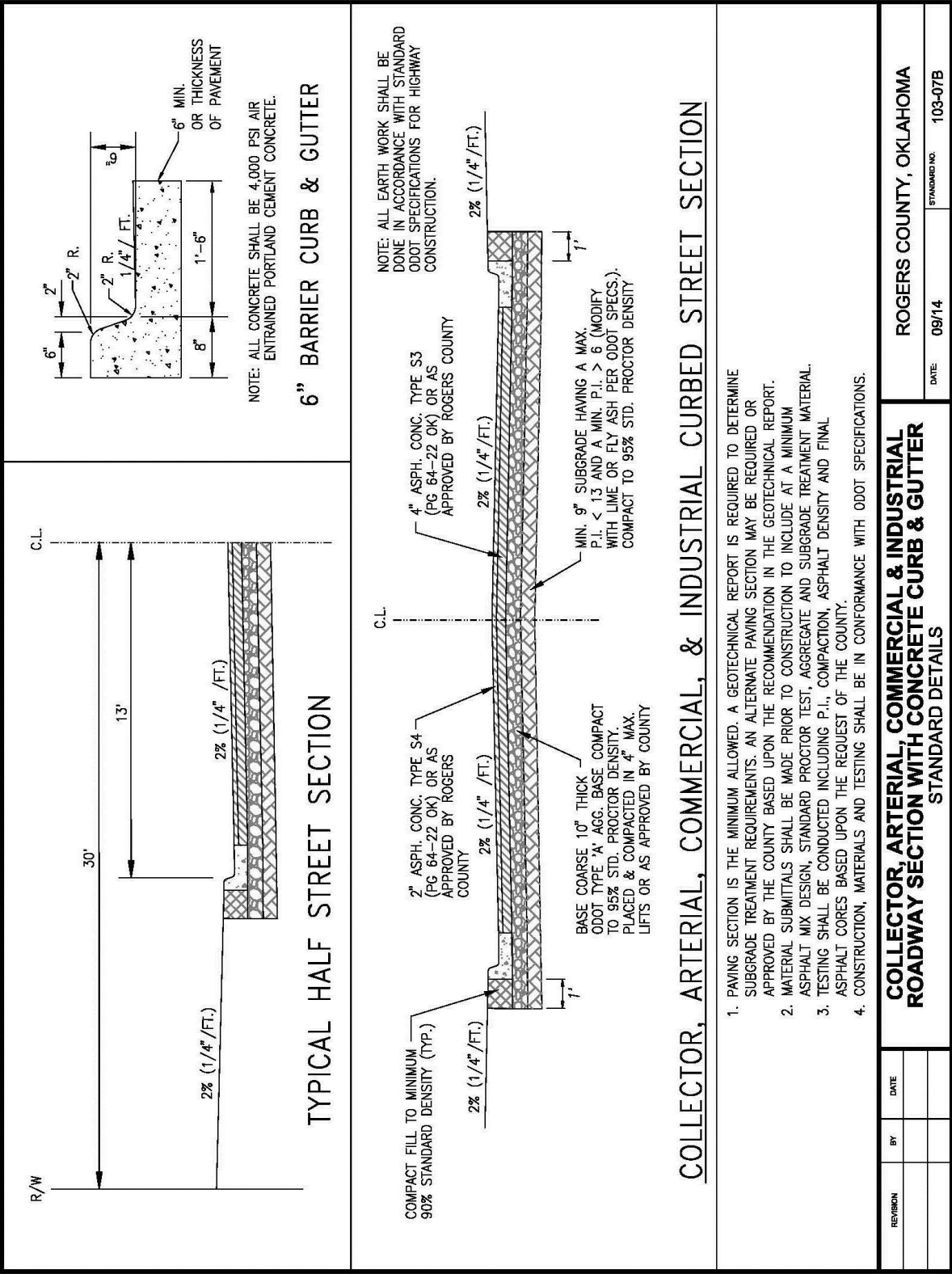
911.02 Residential Streets (A-w/Borrow Ditch, B-w/Curb and Gutter)



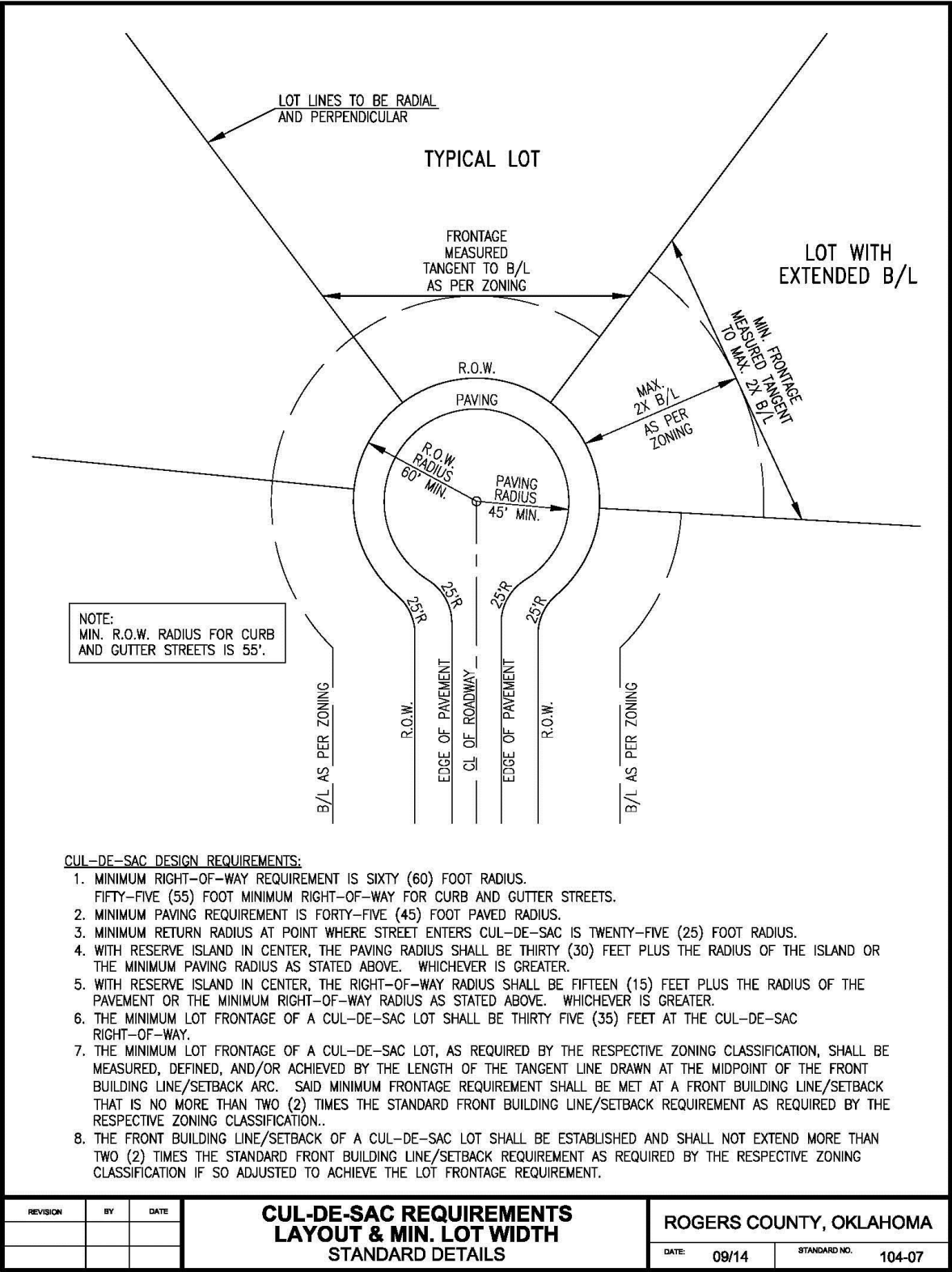


911.03 Commercial Streets (A-Borrow Ditch, B-Curb and Gutter)

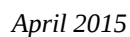




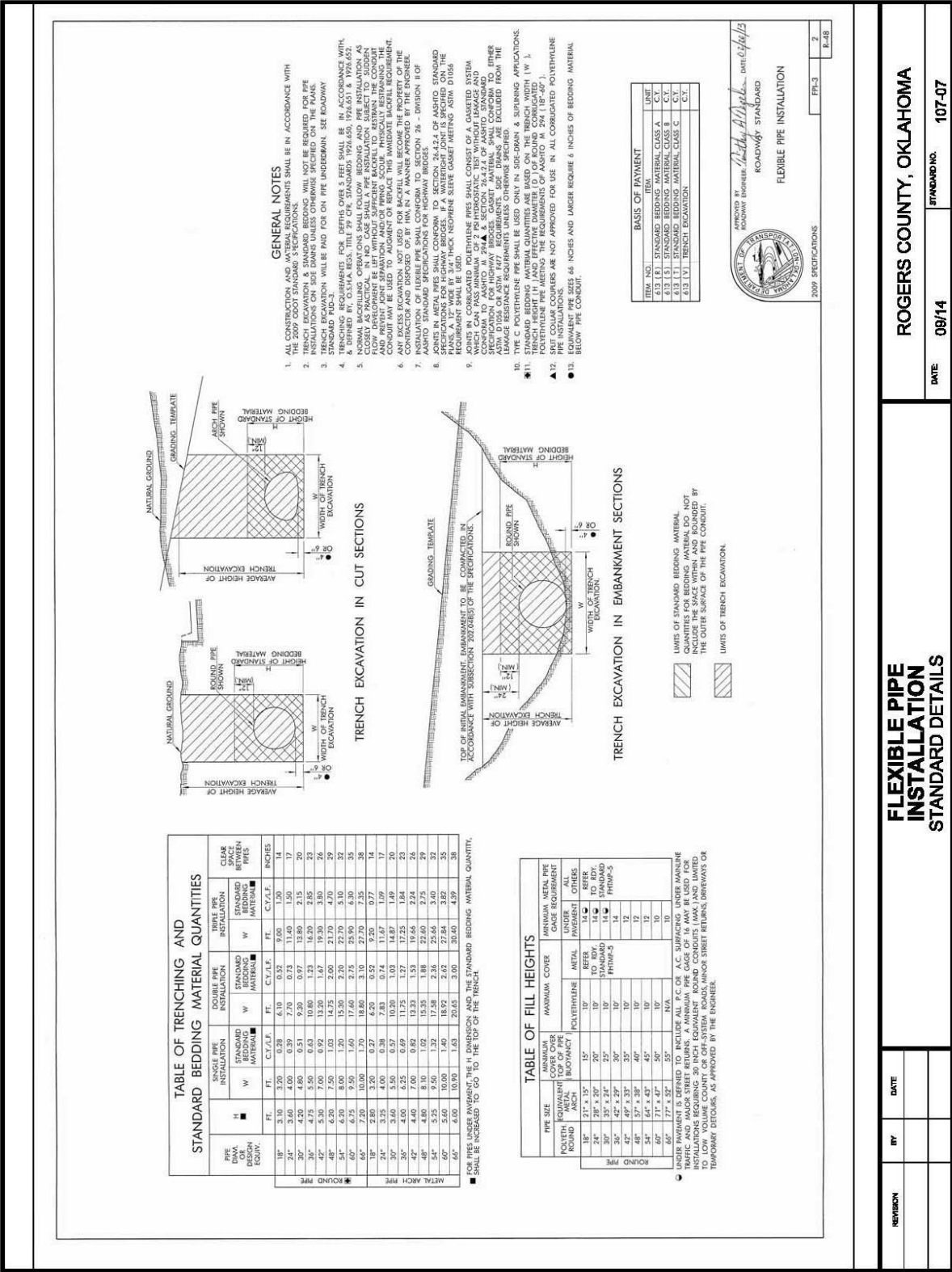
911.04 Cul-De-Sacs

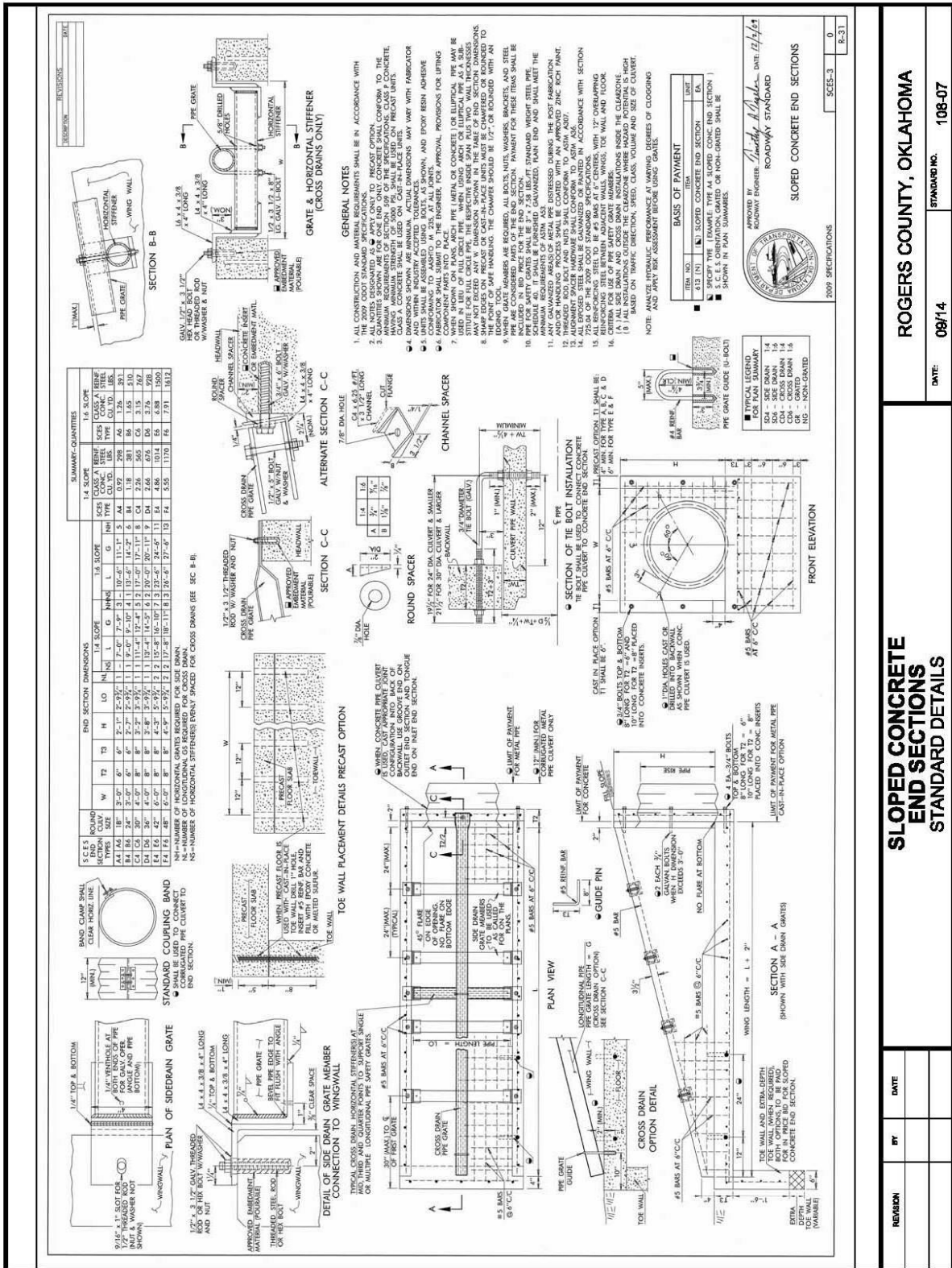


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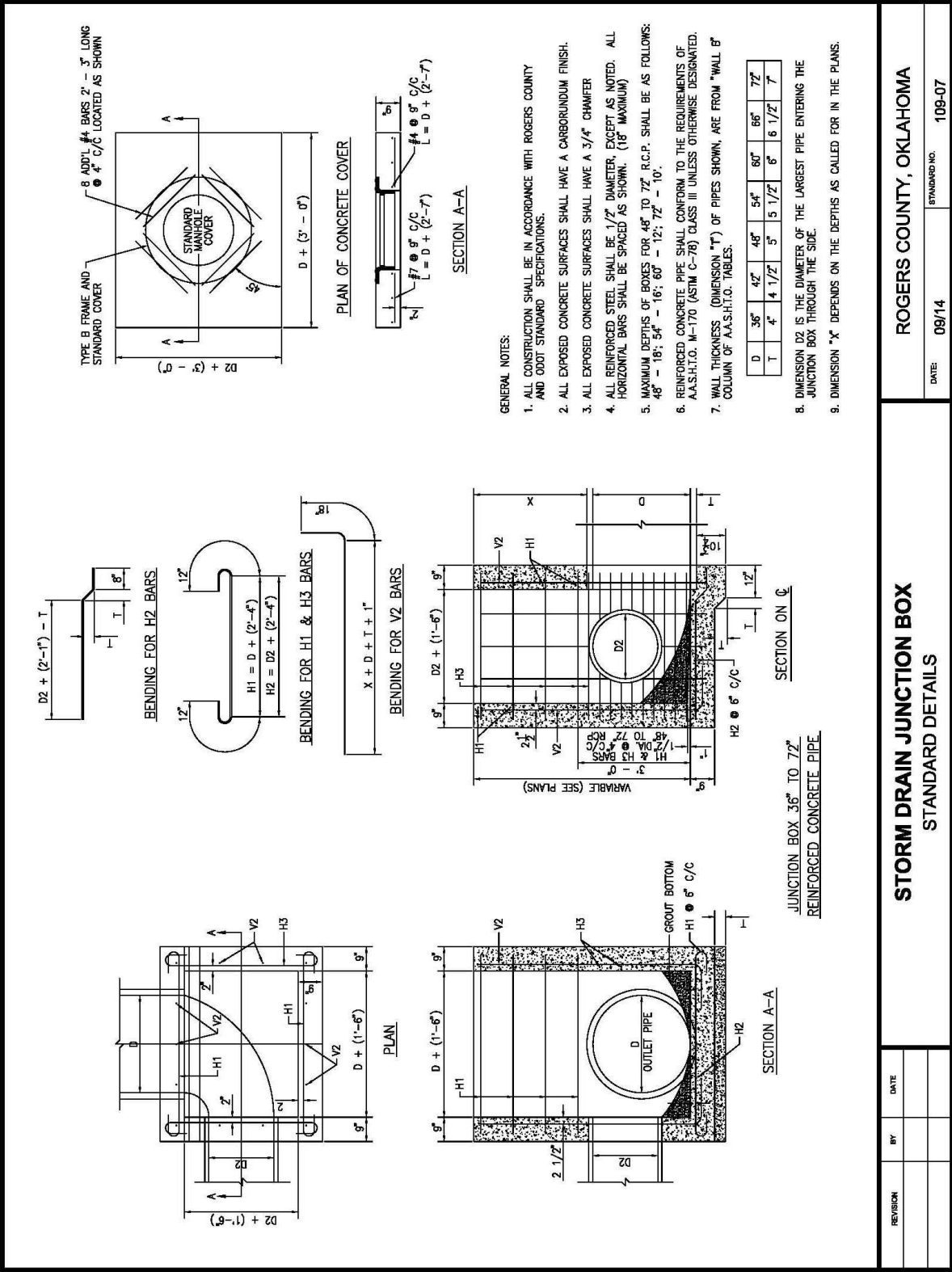


911.07 Flexible Pipe Installation

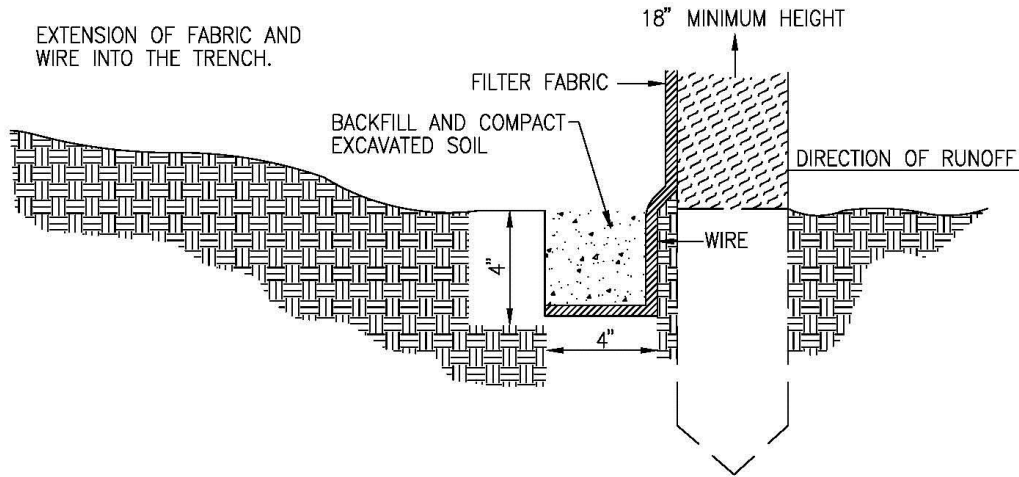




911.09 Junction Box



911.10 Silt Fence



INSTALLATION

1. SET POSTS AND EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
2. ATTACH THE FILTER FABRIC TO POSTS AND/OR THE WIRE FENCE AND EXTEND IT INTO THE TRENCH. BACKFILL AND COMPACT THE EXCAVATED SOIL.
3. SPLICES IN THE FILTER FABRIC ARE NOT RECOMMENDED. WHEN JOINTS ARE UNAVOIDABLE, FILTER FABRIC SHALL BE SPLICED TOGETHER AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP.
4. IF A WIRE MESH SUPPORT FENCE IS USED, IT SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 18 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 18 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

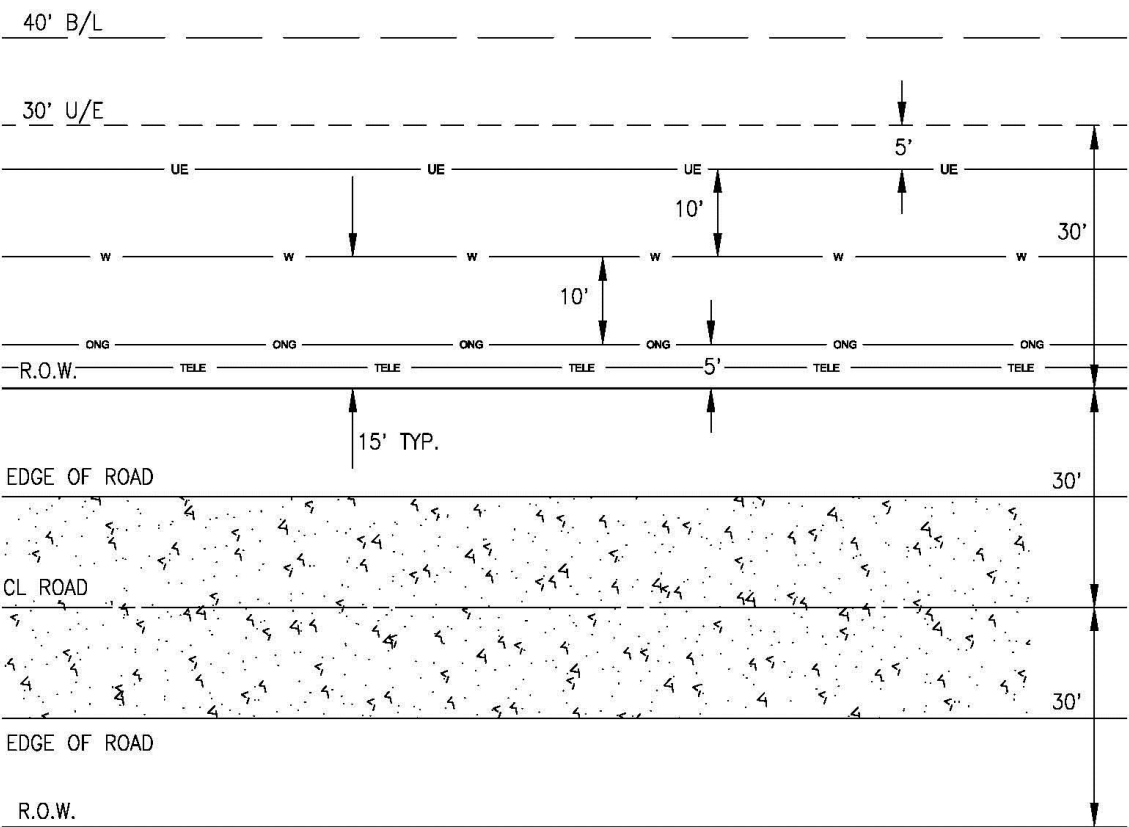
MAINTENANCE

1. SEDIMENT FENCES AND SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SEDIMENT FENCE OR SEDIMENT BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE OF THE EXPECTED USABLE LIFE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SILT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SILT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR SEDIMENT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, AND SEEDED IN CONFORMANCE WITH APPLICABLE VEGETATIVE SPECIFICATION.

REVISION	BY	DATE	SILT FENCE STANDARD DETAILS	ROGERS COUNTY, OKLAHOMA	
				DATE: 09/14	STANDARD NO. 111-07

911.11 Utility Locations

ALL BURIED UTILITIES SHALL BE INSTALLED
WITH A MIN. OF 10' HORIZONTAL SEPERATION
ON BOTH SIDES OF A PROPOSED WATER LINE.



RECOMMENDED UTILITY LOCATION DETAIL
(FOR UTILITIES ON SAME SIDE OF ROAD)
N.T.S.

REVISION	BY	DATE	TYPICAL UTILITY LOCATIONS STANDARD DETAILS		ROGERS COUNTY, OKLAHOMA	
					DATE: 09/14	STANDARD NO. 112-07