

SUBDIVISION REGULATIONS

FOR

BLANCHARD, OKLAHOMA

*Prepared by the Blanchard, Oklahoma
Municipal and Regional Planning commission
With Technical Assistance from:*

**The Association of South Central Oklahoma Governments
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§ 22-101 CITATION AND AUTHORITY.

1. These regulations shall hereafter be known, cited and referred to as the “Subdivision Regulations of the City of Blanchard, Oklahoma.”

2. The following regulations governing the subdivision and development of land within the jurisdictional area of the Blanchard Municipal Planning Commission have been prepared, adopted and enacted (by Ordinance No. 1987-01, dated April 7, 1987 and Ordinance No. 1998-07, dated November 15, 1998), in accordance with, and pursuant to the authority granted by Title 11, Oklahoma Statutes, 1986 Supplement, §§45-104, 46-103 and 46-104 (and subsequent amendments thereto).

§ 22-102 PURPOSE.

These regulations are designed, intended, adopted and should be administered for, the following purposes:

1. To protect and provide for the health, safety and general welfare of present and future residents of the city of Blanchard, Oklahoma;

2. To guide the future growth and development of the community, in accordance with the implementation of the comprehensive plan for the city of Blanchard, Oklahoma;
3. To ensure the provision of adequate light, air, privacy and fire and flood protection for residents of the city of Blanchard, Oklahoma;
4. To prevent overcrowding of the land and undue congestion of population;
5. To prevent the development of slums and blight;
6. To encourage orderly and beneficial development of all parts of the community;
7. To protect and conserve the value of land throughout the community, as well as the value of buildings and improvements upon the land;
8. To minimize conflicts among the uses of land and buildings;
9. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, parks, schools and other public requirements and facilities;
10. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the community through proper location, width, design and construction of streets and other traffic ways;
11. To establish reasonable standards of design and procedures for subdivisions, re-subdivisions, lot line adjustments, and lot-splits, in order to further the orderly layout and use of land;
12. To establish adequate, accurate and accessible public records and monumenting of subdivided land;
13. To equitably distribute the costs involved in land subdivision;
14. To prevent the pollution of air, streams, lakes and other bodies of water;
15. To safeguard the area's water table;
16. To encourage the wise use and management of natural resources in order to preserve the integrity, ecological stability and the beauty of the community, as well as the value of the land;

17. To provide for open spaces through the most efficient design and layout of the land;
18. To assure the adequacy of drainage facilities; and
19. To minimize flood losses resulting from periodic inundation through:
 - a. Restriction or prohibition of subdivision of lands for uses which are dangerous to health, safety or property in times of flood, or which, with reasonably anticipated improvements, will cause excessive increases in flood heights or velocities;
 - b. Requirements that each subdivision lot in an area vulnerable to flooding be provided with a safe building site, with adequate access and that public utilities and facilities which serve such uses be installed with protection against flood damage at the time of installation; and
 - c. Protection of individuals from purchase of lands unsuitable for intended purposes because of flood hazards, through the prohibition of unprotected flood hazard lands subdivision, requirements for delineated flood hazard areas on the Final plat, and suitable uses provided for areas unsuitable for residential development.

§ 22-103 JURISDICTION.

These regulations shall govern the subdivision of land (as established by §6 of this article) within the jurisdictional area of the municipal planning commission of the city of Blanchard, Oklahoma.

§ 22-104 STATEMENT OF POLICY.

1. It is hereby declared to be the policy of the city of Blanchard, Oklahoma, to consider the subdivision of land the subsequent development of the subdivided plat as subject to the control of said city pursuant to the city's comprehensive plan for the orderly, planned, efficient and economical development of said city.

2. Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace, and land shall not be subdivided until available public facilities and improvements are assured or exist and proper provision has been made for drainage, water, sewerage and capital improvements such as schools, parks, recreation facilities, transportation facilities and improvements.

3. Existing and proposed public improvements shall conform to, and be properly related to, the proposals shown in the Blanchard Comprehensive Plan and Capital Improvements Program, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in the city's building and housing codes, zoning ordinance, code of ordinances, comprehensive plan and capital improvements program.

4. No building permit shall be issued for the construction of any building or structure on any tract of land which has not been subdivided or platted in accordance with the code of ordinances and the adopted subdivision regulations of the city of Blanchard, Oklahoma, and filed of record, except as provided herein. A building permit may be issued when the tract of land on which the permit is sought is defined by metes and bounds description in a deed of conveyance, only if all of the following conditions exist:

- a. The permit being sought is to enlarge an existing building or structure, or to construct an accessory building;
- b. All required street rights-of-way shall have been previously dedicated;
- c. All required utility and drainage easements shall have been previously dedicated;
- d. All offsite improvements, as required, are approved by the city council accordingly:
 - (1) If an existing water line is within three-hundred (300) feet of the property line, the applicant must extend the line to service the property;
 - (2) If an existing sanitary sewer line is within three-hundred (300) feet of the property line, the applicant must extend this line to service the property;
 - (3) Paving of the street adjacent to the property line according to municipal standards;
 - (4) The city council may grant an exception to the above where unusual physical conditions exist;
 - (5) Nothing herein shall reduce or nullify any of the remaining provisions of the city of Blanchard, Oklahoma's adopted subdivision regulations.

5. No building permit shall be issued for any development on any tract of land for which a development plan is required, unless such development is in conformity with the development plan submitted with the final plat or is in conformity with an amended development plan which has been re-submitted to the city council and the planning commission, to insure compliance with all applicable regulations.

§ 22-105 OFFICIAL RECORDING.

1. No land shall be subdivided or a plat filed within the jurisdictional area of the municipal planning commission of the city of Blanchard, Oklahoma, until the subdivider (or his agent) shall obtain the approval of said planning commission (and the city council, if the plat is within the city's corporate limits) for the preliminary plat and the final plat of the proposed subdivision.

2. No plat or other land subdivision instrument shall be filed in the office of the McClain County Clerk until it shall have received approval, as herein required.

3. All plats of record (i.e. final plats) shall be filed within two (2) years of the date of final approval by the municipal planning commission of the city of Blanchard, Oklahoma, and no lots shall be recorded as transferred by the McClain County Clerk regarding any final plat, until such plat is filed.

4. Failure to record the final plat within two (2) years of said date of approval shall VOID all approvals thereto.

§ 22-106 APPLICATION OF REGULATIONS.

These regulations shall apply to the following forms of land subdivision and development within the jurisdiction of the Blanchard Municipal Planning Commission:

1. The division of land or air space into two (2) or more tracts, lots, sites or parcels, any part of which, when subdivided, shall contain ten (10) acres or less in area:

2. The re-division of land, previously divided or platted, into tracts, lots, sites or parcels, any part of which re-division shall be ten (10) acres or less in area;

3. 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;

4. The dedication or vacation of any street or alley through any tract of land, regardless of the area involved;

5. Planned Unit Development (PUD) or Planned Development (residential, industrial or commercial), as defined in these subdivision regulations and the city's adopted zoning ordinance;

6. Any commercial shopping center or industrial park development which fits the other jurisdictional provisions of these subdivision regulations;

7. Any tract, lot, site or parcel of land, regardless of size, which is to be developed and on which exists, or will exist because of such contemplated development, any topographic feature or improvement requiring the dedication or reservation of any easement, public or private, under the provisions of these subdivision regulations;

8. Any plat or part of a plat which is to be vacated by the owner of the premises or tract of land; and

9. Lot splits and lot line adjustments, according to the provisions contained herein for "*exceptions to regulations*".

§ 22-107 EXCEPTIONS TO REGULATIONS.

1. Lot Splits. Whenever there is a tract or previously subdivided parcel of land, under single ownership, which is to be re-subdivided into three (3) or fewer lots, the proposed subdivision may be excepted from the procedural requirements of these regulations (i.e., Preliminary and Final plats are not required); however, this shall not constitute an exception from the design and improvement requirements herein contained. These exceptions, or "*lot splits*", shall be permitted under the following provisions;

a. An accurate survey (in a plat format) of the proposed tract, and the re-subdivision thereof, prepared by a land surveyor registered in the state of Oklahoma, shall be submitted to the planning commission.

b. The planning commission shall review the proposed "lot split" to insure compliance with all design and improvement requirements of these regulations.

c. Upon approval, the planning commission chairman shall certify the plat by signing the said document.

d. Upon denial, the planning commission chairman shall submit the reasons for denial, in writing, to the applicant.

- e. Whenever a deviation is required from improvement standards, or a street or other element is to be dedicated, the city council shall have final approval and acceptance rights; for all other lot splits, the action of the planning commission shall be final, although the applicant may elect to appeal to the city council.
- f. A tract of land which has been subject to “*lot splits*” involving more than five (5) lots over any period of time shall not be allowed further use of the “*lot split*” exception; said tract shall be subject to the procedures contained herein for the platting of land.

2. Lot Line Adjustments. For the purpose of adjusting the size of building sites, “*lot line adjustments*” to lines of platted lots shall be subject to administrative approval by the city manager or his designated agent; however, it is not intended that extensive re-platting be accomplished under this exception. Said “*lot line adjustments*” shall be subject to the following provisions:

- a. No additional lot shall be created by any “*lot line adjustment*”.
- b. No “*lot line adjustment*” shall be allowed unless all required improvements are either completed or accepted by the city of Blanchard, Oklahoma, or their construction is secured under the applicable provisions of these regulations.
- c. All proposed parcels or building sites involved in a “*lot line adjustment*” shall abut on either an existing alley or adequate utility easement, and on a publicly-dedicated street.
- d. Unusable parcels shall not be created as a result of any “*lot line adjustment*”.
- e. “*Lot line adjustment*” requests shall be reviewed and approved or denied by the city manager or his designated agent, with the right of appeal to the planning commission and the city council.

§ 22-108 VACATION OF PLATS.

1. Any plat or any part of any plat may be vacated by the owner of the premises, at any time before the sale of any lot therein by a written instrument, of which a copy to such plat shall be attached, declaring the same to be vacated, following court action, as required by state law.

2. Such an instrument shall be approved by the planning commission in like manner as plats of subdivisions. The city council may reject any such

instrument which abridges or destroys any public rights in any of its public uses, improvements, streets or alleys.

3. Such an instrument shall be executed, acknowledged or approved, and recorded or filed, in like manner as plats of subdivisions; and being duly recorded or filed shall operate to destroy the force and effect of the recording of the plat so vacated and to divest all public rights in the streets, alleys, public grounds and all dedications laid out or described in such plat.

4. When lots have been sold, the plat may be vacated in the manner herein provided, by all of the owners of lots in such plat joining in the execution of such writing, subsequent to court action as required by applicable state law.

§ 22-109 RESPONSIBILITY FOR ADMINISTRATION.

The primary responsibility for the administration of these regulations shall be that of the planning commission. It is the intent of the planning commission that the public interest be protected by a thorough review of all proposed plats, without undue delay to developers.

§ 22-110 AMENDMENT OF REGULATIONS.

The city council may, from time to time, adopt amendments to these regulations to the end that the public is better informed and that the approval and review of plats is improved and/or expedited. These amendments shall be adopted by said city council by ordinance, following at least one (1) review session by the municipal planning commission.

§ 22-111 AGENDA.

1. Each plat submitted for preliminary or final review shall be placed on the agenda of the planning commission only after fulfilling appropriate requirements of these regulations.

2. Any plat not meeting all of the requirements may be submitted if the subdivider presents, with the plat, a written request for specific exceptions, and enumerates, in detail, the reasons therefore; however, the planning commission, after appropriate review of said request, shall not be bound to continue its review if said request does not contain adequate reasons for said omissions and a reasonable timetable for submission of omitted elements.

§ 22-112 FILING FEES.

1. In order to partially defray the administrative costs of plat review, a filing fee shall be paid to the city clerk, at the time of submission of the application for the preliminary plat. The fee shall be two-hundred (\$200.00)

dollars plus the appropriate city engineer review fee. The city engineer plat review fee shall be posted at city hall.

2. Where only a phase of an approved preliminary plat is submitted for final approval, a final plat of the remaining area may be submitted at any time within five (5) years of the preliminary approval, without payment of any additional filing fees by the subdivider, if the final plat for the additional area conforms substantially with the approved preliminary plat.

§ 22-113 VARIANCES.

1. Where the planning commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured; provided, that, such variance shall not have the effect of nullifying the intent and purpose of these regulations; and further provided, that, the planning commission shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

- a. The granting of the variance will not be detrimental to the public safety, health or welfare, or injurious to other property in the areas where the variance is located.
- b. The conditions upon which the request for a variance is based are unique to the property for which the Variance is sought and are not applicable generally to other property.
- c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result (as distinguished from a mere inconvenience), if the strict letter of these regulations are carried out; and
- d. The variances will not in any manner conflict with, or vary from, the provisions of the adopted zoning ordinance or Blanchard Comprehensive Plan.

2. In approving variances, the planning commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.

§ 22-114 INTERPRETATION.

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare.

§ 22-115 CONFLICT WITH PUBLIC AND PRIVATE PROVISIONS.

1. 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 a restriction different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, statute or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.

2. 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 standards or regulations higher than such easement, covenant or other private agreement or restriction, the requirements of these regulations shall govern. Where the provisions of the easement, covenant or private agreement or restriction impose duties and obligations more restrictive, or of higher standards than the requirements of these regulations or the determination of the planning commission in approving a subdivision or in enforcing these regulations, and such private provisions are not inconsistent with these regulations or determination thereunder, then such private provisions shall be operative and supplemental to these regulations and determinations made thereunder.

§ 22-116 DEFINITIONS.

For the purpose of these regulations, certain numbers, abbreviations, terms and words used herein shall be used, interpreted and defined as hereinafter set forth. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word “herein” means “*in these regulations*”; the word “*regulations*” means “*these regulations*”; a “*person*” includes a corporation, a partnership and an incorporated association of persons such as a club; “*shall*” is always mandatory; a “*building*” includes a “*structure*”; a “*building*” or “*structure*” includes any part thereof; “*used*” or “*occupied*” as applied to any land or building shall be construed to include the words “*intended, arranged or designed to be used or occupied*”.

1. Air Rights. The rights to a space above a property, for development.

2. Air Space. The space above the land which might be subject to division and sale either with, or separate from, the surface.

3. Alley. A minor right-of-way, dedicated to public use, from which a secondary means of access to the back or side of properties otherwise abutting a street is obtained, and which may be used for public utility purposes.

4. Appeal. A request for a review of the municipal building inspector's interpretation of any provision of the city's Floodplain Management Regulations or a request for a variance.

5. Area of Shallow Flooding. A designated AO, AH or VO zone on the community's Flood Insurance Rate Map (FIRM) with a one percent (1%) chance or greater annual chance of flooding to an average depth of one (1) to three (3) feet, where a clearly defined channel does NOT exist, where the path of flooding is unpredictable and where velocity of flow may be evident. Such flooding is characterized by ponding or sheet flow.

6. Area of Special Flood Hazard. The land in the floodplain within the community subject to a one (1%) percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, A1-99, VO, V1-30, VE or V.

7. Base Flood. The flood having a one (1%) percent chance of being equaled or exceeded in any given year.

8. Block. A parcel of land, intended to be used for development purposes, which is entirely surrounded by public streets, highways, railroad rights-of-way, public walks, parks, rural lands, drainage channels or boundary lines of municipalities.

9. Bond. Any form of security, including a cash deposit, surety bond, collateral, property or instrument of credit, in an amount and form satisfactory to the Blanchard city council; all bonds shall be approved by said city council whenever a bond is required by these regulations.

10. Building. Any structure built for the support, shelter or enclosure of persons, animals, chattel or movable property of any kind (including any structure).

11. Building Code. A collection of regulations, adopted by the Blanchard city council, setting forth standards for the construction of buildings and other structures, for the purpose of protecting the health, safety and welfare of the public.

12. Building or Setback Line. A line or lines within a lot designating the area outside of which buildings may NOT be erected.

13. Building Permit. Permit required before construction can be initiated; building permit provisions are contained in the code of ordinances for the city of Blanchard.

14. Channel. A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water.

15. City. The city of Blanchard, Oklahoma.

16. City council. The city council (the official governing body) of the city of Blanchard, Oklahoma.

17. Cluster Development. A development pattern in which densities and/or uses are “*clustered*” rather than spread evenly throughout a parcel as in conventional lot-by-lot development. (Cluster development is used to preserve open space, create workable land use mixtures and save money by building fewer streets and shorter utility lines.)

18. Code of Ordinances. The officially-adopted “*code of ordinances*” of the city of Blanchard, Oklahoma.

19. Comprehensive or Community Plan. The officially-adopted comprehensive plan or plans for the city of Blanchard, Oklahoma, which provide(s) long-range development policies for the area subject to urbanization in the foreseeable future.

20. Construction Plans. Maps or drawings accompanying a subdivision plat, showing the specific location and design of required subdivision improvements.

21. Critical Feature. An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

22. Dedication. The transfer of property from private to public ownership.

23. Dedication, Fee in Lieu of. Payments of cash, authorized and provided for in adopted subdivision regulations, when requirements for mandatory dedication of land cannot be met because of site conditions or other reasons.

24. Density. The average number of families, persons or housing units per acre of land.

25. Drainageway. Any depression below the surrounding land, serving to give direction to a regular or periodic current of water.

26. Easement. A grant by the property owner to the public, a corporation or persons, of the use of a strip of land for specific purposes.

27. Elevated Building. A non-basement building:

a. built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X and D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated about the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water and,

b. adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X and D, “elevated building” also includes a building elevated by means of fill or solid foundation movement of flood waters. In the case of Zones V1-30, VE or V, “elevated building” also includes a building otherwise meeting the definition of “elevated building”, even though the lower area is enclosed by means of breakaway walls, if the breakaway walls meet the standards of §60.3 (e)(5) of the National Flood Insurance Program Regulations.

28. Erosion. The general process whereby soils are removed or moved by flowing surface or subsurface water.

29. Existing Construction. Structures for which the “*start of construction*” commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. “*Existing construction*” may also be referred to as “existing structures”.

30. Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas adjacent to stream channels, resulting from the overflow of such streams, rivers or other inland waterways, or the unusual and rapid runoff of surface waters from any source.

31. Flood Hazard Area. The maximum area of the floodplain that, on the average, is likely to be flooded once every one-hundred (100) years (i.e., that has a one (1%) percent chance of being flooded in any given year).

32. Flood Insurance Rate Map (FIRM). An official map of the community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

33. Floodplain or Flood-Prone Area. Any land area susceptible to being inundated by water from any source (see definition of flooding).

34. Floodplain Management Program. The full range of codes, ordinances and other regulations, projects and programs relating to the use of land and construction within the limits of the floodplain; the term encompasses the city's zoning ordinance, subdivision regulations and sanitary and building codes.

35. Flood Protection System. Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "*special flood hazard*" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized, flood-modifying works are those constructed in conformance with sound engineering standards.

36. Floodway (Regulatory Floodway). The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

37. Frontage. That side of a lot abutting on a street or way and ordinarily regarded as the front of the lot, but not the ordinary side of a corner lot.

38. Functionally Dependent Use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

39. Grade. The slope of a road, street or other public way, specified in five (5%) percentage terms.

40. Habitable Floor. Any floor usable for the following purposes, including working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used for storage purposes only is not a "*habitable floor*".

41. Highest Adjacent Grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

42. Improvements. Street pavements, curbs, pedestrianways, water mains, sanitary and storm sewers, monuments, trees and other appropriate items for which the city of Blanchard, Oklahoma, may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which municipal responsibility is established. All such improvements shall be properly bonded, in accordance with the provisions of these regulations.

43. Intensity. The degree to which land is used. (Often used synonymously with “*density*”).

44. Lot. A parcel of land, intended as a unit for the transfer of ownership or for development, of at least sufficient size to meet minimum zoning ordinance requirements for use, coverage and area, and to provide such yards and other open spaces as are required. Such lot shall abut a public street or a private street (if said private street conforms to statutory standards), and may consist of:

- a. A single lot of record;
- b. A portion of a lot of record;
- c. A combination of complete lots of record and portions of lots of record; or;
- d. A parcel of land described by metes and bounds; provided, that, in no case of division or combination shall any lot or parcel be created which does not meet the requirements of these regulations or the city’s adopted zoning ordinance.

45. Lot, Corner. A lot located at the intersection of, and abutting on, two (2) or more streets.

46. Lot, Double Frontage. A lot which runs through a block from street to street and has non-intersecting frontage on two (2) or more streets.

47. Lot, Interior. A lot other than a corner lot.

48. Lot, Mobile Home. A parcel or tract of land for the placement of a single mobile home and for the exclusive use of its occupants.

49. Lot, Reverse Frontage. A double frontage lot which is designed to be developed with the rear yard abutting a major street and with the primary means of access provided on a minor street.

50. Lot, Townhouse. A lot shown on a townhouse plat and intended as the site of a single, attached dwelling unit.

51. Lot Area. The total horizontal area included within lot lines.

52. Lot Depth. The average distance from the street line of the lot to its rear line, measured in the general direction of the side lines of the lot.

53. Lot Frontage. That dimension of a lot, or portion of a lot, abutting on a street, except the side dimension of a corner lot.

54. Lot Line Adjustment. A relocation of the lot line(s) included in a plat which is filed of record, for the purpose of making necessary adjustments to building sites.

55. Lot Lines. The lines bounding a “lot”, as defined herein.

56. Lot of Record. A separate and distinct parcel of land, designated on a legally-recorded subdivision plat or a legally-recorded deed filed in the records of the McClain County courthouse.

57. Lot Split. Any division of land into three (3) or fewer parcels for the purpose, whether immediate or future, of transfer of ownership, and which constitutes a “*subdivision*”, as herein defined.

58. Lowest Floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area, is NOT considered a building’s lowest floor; provided, that, such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of §60.3 of the National Flood Insurance Program Regulations.

59. Manufactured Housing. The term “manufactured housing” shall mean a dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Code. The three (3) types of manufactured housing are defined as meeting all of the requirements listed below, and are to be considered separate from mobile or modular housing:

a. Type I Manufactured Housing shall:

- (1) have more than one-thousand (1,000) square feet of occupied space in a typically double-section or large multi-section unit, with a minimum width of twenty (20) feet;

- (2) be placed onto a permanent foundation, and be anchored to the ground, in accordance with the city's foundation code or other adopted foundation requirements, and the manufacturer's specifications;
- (3) utilize a permanent perimeter enclosure, in accordance with municipally approved installation standards;
- (4) have wheels, axles and hitch mechanisms removed;
- (5) have all utilities connected, in accordance with the appropriate municipal codes and the Manufacturer's specifications;
- (6) have siding material of a type customarily used on site-built residences in the neighborhood;
- (7) have a roofing material of a type customarily used on site-built residences in the community and neighborhood;
- (8) have a one-hundred (100) square foot (minimum), attached, covered and/or enclosed parking garage, which is compatible with other housing in the immediate area; all parking and driveway areas shall be hard-surfaced;
- (9) have legitimate front and rear doors; and
- (10) have a minimum eave width of six (6) inches.

b. Type II Manufactured Housing shall:

- (1) have more than seven-hundred and twenty (720) square feet of occupied space in a single, double, expando or multi-section unit (including those with add-a-room units);
- (2) be placed onto a permanent foundation, and be anchored to the ground, in accordance with the city's foundation code or other adopted foundation standards, and the manufacturer's specifications;
- (3) utilize a permanent perimeter enclosure, in accordance with municipally approved installation standards;
- (4) have wheels, axles and hitch mechanisms removed;

- (5) have utilities connected in accordance with appropriate municipal codes and the manufacturer's specifications;
- (6) have siding material of a type customarily used on site-built residences in the neighborhood;
- (7) have roofing material of a type customarily used on site-built residences in the neighborhood;
- (8) have a one-hundred (100) square foot (minimum), attached, covered and/or enclosed parking garage, which is compatible with other housing in the immediate area; all parking and driveway areas shall be hard-surfaced;
- (9) have legitimate front and rear doors; and
- (10) have a minimum eave width of six (6) inches.

c. Type III Manufactured Housing shall:

- (1) have more than four-hundred (400) square feet of occupied space, in a single, double, expanded or multi-section unit (including those with add-a-room units);
- (2) be placed onto a support system, in accordance with municipally approved installation standards;
- (3) be enclosed with foundation siding or skirting, in accordance with municipally approved installation standards;
- (4) be anchored to the ground, in accordance with the manufacturer's specifications and the city's appropriate, adopted code; and
- (5) have utilities connected, in accordance with appropriate municipal requirements and the manufacturer's specifications.

60. Mean Sea Level. The National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

61. Metes and Bounds. A system of describing and identifying land, by measures (metes) and direction (bounds), from an identifiable point of reference.

62. Mobile Home. Any single-family dwelling designed for transportation on streets and highways on its own wheels or on flatbed or other trailers (both highway and rail) and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundations, connection to utilities and similar operations.

63. Mobile Home Park. Land or property which is used, or intended to be used, or rented for occupancy by two (2) or more mobile homes, trailers or movable sleeping quarters of any kind.

64. Mobile Home Subdivision. (See “*Subdivision*”)

65. Modular Home. A factory-fabricated, transportable building unit, not built on a permanent chassis, designed to be used by itself or to be incorporated with similar units on a permanent foundation; the term is intended to apply to major assemblies and does not include prefabricated sub-elements incorporated into a structure at the site. All of the following conditions must be certified (in writing) by the manufacturer of the “*modular home*”:

- a. The structure is designed only for erection on a site-built, permanent foundation;
- b. The structure is not designed to be moved once erected or installed on a site-built, permanent foundation;
- c. The structure is designed and manufactured to comply with the city’s adopted building code; and
- d. The structure is not designed, to the manufacturer’s knowledge, to be used other than on a site-built, permanent foundation.

66. Monument or Marker. A subdivision improvement, designed to provide permanent survey reference points within a subdivision, which may be of one (1) of three (3) types:

- a. Type “A”: A non-corrosive metal plate set in portland cement or asphaltic concrete;
- b. Type “B”: Iron bar or pipe set in concrete; or
- c. Type “C”: Iron bar set in unexcavated soil.

67. New Construction. Structures for which the “start of construction” commenced on or after the effective date of any Floodplain Management Regulations adopted by the city of Blanchard, Oklahoma.

68. One-Hundred (100) Year Flood. A flood of a frequency expected to occur on the average of once every one-hundred (100) years or a flood magnitude which has a one (1%) percent chance of occurring in any given year.

69. Parcel. A lot or contiguous group of lots, in single ownership or under single control, and usually considered as a single tract for purposes of development.

70. Pedestrianway. A right-of-way dedicated to public use to facilitate pedestrian access to streets and properties.

71. Planning Commission. The municipal planning commission of the city of Blanchard, Oklahoma.

72. Planned Unit Development (PUD). A form of development usually characterized by a unified site design for a number of housing units, and incorporating such techniques as clustering structures, providing common open space, density increases and a mix of building types and land uses. (This permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis).

73. Plat, Final. A map of a land subdivision, and any required accompanying material, prepared in a form suitable for filing of record, with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets and alleys, public areas and other dimensions of land.

74. Plat, Preliminary. A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land.

75. Pre-Planning Meeting. A scheduled meeting with the developer and the planning commission prior to the application for preliminary plat. The purpose of the pre-planning meeting is to facilitate the application process by allowing the developer to present an artist's conception of the proposed development and to discuss the particulars of the project.

76. Private or Restrictive Covenants. A private legal restriction on the use of land, contained in the deed to the property, or otherwise formally recorded.

77. Re-Division or Re-Subdivision. A change in an approved or recorded subdivision plat, if such change affects any street layout, lot line or area reserved thereon for public use, or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivision.

78. Right-of-Way. A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees or another special use. The usage of the term “*right-of-way*” for land platting purposes shall mean that every right-of-way hereafter established and shown on a 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. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, shade trees or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

79. Roadway. That portion of any street so designated for vehicular traffic; where curbs are in place, that portion of the street between the curbs.

80. Sedimentation. Processes that operate at or near the surface of the ground to deposit soils, debris and other materials, either on other ground surfaces or in water channels.

81. Solar Collector. Any device or combination of devices or elements which rely upon sunshine as an energy source. The term also includes any substance or device which collects solar energy for use in:

- a. The heating or cooling of a structure or building;
- b. The heating or pumping of water;
- c. Industrial, commercial or agricultural processes; or
- d. The generation of electricity.

A solar collector may be used for purposes in addition to the collection of solar energy. These uses include, but are not limited to, serving as a structural member, or part, of a roof of a building or structure and serving as a window or well.

82. Solar Right. A right to an unobstructed line-of-sight path from a solar collector to the sun, which permits radiation from the sun to impinge directly on the solar collector.

83. Start of Construction. The date the building permit was issued, as long as the actual start of construction, repair, reconstruction, placement or other improvement was within one-hundred and eighty (180) days of said permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage

of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading or filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basements, footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure.

84. Street. Any public or private right-of-way which affords the primary means of access to abutting property.

85. Street, Commercial or Industrial. A street which abuts property zoned for commercial or industrial use and which is designed to provide access to those parcels so designated.

86. Street, Half. Any street platted twenty-five (25) feet or more in width, where, at the time of the approval of the plat, it is the intent of the city council that said street dedication shall constitute only a part of the total street easement width.

87. Street, Major. An arterial street which is so designated on the Major Streets Plan or Comprehensive Plan, and is designed to carry inter-city traffic and to relate the various neighborhoods or residential areas within the city of Blanchard, Oklahoma. Major streets shall be classified as follows:

- a. Limited Access Highway. A freeway or expressway providing a traffic way for through traffic, in respect to which owners or occupants of abutting property or lands, and other persons, have no legal right to access to or from the same, except at such points and in such manner as may be determined by the Oklahoma State Department of Transportation.
- b. Primary Arterial or Thoroughfare. A roadway intended to move through traffic to and from major traffic generators or as a route for traffic between communities or employment centers.
- c. Secondary Arterial or Thoroughfare. A road intended to collect and distribute traffic in a manner similar to primary arterials, except that these roads service minor traffic-generating areas, or a road which may be designated to carry traffic from collector streets to the system of primary arterials.

88. Street, Minor. Any street other than one designated as a major street in the Major Streets Plan or the Comprehensive Plan, but not including alleyways. Minor streets shall be classified as follows:

- a. Collector Street. A street collecting traffic from other minor streets; serves as the most direct route to a major street or community facility and should be designed so that no residential properties front onto it.
- b. Local Street. A street primarily providing access to and from abutting property and serving only occasional through traffic.
- c. Cul-de-Sac. A street having one (1) end open to vehicular traffic and one (1) closed end, terminated by a turnaround.
- d. Court. A secondary designation following a street name used only when street alignment is such that a short street is created that does not warrant a new street name.
- e. Place. A secondary designation following a street name used only when street alignment is such that a short street is created that does not warrant a new street name.
- f. Dead-End Street. A street, similar to a cul-de-sac, but providing no turnaround at its closed end.
- g. Frontage or Service Street. A 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.

89. Street, Perimeter. Any existing street to which the parcel of land to be sub-divided abuts on only one (1) side.

90. Street Classification. For the purpose of providing for the development of the streets, highways, roads and rights-of-way in the city of Blanchard, Oklahoma, and for their future improvement, reconstruction, realignment and necessary widening (including provision for curbs and sidewalks), each existing street, highway, road and right-of-way has been designated in the Comprehensive Plan of the city of Blanchard, Oklahoma, and classified therein. The classification of each street, highway, road and right-of-way is based upon its location in the respective zoning districts of the city, its present and estimated future traffic volume and its relative importance and function, as specified in the city's Comprehensive Plan. The required street and sign improvements shall be measured as set forth for each classification in the adopted subdivision regulations and/or the city's Comprehensive Plan.

91. Structure. A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

92. Subdivider or Developer. Any person, firm, partnership, corporation or other entity acting as a unit, subdividing, proposing to subdivide or re-subdividing land as herein defined, including all changes in street or lot lines.

93. Subdivision. The division or re-division of land (vacant or improved) or airspace, into two (2) or more lots, tracts, parcels, sites, areas, units or plots, any one (1) of which, when divided, has an area of less than ten (10) areas, for the purpose of transfer of ownership or for development, or the dedication, vacation or re-alignment of any public or private right-of-way easement. Subdivisions shall be classified as follows:

- a. Major. All subdivisions not classified as minor subdivisions, including but not limited to, subdivisions of four (4) or more lots, or any size sub-division requiring any new street or extension of municipal facilities, or the creation of any public improvements.
- b. Minor. Any subdivision containing not more than three (3) lots fronting on an existing street, involving any new street or road, or the extension of municipal utilities or facilities, or the creation of any public improvements, 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, zoning ordinance or these regulations. A “*lot split*” or “*lot line adjustment*” shall be considered a minor subdivision.
- c. Mobile or Manufactured Home. A unified development of mobile home lots, which has been subdivided for the purpose of individual ownership, and which is governed by the provisions of these regulations the city’s adopted zoning ordinance and the code of ordinances for the city of Blanchard, Oklahoma.
- d. Nonresidential. A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these regulations.

94. Subdivision Regulations. The officially-adopted subdivision regulations for the city of Blanchard, Oklahoma, designed to provide standards for the subdivision of land within the jurisdiction areas of the municipal and regional planning commission of said municipality.

95. Substantial Improvement. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50%) percent of the market value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling,

floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (a) any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or (b) any alteration of a structure listed on the National Register of Historic Places or State Register of Historic Places.

96. Temporary Improvement. Improvements built and maintained by a subdivider during construction of the subdivision, prior to the release of the performance bond, or its equivalent.

97. Townhouse. One (1) of a series of two (2) or more attached dwelling units, separated from one another by continuous, vertical walls without openings from basement floor to the roof deck and tight against the same or through the roof, and which are intended to have ownership transferred in conjunction with a lot platted in accordance with state law.

98. Tree Crown. The outside diameter of a tree's branches.

99. Variance (Floodplain). A grant of relief to a person from the requirements of the city of Blanchard, Oklahoma's Floodplain Management Regulations, when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by said regulations. (For full requirements see §60.6 of the National Flood Insurance Program Regulations.)

100. Violation. The failure of a structure or other development to be fully compliant with the community's Floodplain Management Regulations. A structure or other development without the Elevation Certificate, other certifications, or other evidence of the compliance required in §§60.3 (b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4) or (e)(5) is presumed to be in violation until such time as that documentation is provided.

101. Water Surface Elevation. The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplain of coastal or riverine areas.

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

103. Zero Lot Line. A flexible development approach in which a building is sited on one (1) or more lot lines with NO YARD (conceivably, 3 or the 4 sides

of the building could be on the lot lines), in order to allow more flexibility in site design and to increase the amount of usable open space on the lot.

104. Zoning Ordinance. The officially adopted zoning ordinance for the city of Blanchard, Oklahoma.

§ 22-117 SEPARABILITY.

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

§ 22-118 CONFLICTING ORDINANCES REPEALED.

All ordinances and parts of ordinances in conflict herewith are hereby repealed, including that part of Ordinance No. 152 of the city of Blanchard, Oklahoma, and any amendments thereto, which relate purely to the adopted subdivision regulations.

§ 22-119 VIOLATIONS; PENALTY.

1. No building permit shall be issued for any new structure or change, improvement, or alteration or any existing structure on any tract of land in a subdivision filed of record after the effective date of these regulations, which does not comply with all the provisions of these regulations.

2. A violation of these regulations shall be deemed an offense and shall be punishable by fine. Any person, firm or corporation which violates or refuses to comply with any of the provisions of these regulations shall be fined in an amount not to exceed one-hundred (\$100.00) dollars for each offense. Each day a violation is permitted to exist shall constitute a separate offense.

ARTICLE II

PLAT PREPARATION AND REVIEW

- § 22-201 General provisions.
- § 22-202 Preliminary plat.
- § 22-203 Improvement plans.
- § 22-204 Final plat.
- § 22-205 Pre-planning meeting.

§ 22-201 GENERAL PROVISIONS.

1. Plat Approval. For all cases of subdivision within the scope of these regulations, a plat shall be drawn and submitted to the municipal planning commission and the city council (if the subdivision is within the city limits), for their approval or disapproval.

2. Acceptance of Dedications and Easements. All easements and areas dedicated to public use within the corporate limits of the city of Blanchard, Oklahoma, shall be submitted to the city council for acceptance. Outside of the corporate boundaries of the city, no easements or publicly-dedicated areas shall be effectively dedicated to McClain County until such easements or areas, as shown on the plat, have been submitted to, and reviewed and formally accepted by, the Board of Commissioners of McClain County, Oklahoma, consistent with appropriate jurisdictional requirements.

3. Subdivision Process. The subdivision process prescribed in these regulations shall consist of three (3) phases:

- a. Pre-planning meeting;
- b. Preliminary plat (and improvement plans); and
- c. Final plat.

4. Special Procedures. Administrative procedures for review of the following types of subdivisions shall be as provided in article I of these regulations:

- a. Lot splits;
- b. Lot line adjustments;
- c. Planned development;
- d. Mobile or manufactured home subdivision;
- e. Re-subdivision;
- f. Undeveloped plats; and
- g. Vacation of plats.

§ 22-202 PRELIMINARY PLAT.

1. Purpose. The preliminary plat is intended to provide an interim step in the subdivision process in which the developer presents detailed plats and improvement plans for review and approval by the planning commission and the city council (if the subdivision is within the city limits).

2. Application. The owner, or his representative, shall file an application for review and approval of a preliminary plat. The application shall:

- a. be made on forms available from the office of the city clerk. Applicants shall be required to purchase a copy of the *Blanchard Subdivision Regulations*. The price of the subdivision regulations shall be posted at city hall.
- b. be accompanied by at least four (4) copies of the preliminary plat and at least two (2) copies of the required improvement plans, as described in this article and a copy of the “Notice of Intent” (NOI) from the Department of Environmental Quality, state of Oklahoma.
- c. be delivered to the office of the city clerk. The preliminary plat will be immediately referred to the city engineer for review. If the plat is disallowed by the city engineer for any reason, written notice will be sent to the applicant by the city clerk. Subsequent to a notice of a disallowed plat, the applicant may submit an amended plat to the city clerk. The city clerk shall immediately refer the amended plat, at no additional fee, to the city engineer for review. If the city engineer finds the application and the plat in compliance, it will be referred to the chairperson of the planning commission. The city engineer reserves the right to review the plat or amended plats for up to thirty (30) days from the date of receipt.
- d. be reviewed by the chairperson of the planning commission for compliance. If the plat is disallowed for any reason, written notice will be sent to the applicant, by the city clerk, within seven (7) days of the date of referral. If the application is in compliance, it will be placed on the agenda of the next regular meeting of the planning commission.
- e. If the applicant does not agree with the decision to disallow, applicant can request to be placed on the agenda for a full commission hearing.

3. Planning Commission Review. The chairman of the planning commission (or his designated representative on the municipal staff) or the city clerk shall be responsible for setting a date for planning commission review of

the preliminary plat and notifying the owner of the subdivision or his agent, in writing, of said date; he shall also be responsible for obtaining the comments of municipal utilities superintendents, the county health department, the police and fire chief and the school superintendent on the proposed subdivision. The planning commission's review of the preliminary plat shall be in accordance with the following provisions:

- a. The planning commission shall review the applicant's preliminary plat, and shall approve, approve conditionally or disapprove the plat within sixty (60) days of the date of its receipt by the city from the applicant. The subdivider shall be notified in writing of this action, which notification shall specifically state any conditions of approval, or those provisions of the Comprehensive Plan or other regulations with which the disapproved plat was not in conformance. One (1) copy of the preliminary plat shall be returned to the subdivider with said notification. On conditionally approving a plat, the planning commission may require the submission of a revised preliminary plat.
- b. If the preliminary plat has not been acted upon by the planning commission within the sixty (60) day period and an agreement to extend the time has not been obtained from the applicant, the plat shall be deemed to have been approved by the planning commission.
- c. If the plat conforms to all of the standards referred to herein, or after all agreed-to revisions are included therein, two (2) copies of the preliminary plat shall be forwarded to the city clerk along with a written recommendation from the planning commission, for scheduling of review by the city council.

4. City Council Review. The city clerk shall be responsible for placing the subdivision on the agenda of the city council and providing written notice of said date to the chairman of the planning commission and the owner (or his agent) of the subdivision. The city council's review of said subdivision shall be in accordance with the following provisions:

- a. The city council shall approve, approve conditionally or disapprove the preliminary plat within sixty (60) days of its receipt by the city clerk for placing on the city council's agenda. The subdivider shall be notified in writing of this action, with notification shall specifically state any conditions of approval, or those provisions of the Comprehensive Plan or other regulations with which the disapproved plat was not in conformance. One (1) copy of the preliminary plat shall be returned to the subdivider with said notification. On conditionally approving a plat, the city council may require the submission of a revised preliminary plat.

- b. If the preliminary plat has not been acted upon by the city council within the sixty (60) day period and an agreement to extend the time has not been obtained from the applicant, the plat shall be deemed to have been approved by the city council without the acceptance, by the city, of dedications, easements, etc.
- c. If the preliminary plat conforms to all of the standards of the Comprehensive Plan, these and other regulations of the city of Blanchard, OK, and is approved, or after the applicant and the city council agree upon any revised copy, the subdivider may proceed with the construction of required improvements and the preparation of the final plat.

5. Approval Period. The approval or conditional approval of a preliminary plat shall be effective for a period of two (2) years from the date of city council approval, at the end of which time, unless a final plat on the subdivision shall have been submitted to the planning commission, the preliminary plat shall be considered null and void. In such cases, the subdivider shall be required to re-submit a preliminary plat for the subdivision. In reviewing a preliminary plat which has been re-submitted by reason of being voided by the passage of time, the planning commission shall not be bound by a previous approval.

6. Sectionalizing Subdivision Plats. Prior to approval of a final plat, the planning commission may permit the preliminary plat to be divided into two (2) or more “phases” and may impose such conditions upon filing of the final plat phases as it may deem necessary to assure the orderly development of the plat.

7. Conditional Approval Provisions. The planning commission or the city council may elect to place conditions upon the approval of the preliminary plat, and may stipulate the requirements for satisfaction of such conditions. In addition, either body may conditionally approve a preliminary plat which is submitted for consideration without complete improvement plans in order to expedite the review process; such conditional approval shall be given only when the subdivider provides written assurance of plan submission within a specified period of time which allows the adequate review of said plans prior to consideration of the final plat.

8. Specifications. Preliminary plats submitted to the planning commission shall be drawn at a scale of one-hundred (100) feet to one (1) inch, and shall bear, or be accompanied by, the following information or materials:

- a. (Descriptive Margin Data).

- (1) Map scale, north point and date;

- (2) Proposed subdivision name;
- (3) Names and addresses of the owners of record, the subdivider, and the registered engineer or licensed surveyor preparing the plat; and
- (4) An inset key map showing the location of the proposed subdivision, reference to existing or major streets and to government section lines or other survey control points, and including the boundaries and number of acres of the drainage area of which the proposed subdivision is a part.

b. (Existing Conditions).

- (1) Location and names of adjacent subdivisions and the owners of adjoining parcels of un-subdivided land;
- (2) Topography, with contour intervals of two (2) feet or less, referenced to a U.S. Geological Survey or U.S. Coast and Geodetic Survey Bench Mark;
- (3) Water elevations of adjoining lakes or streams at the date of the survey and the approximate high and low water elevations of such lakes or streams; if any portion of any land within the proposed subdivision lies within the city's designated floodplain, such fact and said land shall be clearly shown on the preliminary plat;
- (4) Location, widths and names of all existing platted or dedicated streets, alleys or other public ways and easements, railroad and utility rights-of-way, parks, water courses, drainage ditches, permanent buildings, bridges and the location, size and type of sanitary and storm sewers, water mains, culverts, power and natural gas lines and other surface and subsurface structures or pipelines; and
- (5) Zoning district classification (if there is more than one (1) classification, the dividing lines shall be shown) of land to be subdivided, as well as adjoining lands.

c. (Proposed Development).

- (1) The boundaries of the proposed subdivision (to the indicated scale), showing the total perimeter; lengths of all lines shall be measured to the nearest foot and bearings of lines shall be given;

- (2) The location and width of proposed streets, alleys, easements and pedestrian ways, conforming to the approved street classification criteria;
- (3) The classification of every street within or adjacent to the proposed subdivision, in accordance with the intended use of the street based on the proposed design (this shall be done by placing the appropriate term directly on each street);
- (4) The location of all drainage channels and subsurface drainage structures, the proposed method of disposing of all runoff from the proposed subdivision, and the location and size of all drainage easements relating thereto, whether they are located within or outside of the proposed subdivision;
- (5) Approximate radii of all curves and lengths of all tangents;
- (6) Layout, numbers and approximate dimensions of lots and the number or letter of each block;
- (7) Building setback lines, with dimensions;
- (8) Indication of any lots on which uses other than residential are proposed by the subdivider;
- (9) The location, size and type of all proposed public utility lines, including storm and sanitary sewer, water, gas and power lines. All public utility improvements shall be constructed underground. If a community sewage treatment plant, or other type of community disposal system is to be installed or constructed to serve all or certain portions of the proposed subdivision, the basic design layout for such community type sewage treatment or disposal system shall be shown (or accompany the plat) and be so identified on the Preliminary plat; and
- (10) The location and size of proposed parks, playgrounds, churches, school sites or other special uses of land to be considered for dedication to public use, or to be reserved by deed of covenant for the use of all property owners in the subdivision, and any conditions of such dedication or reservation.

d. (Additional Materials).

- (1) One (1) copy of a generalized statement, signed by the developer describing the conditions existing on the site, suitability for development and the developer's goals for the proposed development;
- (2) One (1) copy of a description of the improvements (such as grading, paving, walkways, and the installation of utilities, etc.) which the developer proposes to make, and the **timeline** for completion of said improvements;
- (3) Two (2) copies of profiles shall be furnished for each proposed street, showing existing grades and proposed approximate grades and gradients on the center line and along the property lines of the street;
- (4) Where deed restrictions are to be recorded on the plat, one (1) copy of a brief description of the proposed restrictions shall accompany the plat; and
- (5) In case of re-subdivision, one (1) copy of the existing plat shall accompany the preliminary plat.

e. (Floodplain Subdivision Materials).

- (1) One (1) copy of the preliminary plan for onsite waste disposal systems, including disposal sites for lands subject to flooding, or sanitary sewers, with grade, pipe size and points of discharge;
- (2) One (1) copy of the preliminary plan for the drainage system, with grade, pipe size and location of outlet;
- (3) One (1) copy of the preliminary plan for the water supply and distribution system, with pipe sizes and location of hydrants; and
- (4) One (1) copy of a description of any proposed fill or other structure – elevating techniques, levees, channel modifications or other methods to overcome flood or related hazards, and a statement describing their impacts on existing development in upstream and downstream areas.

§ 22-203 IMPROVEMENT PLANS.

1. Improvement Plans Required. The owner or subdivider **SHALL**, at the time of his submission of the preliminary plat to the planning commission, also include at least four (4) copies of the improvement plans required by these subdivision regulations. Improvement plans shall include, but not be limited to, plans for the following:

- a. Streets;
- b. Sanitary sewer;
- c. Water;
- d. Drainage;
- e. Erosion and sediment control; and
- f. Utility placement. (Ord. No. 2001-03, 5/8/01)

2. Specifications. Plans shall be drawn at a scale of not more than one-hundred (100) feet to one (1) inch, on twenty-four (24) inch by thirty-six (36) inch sheets, and shall include, but not be limited to, the following:

- a. Plans and profiles showing the locations and typical cross-sections of proposed street improvements, including curbs, gutters, and sidewalks;
- b. The location, size, profile and invert elevations of proposed sanitary sewers, including manholes;
- c. The location and size of proposed water mains, valves, fittings and fire hydrants, including service taps underneath proposed streets;
- d. The location and design of drainage structures, easements or rights-of-way dedicated to the public, including typical cross-sections of all channel improvements and a site grading plan; improvement plans shall be accompanied by drainage calculations in accordance with the adopted standards and regulations for drainage improvements; and
- e. The location of all existing or proposed easements and rights-of-way and typical cross-sections of the proposed utility installations within said easements.

3. Preparation of Plans; Record Plans. Improvement plans shall, as required by law, bear the seal of an engineer registered in the state of Oklahoma. At least three (3) copies of the final “*record plans*” for all improvements shall be submitted to the office of the city clerk, no later than ninety (90) days following completion of all improvements.

4. Erosion and Sediment Control Plans. The plan which shall be submitted with the Preliminary plat must include a DEQ “Notice of Intent” permit and must be in compliance with the following provisions:

- a. Stands of existing trees, as they are to be preserved upon project completion, specifying their locations on the property, shall be shown.
- b. The projected sequence of work represented by the Erosion and Sediment Control Plan, as related to other major items of construction, shall be shown.
- c. Development shall be accomplished so as to minimize adverse effects upon the natural or existing topography and soil conditions and to minimize the potential for erosion. No site shall be graded except in accordance with approved plans to meet foundation, parking and the drainage requirements of these regulations.
- d. Plans for development and construction shall minimize cut and fill operations.
- e. During development and construction, adequate protective measures shall be provided to minimize damage from surface water to the cut face of excavations or the sloping surfaces of fills.
- f. Fills shall not encroach upon natural watercourses, their floodplains or constructed channels in a manner so as to adversely affect other properties.
- g. Alteration of land in existing developed areas shall be conducted in such a manner that changes in patterns of natural drainage shall not adversely affect other landowners.
- h. No construction materials or construction by-products shall be discarded in any drainage way or stream.
- i. Land shall be developed in increments of workable size which can be completed during a single construction season. Erosion and sediment control measures shall be coordinated with the sequence of grading, development and construction operations. Control

measures such as hydro-seeding, berms, interceptor ditches, terraces and sediment traps shall be put into effect prior to the commencement of each increment of the development and construction process.

- j. Existing trees shall not be cut or otherwise damaged or destroyed within portions of property to be used for required open space, setback or buffer requirements of the city of Blanchard, Oklahoma, Zoning Ordinance.
- k. In cases where retention of natural trees would create unusual hardship or development problems in open space, setback and buffer areas, planted trees may be required in lieu of preserving existing trees.
- l. No paving with concrete, asphalt or other impervious material within the tree crown zone of trees to be preserved shall be allowed.
- m. Soil and other materials shall not be temporarily or permanently stored in locations which would cause suffocation of root systems of trees to be preserved.

§ 22-204 FINAL PLAT.

1. Purpose. The purpose of the final plat is to create a document for record which accurately describes the subdivided land, both as to accurate dimensions and legal provisions which are pertinent to the subdivision.

2. Application. Following approval of the preliminary plat by the planning commission and the city council, the owner or subdivider shall file a written application with the chairman of the planning commission (or his designated representative on the municipal staff) for final plat approval. The application shall:

- a. Be made on forms available in the office of the city clerk;
- b. Comply in all respects with the preliminary plat, as approved by both the planning commission and the city council (if necessary);
- c. Be accompanied by at least four (4) prints of the proposed plat and either one (1) original linen tracing or a reproduction original of stable polyester base (or stable polyester base film);
- d. Be accompanied by two (2) copies of any proposed restrictive covenants;

- e. Be accompanied by one (1) set of “record” plans for any improvements already completed; and
- f. Be delivered to the planning commission chairman (or his designated representative on the municipal staff), or the city clerk, not less than seven (7) days prior to the planning commission meeting date at which the plat is to be reviewed.

3. Planning Commission Review. Upon receipt of the final plat application and materials, the chairman of the planning commission (or his designated representative on the municipal staff) shall set a date for planning commission review of the final plat and shall notify the owner or subdivider, in writing, of said review date. The planning commission’s review shall be in accordance with the following provisions:

- a. The final plat of the proposed subdivision shall be submitted to the planning commission for final approval within two (2) years of the date on which the preliminary plat was approved by the city council. If not submitted for final approval within such time, the preliminary plat shall be considered as having been disapproved, unless the planning commission agrees to an extension of time.
- b. The planning commission shall act upon the final plat within forty-five (45) days after its receipt at city hall by the planning commission chairman (or his designated representative on the municipal staff) for final approval. The subdivider shall be notified in writing upon approval or conditional approval of the final plat by the planning commission. If no action on the final plat has been taken within the above specified time, and the applicant does not agree to an extension of time for action, the plat shall be deemed to have been approved. Certification by the city clerk as to the date of the final plat’s submission and the failure of the planning commission to act thereon within such time shall be sufficient in lieu of written endorsement of approval.
- c. If the final plat is disapproved by the planning commission, the reasons for such disapproval shall be stated in writing, with reference to specific sections of the Comprehensive Plan or those ordinances or regulations with which the plat does not comply. A copy of this statement shall be sent to the applicant, along with one (1) of the prints submitted by the applicant.
- d. If the plat conforms to all of the requirements provided herein, one (1) copy of the final plat shall be forwarded to the city council for its review, along with the written recommendation of the planning

commission and the signature of the chairman of the planning commission on the approved plat.

- e. No vested rights shall accrue to any plat by reason of preliminary or final approval, until the actual signing of the final plat by the mayor. All requirements, conditions or regulations adopted by the planning commission, applicable to the subdivision (or on all subdivisions generally), shall be deemed a condition for any subdivision prior to the time of signing of the final plat by the chairman of the planning commission. Where the planning commission has required the installation of improvements prior to signing of the final plat, said commission shall not unreasonably modify the conditions set forth in the final approval.

4. City Council Review. The city clerk shall be responsible for placing the subdivision on the agenda of the city council and providing written notice of said date to the chairman of the planning commission and the owner (or his agent) of the subdivision. The city council's review of said subdivision shall be in accordance with the following provisions:

- a. The city council shall approve or disapprove the final plat and notify the subdivider of its action. Such notification shall include specific written references to those portions of the plat which are not in compliance with these or other regulations, if the plat is disapproved.
- b. After final approval of the plat and the affixing of all required signatures on the original tracing, the subdivider shall provide the planning commission with three (3) dark-line prints thereof and file with the city clerk one (1) contact reproducible tracing. The applicant shall file the original tracing and two (2) prints with the McClain County Clerk.

5. Approval Period. The final plat shall be filed in the office of the McClain County Clerk within two (2) years after final approval by the city council; if not filed within such time, said approval shall be considered null and void.

6. Boundary Traverse Closure. Boundary traverse closure data, based on the surveyor's or engineer's calculations thereof, shall be provided to the office of the city clerk at the time of submission of the final plat.

7. Specifications. Final plats submitted to the planning commission shall be neatly drawn in ink on a tracing cloth or reproducible mylar, at a scale of one-hundred (100) feet to one (1) inch (tracts of land in excess of forty-thousand (40,000) square feet may be platted at a scale of two-hundred (200) feet to one (1) inch), from an accurate survey; the plat shall be prepared on

sheets whose dimensions are twenty-four (24) inches by thirty-six (36) inches, or which can be folded to these dimensions. The plat shall have a binding margin of two (2) inches on the left side, and minimum margins of one (1) inch on the right side and one and one-half (1½) inches at the top and bottom. The final plat shall bear, or be accompanied by, the following information or materials:

a. (Title Data).

- (1) Name of the subdivision;
- (2) Name of the city, county and state; and
- (3) Location and description of the subdivision, referenced to section, township and range.

b. (Margin Data).

- (1) Map scale, north arrow and date;
- (2) Names and addresses of the developer and the engineer and/or surveyor;
- (3) A key map (on the first sheet in a plat series) showing the location of the subdivision referenced to government section corners, section lines and major streets; when more than two (2) sheets are required for the plat, the key map shall show the sheet number of the sheet for the area included on the sheet;
- (4) Owner's certificate and dedication, signed;
- (5) Surveyor's certificate of survey, signed and his seal;
- (6) Certificate for release of mortgage for any portion dedicated to the public, signed;
- (7) Reference to any separate instruments, including restrictive covenants, filed in the office of the county recorder of deeds, which directly affect the land being subdivided;
- (8) The proper acknowledgements of owners and the consent of the mortgagee to plat restrictions;
- (9) County treasurer's certificate;

- (10) Approval certificate of the planning commission (and the date) over the signature of the planning commission chairman;
- (11) Certificate of the city council's acceptance of ways, easements and public land dedications; and
- (12) Certificate of health department approval, where sanitary sewers are not proposed, signed.

c. (Existing and Proposed Conditions).

- (1) The length of all required lines dimensioned in feet and decimals thereof, and the value of all required true bearings and angles dimensioned in degrees and minutes, as herein specified;
- (2) The boundary lines of the land being subdivided, fully dimensioned by lengths and bearings, and the location of boundary lines of adjoining lands, with adjacent subdivisions identified by official names;
- (3) The lines of all proposed streets, fully dimensioned by lengths and bearings or angles;
- (4) The lines of all proposed alleys; where the length or direction of an alley is not readily discernible from data given for lot and block lines, the length and bearing should be given;
- (5) The widths and names, where appropriate, of all proposed streets and alleys, and of all adjacent streets, alleys and easements, which shall be properly located;
- (6) The lines of all proposed lots, fully dimensioned by lengths and bearings or angles, except that where a lot line meets a street line at right angles, the angle or bearing value may be omitted;
- (7) The outline of any property which is offered for dedication to public use, fully dimensioned and marked "*public*";
- (8) Blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block, with areas to be excluded from platting marked "*reserved*" or "*not a part*";

- (9) The location of all building lines, setback lines and easements for public services or utilities, with dimensions showing their location;
 - (10) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns; and
 - (11) The location and description of all section corners and permanent survey monuments in or near the tract; reference to at least one (1), and preferably two (2), known survey control points shall be shown by angle and distance.
- d. (Floodplain Subdivision Materials).
- (1) All information required on the preliminary plat, including, but not limited to, regulatory flood elevations, boundaries of flood-prone areas, fills, flood protection works and areas subject to special deed restrictions;
 - (2) Floodway and floodway fringe areas, as determined by the city;
 - (3) Final plans for any sanitary sewers, with grading, pipe sizes and points of discharge;
 - (4) Final plans for drainage systems, with grading, impacting, storage and regulating structures, pipe sizes and location of outlets; and
 - (5) Final plans for any water supply and distribution system, with pipe sizes and location of hydrants.

§ 22-205 PRE-PLANNING MEETING.

1. Purpose. To facilitate the platting process by allowing the developer to make a presentation of the proposed development and to discuss the particulars of the project with the Planning commission of the city of Blanchard.

2. Notification of Adjacent Property Owners. The developer is required to provide the legal description of the area intended for development and the names and addresses of all property owners within three-hundred (300) feet of the exterior boundaries of the proposed development to the city clerk no later than twenty-four (24) days prior to the date of the pre-planning meeting. A fee of five (\$5.00) dollars per name must accompany the names and addresses. Each property owner listed shall be notified, by certified mail, of the legal description of the proposed development, the fact that the real estate described is being

considered for development, and the time, date and place of the pre-planning meeting. Notified property owners or their agents will be given the opportunity to appear and make comments at the pre-planning meeting.

3. Meeting Agenda. At the meeting, the developer will be required to inform the planning commission about the proposed development and interested property owners owning property within three-hundred (300) feet of the exterior boundaries of the proposed development will be given the opportunity to make comments. The planning commission will be given the opportunity to ask questions of the developer.

4. Planning Commission Action. At the conclusion of the pre-planning meeting, the planning commission will provide instruction to the developer indicating which sections of the SUBDIVISION REGULATIONS OF THE CITY OF BLANCHARD, OKLAHOMA, will be applicable to the proposed development during the platting and development process.

ARTICLE III

SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

- § 22-301 General design principles and standards.
- § 22-302 Streets: general provisions.
- § 22-303 Streets: alignment.
- § 22-304 Streets: cul-de-sacs and dead-end streets.
- § 22-305 Streets: intersections.
- § 22-306 Alleys: easements.
- § 22-307 Streets and alleys.
- § 22-308 Bridges, culverts, and low water crossings.
- § 22-309 Street and regulatory signs.
- § 22-310 Street lights.
- § 22-311 Pedestrianways.
- § 22-312 Easements: utility.
- § 22-313 Easements: drainage.
- § 22-314 Lots.
- § 22-315 Blocks.
- § 22-316 Building lines.
- § 22-317 Public areas.
- § 22-318 Parks, open spaces and natural features.
- § 22-319 Landscaping and natural features.
- § 22-320 Non-residential subdivisions.
- § 22-321 Planned unit development (PUD).
- § 22-322 Improvements required.
- § 22-323 Contractor's bond and insurance.
- § 22-324 Plans required.
- § 22-325 Miscellaneous provisions.

- § 22-326 Monuments and markers.
- § 22-327 Water system.
- § 22-328 Sewage collection and disposal systems.
- § 22-329 Design criteria for sanitary sewers.
- § 22-330 Storm drainage and flood hazard areas.
- § 22-331 Erosion and sedimentation control measures.

§ 22-301 GENERAL DESIGN PRINCIPLES AND STANDARDS.

1. The design of each new subdivision shall be prepared in accordance with the principles established by the Comprehensive Plan for the city of Blanchard, Oklahoma, and with the minimum standards of these and other regulations.

2. The arrangement of lots, blocks and the street system should be designed to make the most advantageous use of topography and natural physical features. The system of sidewalks, roadways and the lot layout should be designed to take advantage of the visual qualities of the area.

§ 22-302 STREETS: GENERAL PROVISIONS.

1. No subdivision shall be approved unless the area to be subdivided shall have frontage on, and access from, an existing street, unless such street is:

- a. An existing state or county roadway; or
- b. A street shown upon a plat approved by the planning commission and recorded in the McClain County Clerk's office. Such street or highway must be suitably improved as required by the highway regulations and specifications, or be secured by a performance bond required under these subdivision regulations, with the width and right-of-way required by these subdivision regulations.

2. Wherever the area to be subdivided is to utilize existing road frontage, such road shall be suitably improved as provided herein.

3. The arrangement, character, extent, width, grade and location of all streets shall conform to all of the elements of the Comprehensive Plan and be designed in accordance with the provisions of these and other applicable regulations.

4. Roads shall be related appropriately to the topography, to promote good drainage and gravity flow sewer system. Local roads shall be curved wherever possible to provide topographic compatibility. All streets shall be arranged so as to obtain as many as possible of the building sites at, or above,

the grades of the streets. A combination of steep grades and curves shall be avoided.

5. All thoroughfares shall be properly related to special traffic generators (such as industries, business districts, schools, churches and shopping centers), to population densities, and to the pattern of existing and proposed land uses.

6. In business and industrial developments, the streets and other access-ways shall be planned in connection with the grouping of buildings, the location of rail facilities, the provision of alleys, truck loading and maneuvering areas, walks and parking areas, so as to minimize conflict of movement between the various types of traffic (including pedestrian).

7. Proposed streets shall be extended to the boundary lines of the tract to be subdivided (unless prevented by topography or other physical conditions), unless, in the opinion of the planning commission, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.

8. Where the plat to be submitted includes only part of the tract owned or intended for development by the subdivider, a tentative plan of the proposed future street system for the un-subdivided portion shall be prepared and submitted by the subdivider.

9. No street name shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the planning commission and the city council.

10. Major streets in the subdivision shall be planned to conform with the major street plan adopted by the city of Blanchard, Oklahoma, and provision shall be made for the extension of major and secondary thoroughfares. Except for courts, places or cul-de-sacs, streets normally shall provide for a reasonable linkage with streets already dedicated in adjoining or adjacent subdivisions, provide for future connections to adjoining un-subdivided tracts, be a reasonable projection of streets in the nearest subdivided tracts, or conform to a Planned Unit Development approved or adopted by the planning commission.

11. Whenever a subdivision abuts or contains an existing or proposed major street, the planning commission may require service streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

12. Minor streets shall be laid out so that their use by through traffic will be discouraged.

13. Railroad rights-of-way and limited-access highways, where so located as to affect the subdivision of adjoining lands, shall be treated as follows:

- a. In residential districts, a buffer strip at least twenty-five (25) feet in depth, in addition to the normal depth of the lot required in the district, shall be provided adjacent to the railroad right-of-way or limited-access highway. This strip shall be part of the platted lots and shall be designated as follows on the plat: *“This strip is reserved for screening. The placement of structures hereon is prohibited.”*
- b. In districts zoned for business, commercial or industrial uses, the nearest street extending parallel or approximately parallel to the railroad shall, wherever practicable, be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial sites.
- c. Streets parallel to the railroad when intersecting a street which crosses the railroad at grade, shall, to the extent practicable, be at a distance of at least one-hundred and fifty (150) feet from the railroad right-of-way. Such distance shall be determined with due consideration of the minimum distance required for future separation of grades by means of appropriate approach gradients.

14. Reserve strips controlling access to minor streets by parties or persons other than public agencies shall be prohibited.

15. Half-streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, and provided that the planning commission finds it will be practical to obtain the dedication of the other half of the street easement when the adjoining property is subdivided. Whenever a half-street is adjacent to a tract to be subdivided, the other half of the street shall be platted within the tract which is being subdivided.

16. Whenever the major or minor street is located wholly within the proposed subdivision, the total width of the right-of-way shall be dedicated; whenever the major or minor street is located adjacent to the outer edge of the subdivision, one-half (1/2) of the right-of-way shall be dedicated, if it is determined by the planning commission that it is equitable and feasible from an engineering and design standpoint for the other half of the right-of-way to be dedicated from adjacent property.

17. The finished elevation of proposed streets within the designated floodplain shall be no more than two (2) feet below the level of the one-hundred (100) year flood.

18. The criteria established in the “*STREET DESIGN STANDARDS*” table shall be followed in the layout and design of all major and minor streets.

a. Street Design Standards Table

STREET DESIGN STANDARDS

<u>Design Elements</u>	<u>MAJOR STREETS</u>		<u>MINOR STREETS</u>	
	<u>Primary Thoroughfare</u>	<u>Secondary Thoroughfare</u>	<u>Collector</u>	<u>Local</u>
Design Speed	40 mph	30 mph	30 mph	25 mph
Grade:				
Maximum	5%	7%	10%	10%
Minimum	0.5%	0.5%	0.5%	0.5%
Stopping Sight Distance	350 ft.	200 ft.	200 ft.	200 ft.
Number of Traffic Lanes	4 (min)	4	2	2
Minimum Paving Thickness:				
Asphalt Section	Structurally Designed		5 in.	5 in *
Concrete	Structurally Designed		6 in.	6 in.
Minimum Right-of-Way Width	100 ft.	80 ft.	60 ft.	60 ft.
Minimum Roadway Width	50 ft.	50 ft.	32 ft.	26 ft.
Curbs & Gutters	Required	Required	Required	Required

- Minor commercial streets shall have a six (6) inch minimum paving thickness.

RESIDENTIAL ESTATES (R-E)

Design Speed	30 mph
Grade:	
Maximum	10%
Minimum	0.5%
Stopping Sight Distance	200 ft.
Number of Traffic Lanes	2
Minimum Paving Thickness: Asphalt Section	4 in.
Minimum Right-of-Way Width	60 ft.
Minimum Roadway Width	22 ft.
Curbs & Gutters	Not Required

(Ord. No. 2005-19, 10/25/05)

b. Street Exempted from Improvement Standards (unimproved streets).

Streets initially constructed under circumstances that did not require compliance with the street standards of the subdivision regulations may become a part of the recognized maintenance-supported street system of the city of Blanchard under the following conditions:

- i. The street is not defined as a section line road;
- ii. The street was initially constructed as a private road to provide access to private dwellings;
- iii. The street was constructed prior to annexation into the corporate limits of the city of Blanchard;
- iv. The street right-of-way is no less than fifty (50) feet in width, and the road bed is no less than twenty-two (22) feet in width at any point;
- v. The street is constructed of gravel, oil and chip, blade mix or other limited-life material;
- vi. Base preparation and testing processes are conducted consistent

with the procedures set forth in Article III, §22-302, Paragraph 20, with reports received by the city showing ninety-five (95%) base compaction or application of one-thousand (1,000) tons of rock per mile;

- vii. Tinehorns, bar ditches, and drainage systems are inspected and recommended for acceptance by the street department supervisor; and
- viii. Upon completion of the foregoing requirements, the street is presented for dedication, and is dedicated and accepted by the city upon such conditions as may be imposed by the city council.

c. Unimproved Streets Dedicated and Accepted by the City.

Streets meeting the requirements of Article III, §41, Paragraph 18(b):

- i. will be maintained in the same condition as they were at the time of acceptance by the city;
- ii. the city will not be responsible for improving such streets except as part of a general road improvement plan adopted by the city council;
- iii. improved streets constructed of concrete will not be accepted for maintenance until such streets are found to be in compliance with the street standards for concrete streets set forth in Article 111, §22-302, paragraph 18(a) of the Subdivision Regulations.

19. Drainage Ditches. Streets that do not require curbs and gutters must have grassed drainage ditches located on each side of the street. The shoulders should be gently sloped from the edge of the base to the bottom of the ditch which should be a minimum of one (1) foot below the bottom of the paved surface. (Ord. 2001-05, 11/13/01)

20. Base Preparation and Testing Process.

A. The base material, which will underlay the surface paving, will be composed of material best suited for blending and compacting with the natural land surface. The material selected must be blended with the natural surface material to a depth of at least six (6) inches and compacted to ninety-five (95%). The prepared base must be inspected and approved by the city prior to the laying of the surface paving. For streets that do not require curb and gutter, the compacted base area must extend a minimum of four (4) feet beyond the surface paving on each side.

B. Prior to construction, the developer shall arrange and pay for tests by a pre-qualified certified testing company to determine the compaction and optimum moisture content for all types of soil present at the proposed site. The test results shall be submitted directly to the city of Blanchard and certified to by the testing company.

C. From the test results, the developer shall have its engineer submit a sub-base design based on the soil conditions of the proposed site to the city of Blanchard for review and acceptance. This design shall include the type of stabilized subgrade.

D. All areas of fill are to be compacted to ninety-five (95%) standard proctor density. Engineered fills shall be constructed using a maximum of six (6) inch lifts. For all areas of fill greater than twelve (12) inches, the developer shall provide density tests by a pre-qualified certified testing company. The test results shall be submitted directly to the city of Blanchard and certified to by the testing company.

E. After stabilization and prior to paving, the developer shall provide density tests by a pre-qualified certified testing company. The test results shall be submitted directly to the city of Blanchard and certified to by the testing company. A representative of the city of Blanchard shall determine the location of the tests. Approximately one (1) test shall be taken for every fifteen-hundred (1,500) square yards of stabilized base.

F. After the paving is complete the developer shall provide random core test samples by a pre-qualified certified testing company to be taken to verify thickness and density of the material. The core test results shall be submitted directly to the city of Blanchard and certified to by the testing company. A representative of the city of Blanchard shall determine the location of the tests. Approximately one (1) test shall be taken for every one-thousand two-hundred fifty (1,250) square yards of paving.

G. All test results shall be submitted to the city of Blanchard prior to final acceptance. (Ord. No. 2001-05, 11/14/01)

§ 22-303 STREETS: ALIGNMENT.

1. The arrangement of streets shall provide for the continuation of principal streets between adjacent properties, when such continuation is necessary for convenient movement of traffic, effective fire protection, efficient provision of utilities, and where such continuation is in accordance with the Comprehensive Plan.

2. Street jogs with centerline offsets of less than one-hundred and fifty (150) feet shall be avoided.

3. A tangent of not less than one-hundred (100) feet in length shall be introduced between reverse curves on major streets and collector streets.

§ 22-304 STREETS: CUL-DE-SACS AND DEAD-END STREETS.

1. The maximum length of a cul-de-sac shall normally be five-hundred (500) feet, including a turnaround which shall be provided at the closed end, with an inside curb radius of at least forty (40) feet and a right-of-way radius of not less than fifty (50) feet. In the Residential Estates (R-E) District, the street accessing a cul-de-sac may be up to one-thousand two-hundred (1,200) feet in length. (Ord. No. 2001-05, 11/13/01)

2. In the case of temporarily dead-ended streets which are incomplete but designed to provide future connection with adjoining un-subdivided areas, proper provisions shall be made for adequate storm drainage so that storm water does not collect at the ends of these streets. If the adjacent property is undeveloped and the street must dead-end temporarily, the right-of-way and the improvements shall be extended to the property line. The planning commission may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.

3. Where a road does not extend to the boundary of the subdivision and its continuation is not required by the planning commission for access to adjoining property, its terminus shall normally not be nearer to such boundary than fifty (50) feet. However, the planning commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic or utilities. A cul-de-sac turnaround shall be provided at the end of a permanent dead-end street. For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall, in general, be limited in length, in accordance with the design standards of these regulations.

§ 22-305 STREETS: INTERSECTIONS.

1. Streets shall be laid out to intersect at right angles and may be curved, if necessary, in order to make this possible. In no event shall a street intersect any other street at an angle of less than seventy-five (75) degrees.

2. Street corners on local residential streets shall have a minimum radius of twenty (20) feet at the curb line or its equivalent.

3. Street corners on commercial and industrial streets shall have a minimum radius of twenty-five (25) feet at the curb line or its equivalent.

4. Street intersections involving major streets shall have a minimum street corner radius of thirty (30) feet at the curb line or its equivalent.

5. A twenty-five (25) foot area of clear vision at street intersections in subdivisions shall be provided. This area shall be kept clear of all structures and vegetation exceeding a height of three (3) feet above the established municipal street elevation. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way, to the extent deemed necessary to provide adequate and unobstructed vision.

6. Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a two (2%) percent rate at a distance of sixty (60) feet, measured from the nearest right-of-way line of the intersecting street.

§ 22-306 ALLEYS; EASEMENT.

1. Alleys shall be provided in all commercial and industrial subdivisions, except that the planning commission may waive this requirement where other definite and assured provisions are made for service access, such as off-street loading, unloading and parking, consistent with and adequate for, the uses proposed.

2. Alleys for residential areas, if used, shall not be less than twenty (20) feet in width.

3. Alleys serving commercial and industrial areas shall not be less than thirty (30) feet in width.

4. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall permit safe vehicular movement.

5. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities at the dead end, as determined by the planning commission.

6. Where alleys are not provided, easements not less than ten (10) feet wide shall be provided along each rear lot line, and alongside lot lines where necessary for use by public and private utilities. The planning commission may require aerial easements and easements of greater width for the extension of main storm and sanitary sewers and other utilities, where it is deemed necessary. Fenced-in easements shall have fences located only on the property line **or** the easement line; all such easements shall have access gates in the fences, and all fences in a block shall be on the same line if the easement is a drainage easement.

7. Right-of-way widths in excess of the standards designated in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall not be in excess of three (3) to one (1).

§ 22-307 STREETS AND ALLEYS.

1. The developer of any subdivision designed to be used for residential, commercial or other purposes, shall lay out, grade and otherwise improve all streets that are designated on the approved plat or that directly serve the subdivision, in accordance with the standards and specifications of these and other applicable regulations.

2. Streets shall conform in design and layout to the standards and principles contained in this article.

3. Every lot within a subdivision shall have access to a public street. (Private streets, where permitted, must comply with the improvements required of comparable public streets, in accordance with state law.) Driveway installations shall be completed to the street paving edge.

4. Whenever a subdivision contains a street that requires a street facility that is more costly than is required to serve the future occupants of the subdivision, the subdivider shall be required to pay only the portion of the cost of the street that would equal the cost of an improvement required to serve only the subdivision, as determined by the planning commission and the city council.

5. Streets shall be designed, graded and improved to conform to the design and construction specifications and diagrams contained in these subdivision regulations. Construction plans for all street improvements shall be approved by the city council prior to final plat approval and filing. Special consideration shall be given to design and construction of streets around proposed solid waste, "dumpster" locations.

6. In areas where alleys are required, they shall be constructed in accordance with those standards and requirements which may be established by the planning commission and the city council.

§ 22-308 BRIDGES, CULVERTS, AND LOW WATER CROSSINGS.

1. Bridges and low water crossings of primary benefit to the developer, as determined by the planning commission, shall be constructed at the full expense of the developer without reimbursement from municipal or county government. The sharing of expense, as determined by the planning commission, will be fixed by special agreement between municipal or county government and the developer.

2. Bridges, culverts, or low water crossings shall be provided where watercourses cross continuous streets or alleys, and shall be sized and constructed to accommodate the one-hundred (100) year frequency rain, based on the drainage area involved.

3. Design of bridges, low water crossings and culverts shall conform to municipal or county construction specifications.

§ 22-309 STREET AND REGULATORY SIGNS.

1. Street name signs shall be placed at all intersections, within or abutting the subdivision, by the developer. All such signs shall be approved as to type and location by the planning commission and the city council.

2. The developer shall deposit with the city clerk, at the time of the approval of the final plat for the subdivision, a sum to be based on a current estimate by the municipal building inspector, for each regulatory sign required by the city council at road intersections. The city shall then install all such regulatory signs within the subdivision, unless other arrangements are made by the city council.

§ 22-310 STREET LIGHTS.

Provisions shall be made by the developer for adequate lighting of public streets within the proposed subdivision, in accordance with the standards and specifications of the city of Blanchard, Oklahoma.

§ 22-311 PEDESTRIANWAYS.

1. The developer of any subdivision, whether residential or non-residential in character, shall request a determination of the need for pedestrian ways from the planning commission, at the time of preliminary plat submission.

2. The planning commission, after reviewing the request, may require that pedestrian ways be constructed and suitably surfaced, to connect with existing or future walkways in the area and provide for adequate pedestrian circulation.

3. The pedestrian ways plan should consider the provision of adequate pedestrian ways within any subdivision or portion thereof, with consideration given to walkway connections in areas adjacent to, or outside of the subdivision. Pedestrian approaches to such focal points as school sites, recreation areas and parks should be provided for, in addition to pedestrian ways for normal circulation.

4. Pedestrian ways shall be designed and located in accordance with the following provisions.

- a. Minimum paving section where sidewalks are required, shall be four (4) feet in width;
- b. Pedestrian ways shall be located within the dedicated, non-pavement, right-of-way of all roads; and
- c. A median strip of grassed or landscaped area, at least two (2) feet wide, shall separate all pedestrian ways from adjacent curbs; at the discretion of the planning commission, alternative designs may be approved.

5. Pedestrian way design and construction shall consider the guidelines for the design and construction of curb ramps for the physically handicapped, contained in the Oklahoma Department of Transportation's "Safety Design Guide for Municipal Street Systems".

§ 22-312 EASEMENTS: UTILITY.

1. Utility easements will be provide for all lots and shall be of sufficient width to accommodate all anticipated utility service lines. The following placement criteria shall be adhered to:

- a. No utility service line shall be placed closer than two and one-half (2 ½) feet to the utility easement boundary.
- b. There shall be four (4) feet of separation space between each utility service line except the separation space between sewer and water lines which shall be a minimum of ten (10) feet.
- c. With the access road serving the property as the starting reference point, the order of the utility service lines placement will be as follows:
 - (1) Telephone;
 - (2) Electric;
 - (3) Natural Gas;
 - (4) Water;
 - (5) Cable Television; and

- (6) Sewer.

As shown by the figures of “*Typical Utility Placement*” contained in these subdivision regulations. Alternate placement sequences may not be permitted without a written request by the applicant and the written approval by the public works director.

- d. Minimum depth requirements for utility main lines will be as follows:

- (1) Telephone - Two (2) feet;
- (2) Electric - Four (4) feet;
- (3) Natural Gas - Two (2) feet;
- (4) Water - Two & one-half (2½) feet;
- (5) Cable Television - Two (2) feet; and
- (6) Sewer - Four (4) feet.

- e. A ditching permit must be obtained from the city clerk prior to the installation of any utility service line. The ditching permit will only be issued after the written approval of the code enforcement officer. The ditching permit must be available for inspection at the construction site until such time as final acceptance of the utility service line is granted by the code enforcement officer. (Ord. No. 2001-03, 5/8/01)

2. In large-lot subdivisions, or where topographical or other conditions are such as to make impractical the inclusion of utilities within the rear lot lines, perpetual unobstructed easements at least ten (10) feet in width shall be provided alongside lot lines with satisfactory access to the road or rear lot lines. Easements shall be indicated on the final plat.

§ 22-313 EASEMENTS: DRAINAGE.

1. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water or drainage easement, or drainage right-of-way, conforming substantially to the lines of such watercourse, and of such width and/or construction as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width, for maximum potential volume of flow (calculated in a manner as determined by the provisions of these regulations).

2. Where topography or other conditions are such as to make the inclusion of drainage facilities within road rights-of-way impractical, perpetual unobstructed easements at least fifteen (15) feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the final plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities.

3. When a proposed drainage system will carry water across private lane outside the subdivision, appropriate drainage rights must be secured and indicated on the Final plat. The city of Blanchard, Oklahoma, will not encourage transfer of a drainage problem onto adjacent property.

4. The applicant shall dedicate, either in fee simple title, or by drainage or conservation easement, land on both sides of existing watercourses, to a distance to be determined by the planning commission.

5. Low-lying lands along watercourses subject to flooding or overflow during storm periods, whether or not included in areas of dedication, shall be preserved and retained in their natural state as drainage ways. Such land or lands subject to periodic flooding shall not be computed in determining the number of lots to be utilized for average density procedure, nor for computing the area requirements of any lot.

6. Utility lines shall NOT be located within drainage easements without approval of the planning commission and special floodplain design factors being considered.

§ 22-314 LOTS.

1. Lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and health regulations, and in providing driveway access to buildings on such lots from an approved street. Where possible, driveways shall be designed and arranged so as to avoid requiring vehicles to back into traffic on major streets or collector streets.

2. Lot dimensions shall comply with the minimum standards of the zoning ordinance. Where lots are more than double the minimum required area for the zoning district, the planning commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the zoning ordinance and these regulations.

3. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan. Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum front yard setback from both streets.

4. The depth of residential lots, other than lots for townhouses, should not be less than one-hundred (100) feet.

5. The area of residential lots, other than lots for townhouses, shall not be less than six-thousand (6,000) square feet.

6. In subdivisions where septic tanks or other individual sewerage disposal devices are to be installed, the size of all lots included in such subdivision shall be subject to the approval of the county health department. The health department shall notify the developer and the planning commission in writing of its findings.

7. Double frontage and reverse frontage lots shall be avoided, except where they are needed to provide for the separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

8. Platted lots shall not be required for subdivisions involving rented or leased space for commercial and industrial use, but when provided should be of appropriate size and arrangement to provide for adequate off-street parking and loading facilities based on the intended use. No individual parcel shall be created for a particular commercial or industrial use that has an area, width or depth that is less than is required for the permitted use under the applicable provisions of the zoning ordinance.

§ 22-315 BLOCKS.

1. The dimensions and shape of blocks shall consider the following:
 - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated;
 - b. Zoning requirements (lot sizes and dimensions);
 - c. Convenient access, circulation, control and safety of street traffic; and
 - d. Limitations and opportunities of topography.

2. Blocks for residential use shall not be longer than one-thousand eight-hundred (1,800) feet, measured along the center line of the block.

3. Pedestrian ways or crosswalks, not less than four (4) feet wide or more than ten (10) feet in width, may be required by the planning commission through the center of blocks more than eight-hundred (800) feet long, where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.

4. Blocks used for residential purposes should be of sufficient width to allow for two (2) tiers of lots of appropriate depth. Blocks intended for business and industrial use should be of a width suitable for the intended use, with due allowance for off-street parking and loading facilities.

§ 22-316 BUILDING LINES.

1. Building lines shall be provided for all residential subdivisions, in accordance with the setback requirements of the zoning ordinance.

2. A side yard building line shall be provided not less than five (5) feet back of a crosswalk right-of-way line on the side of a lot abutting a midblock crosswalk or pedestrian way.

3. Where there is found to be a producing oil or gas well which is in or within one-hundred and fifty (150) feet of the boundaries of the proposed subdivision, or an abandoned oil or gas well which is not adequately plugged according to the standards established by state law and the Oklahoma Corporation Commission (and so certified by said corporation commission) and which is outside of the boundaries of a proposed subdivision but within one-hundred and fifty (150) feet thereof, there shall be a building setback line placed on the plat so as to prevent the erection of any building within one-hundred and fifty (150) feet of such wells. Where there is found to be an abandoned oil or gas well which is adequately plugged according to the standards established by state law and the Oklahoma Corporation Commission, which well is within the boundaries of a proposed subdivision, certificate or clearance from the Oklahoma Corporation Commission shall be obtained for each such well before the Final plat of the subdivision is approved.

§ 22-317 PUBLIC AREAS.

1. Except when an applicant utilizes Planned Unit Development provisions, whenever a tract to be subdivided includes a school, recreational uses (in excess of the requirements of §22-314, above), or other public use as indicated in the Comprehensive Plan or any portion thereof, such space shall be suitable incorporated by the applicant into his preliminary plat. After proper determination of its necessity by the planning commission and the appropriate

local official or other agency involved in the acquisition and use of such site, and after a determination has been made to acquire the site by the public agency, the site shall be suitably incorporated by the applicant into the preliminary and final plats.

2. The planning commission shall refer the proposal to the public body concerned with acquisition for its consideration and report. The planning commission may propose alternate areas for such acquisition and shall allow the public body or agency thirty (30) days for reply. The agency's recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired, and an estimate of the time required to complete the acquisition.

3. Upon receipt of an affirmative report, the planning commission shall notify the property owner and designate on the preliminary and final plats that area proposed to be acquired by the public body.

4. The acquisition of land reserved by a public agency on the final plat shall be initiated within twelve (12) months of notification, in writing, from the owner that he intends to develop the land. Such letter of intent shall be accompanied by a site plan of the proposed development and a tentative schedule of construction. Failure on the part of the public agency to initiate acquisition within the prescribed twelve (12) months shall result in the removal of the "reserved" designation from the property involved and the freeing of the property for development, in accordance with these regulations.

§ 22-318 PARKS, OPEN SPACES AND NATURAL FEATURES.

1. Where, as indicated by the Comprehensive Plan, a proposed subdivision contains, wholly or in part, a proposed public open space (parks, recreation areas, etc.), the following requirements shall apply.

- a. In subdivisions containing eighty (80) acres or more, the subdivider shall make a dedication of suitable land for public purposes of not less than two (2%) percent of the total land area of the subdivision.
- b. In subdivisions containing less than eighty (80) acres, the Planning Commission shall require the dedication of one (1%) percent of the total land area, or shall require the payment of a fee equal to the market value of one (1%) percent of the total land area of the subdivision. Such fee is to be deposited in a fund reserved and expended for park facilities and improvements only.
- c. In lieu of either of the above standards, the subdivider may elect to retain two (2%) percent of the total land area, to be designated as park or open spaces, etc., such land to be maintained by the subdivider or by agreement of the purchasers of lots (i.e.,

“Homeowner’s Association”) in the subdivision (formal agreement required).

- d. In no case will the subdivider dedicate land for public parks and open spaces unless the city of Blanchard, Oklahoma, agrees to accept and maintain such parks or open spaces.

2. Existing natural or man-made features which would add value to residential development or to the city of Blanchard, Oklahoma, as a whole, such as tree masses, water-courses, landmarks, historic sites and similar irreplaceable assets, shall be preserved in the design of the subdivision, whenever possible. No trees shall be removed from any subdivision nor any change of grade of the land effected until approval of the preliminary plat has been granted and a “Notice of Intent” from the DEQ has been submitted to the city clerk. All trees on the plat required to be retained shall be preserved, and all trees, where required, shall be welled and protected against change of grade. The preliminary plat shall show the estimated number of existing trees and shall further indicate the location of all those marked for retention, as well as the location of all proposed shade trees along the street side of each lot.

3. New trees provided in new subdivisions shall be approved by the planning commission and shall be planted in accordance with all municipal regulations. Only long-lived trees, acceptable to the planning commission, shall be planted, consistent with the Comprehensive Plan.

4. The preliminary plat and final plat shall include an easement authorizing the local government to plant shade trees within five (5) feet of any required access or right-of-way; this provision may be waived at the option of the planning commission.

§ 22-319 LANDSCAPING AND NATURAL FEATURES.

1. Existing natural features which would add value to residential development (such as trees or watercourses) shall be considered for preservation in the design of the subdivision. No trees shall be removed from any proposed subdivision, nor any change of grade of the land made, until the Planning commission has approved the Preliminary plat.

2. All trees, etc. to be preserved, shall be shown on the preliminary plat.

3. All trees shall be welled and protected against change of grade, wherever necessary.

4. New trees and landscaping to be provided by the developer, shall be subject to review and approval by the Planning commission, in accordance with the city's beautification policies and plans.

5. Applicable provisions of the city's code of ordinances shall be considered.

6. New developments shall include plans for design of screened-in "dumpster" areas to be integrated with street and parking facilities.

§ 22-320 NON-RESIDENTIAL SUBDIVISIONS.

1. If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision with respect to such land shall be made according to such provisions as the planning commission may require.

2. A nonresidential subdivision shall be subject to all of the requirements of the zoning ordinance, as well as such additional standards as may be required by the planning commission.

3. In addition to the principles and standards in these regulations, the applicant shall demonstrate to the satisfaction of the planning commission that the street, parcel and block pattern proposed is specifically adapted to the uses anticipated, and takes into account other uses in the vicinity. The following principles and standards shall be observed:

- a. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development appropriate, desired or anticipated;
- b. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon;
- c. Special requirements may be imposed with respect to street, curb, gutter and sidewalk design and construction;
- d. Special requirements may be imposed with respect to the installation of public utilities, including water, sewer and storm water drainage;
- e. Every effort shall be made to protect adjacent areas from the potential nuisance of a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and

provisions for a permanently-landscaped buffer strip when necessary; and

- f. Streets carrying non-residential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

§ 22-321 PLANNED UNIT DEVELOPMENT.

Whenever a subdivision is developed as a Planned Unit Development under the appropriate provisions of the zoning ordinance, wherein adequate park or recreational area is provided, through traffic is cared for adequately and the majority of the minor streets are of the cul-de-sac or loop type, the planning commission may vary the design requirements of these regulations, in order to allow the subdivider more freedom in the arrangement of streets and lots, but at the same time protect the convenience, health, safety and welfare of the entire community. In no case, however, shall the overall density, intensity of use or land area coverage for the Planned Unit Development exceed those minimums established in the zoning ordinance for the district in which such uses would normally be located.

§ 22-322 IMPROVEMENTS REQUIRED.

1. Any final plat or subdivision located within the municipal and regional planning commission's jurisdiction shall not be approved unless the developer or subdivider shall provide the improvements specified in this article, or file surety bonds with the city clerk to insure the actual construction and maintenance of such improvements, according to the principles and standards approved by the city council, and contained in these and other applicable Regulations.

2. No building permit shall be issued for any lot prior to the construction of all offsite improvements as are required by the city of Blanchard, Oklahoma, and which have been accepted by the city council of Blanchard, Oklahoma.

3. Prior to, and as a pre-requisite for, the issuance of a building permit for a residential or commercial building, on lots located in the original townsite of Blanchard, Oklahoma, the municipal building inspector shall determine that the property is accessible by a presently open, hard-surfaced public street or a private drive connecting to a presently open, hard-surfaced public street.

- a. In cases where the property does not adjoin a presently open, hard-surfaced public street, but does adjoin a dedicated street right-of-way over which a hard-surfaced street has not been constructed, no building permit shall be issued for construction on such property

until such time as there has been construction of a hard-surfaced public street.

- b. The city council of the city of Blanchard, Oklahoma, may, as a condition of the issuance of such a building permit, require the construction of a hard-surface roadway over said right-of-way to such specifications as it deems necessary, given the nature of the area and use expected. Nothing in this Article shall be construed as authorizing construction in said right-of-way without a formal opening of such right-of-way by the city council.

§ 22-323 CONTRACTOR’S BOND AND INSURANCE.

The subdivider/developer shall guarantee to complete all improvements required by these regulations and other ordinances in a manner satisfactory to the city engineer. To secure this surety, the subdivider/developer shall provide one of the following guarantees:

1. Commercial Surety Performance and Payment Bond. The subdivider/developer shall obtain a security bond from a surety bonding company authorized to do business in the state of Oklahoma. The bond shall be filed with the city clerk and shall be payable to the city of Blanchard. The amount of the bond shall be at one-hundred (100%) percent of the entire cost of construction, as estimated by the subdivider’s/developer’s engineer and approved by the city engineer, of installing all specified improvements. The duration of the bond shall be until such time as the improvements are accepted by the city council in accordance with Section 22-325.

2. Cash or Escrow Account. The subdivider/developer shall deposit cash, or other instrument readily convertible into cash at face value, either with the city of Blanchard or in escrow with a bank. The use of any instrument other than cash, and, in the case of an escrow account, the bank must agree to accept said deposit subject to the terms and conditions of an escrow agreement, the form and substance of which shall be subject to the approval of the city attorney. The amount of the deposit shall be at one-hundred (100%) percent of the entire cost of the construction, as estimated by the subdivider’s/developer’s engineer and approved by the city engineer, of installing all required improvements. If a bank escrow account is used, the subdivider/developer shall file with the city clerk an agreement between the financial bank, the city of Blanchard and himself guaranteeing the following:

- a. that the funds of said escrow account shall be held in trust until released by the city council when the obligation is complete and may not be used or pledged by the subdivider/developer as security in any other matter during that period; and

- b. that in the case of a failure, as determined by the city council, on the part of the subdivider/developer to complete said improvements, the bank shall immediately make the funds in said account available to the city for use in the completion of those improvements.

3. Inspections and Certifications. The city engineer, or other qualified designee of the city manager, shall inspect for defects in the construction of the required improvements. Upon completion of the improvements, the city engineer shall file with the city council, either a Certificate of Completion certifying that the improvements have been completed in accordance with the Blanchard Design Criteria and Technical Specifications or a statement that the improvements are defective, listing the defects. Upon completion of the improvements, the subdivider/developer and his engineer shall file with the city council “as-built” construction plans and a statement stipulating the following:

- a. that are required improvements are complete;
- b. that the subdivision improvements are in compliance with these subdivision regulations and the Blanchard Design Criteria and Technical Specifications;
- c. that the subdivider/developer knows of no defects in the improvements;
- d. that the subdivision improvements are free and clear of any encumbrance or lien;
- e. that all fees for supervision and inspection of all water, sewer, drainage, paving, etc. shall be paid to the city of Blanchard prior to any inspections and in accordance with the following schedule:

<u>Est. Cost of Construction</u>	<u>Percentage Fee</u>
Up to \$2,000.00	3.5%
Next \$3,000.00 (\$2,001 - \$5,000)	3.0%
Next \$5,000.00 (\$5,001 - \$10,000)	2.5%
Next \$15,000.00 (\$15,001 - \$25,000)	2.0%
Next \$25,000.00 (\$25,001 - \$50,000)	1.5%
Over \$50,000.00	1.0%

4. As-Built Construction Plans. Five (5) sets of as-built construction plans, certified and signed by a registered engineer shall be filed with the city planner prior to the acceptance by the city council of any improvement installed by the subdivider/developer.

5. Improvements Acceptance or Forfeiture. The Blanchard City Council shall formerly accept, by resolution, any or all improvements, upon written recommendation from the planning commission, before such improvements become public property, provided that all statements and agreements specified above have been received and that as-built construction plans have been submitted. The maintenance bond shall begin with the approval by the city council and shall be provided to the city as indicated in Subsection 6 below.

No building permits shall be issued nor shall municipal utility services be extended to any lot or portion of the subdivision where improvements have not been completed, dedicated and accepted.

If the city council determines that any portion of the required improvements are not acceptable for dedication as outlined above within two (2) years, either for reasons of incompleteness or for substandard construction, the city council shall declare whatever security has been pledged as a guarantee to be forfeited. Upon declaring such security to be forfeited, the city council shall go into possession of said security and use it to complete the subdivision improvements or the reconstruction of such improvements to the proper specifications. Any unused portion of these securities shall be returned to the subdivider/developer, the bonding company, or crediting institution as is appropriate. In the event the security is not sufficient to complete or reconstruct such improvements to the proper specification, the subdivider/developer shall be liable any additional funds necessary to complete or reconstruct such improvements to the proper specifications.

6. Maintenance Bonds. Regardless of the type of surety selected by the subdivider/developer to assure completion of the subdivision improvements, the subdivider/developer shall, prior to the date that the city council accepts said improvements, deliver to the city a maintenance bond from a company legally qualified to issue such maintenance bond within the state of Oklahoma. The bond shall be filed with the city planner, approved by the city attorney and shall be payable to the city of Blanchard. The amount and duration of the bonds shall be as follows:

a.	<u>Water/Sewer/Drainage</u>	<u>Percentage</u>
	1 st Year:	100%
	2 nd Year:	50%
b.	<u>Paving</u>	<u>Percentage</u>
	1 st Year:	100%
	2 nd Year:	50%
	3 rd Year:	25%

[Ord. No. 662, 10/24/17; Ord. No. 675, 5/22/18]

§ 22-324 PLANS REQUIRED.

1. Plans for the improvements required by this article shall be prepared by a certified professional engineer, as required by state law.

2. One (1) set of “*record plans*” and specifications, certified and signed by an engineer registered in the state of Oklahoma, shall be filed with the city clerk, prior to the acceptance by the city council of any improvements installed by the subdivider, consistent with state law.

§ 22-325 MISCELLANEOUS PROVISIONS.

1. All improvements shall be designed and installed so as to provide for a logical system of utilities, drainage and streets, and to create continuity of improvements for the development of adjacent properties.

2. The construction and installation of all improvements required by these rules and regulations shall be completed within two (2) years of the date of approval of the final plat by the planning commission, unless good cause can be shown for the granting of an extension of time by authority of the planning commission or the city council.

3. All utility facilities, including but not limited to, gas, electricity, telephone, and CATV cables, shall be located underground within the subdivision. Wherever existing facilities are located above ground, except where such facilities are located on public roads or rights-of-way, they may be removed and placed underground. Underground service connections to the street property line of each platted lot shall be installed at the developer’s expense. At the discretion of the planning commission, the requirement for service connections to each lot may be waived in the case of adjoining lots to be retained in single ownership and intended to be developed for the same primary use. After installation of such lines, “*as installed*” diagrams shall be furnished by the installer to the municipal building inspector, drawn to scale and indicating the location of all lines.

4. In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules and regulations.

- a. All applicable provisions of state statutes;
- b. The Official Comprehensive Plan, the adopted Zoning Ordinance, building and housing codes and all other applicable laws of the city of Blanchard, Oklahoma;
- c. The special requirements of any rules and regulations of the state health department and/or other appropriate state agencies;

- d. The rules and regulations of the Oklahoma Department of Transportation if the subdivision or any lot contained therein abuts a State highway or connecting street; and
- e. The standards and regulations adopted by the city council and all boards, commissions, agencies and officials of the city of Blanchard, Oklahoma, including the adopted policies and resolutions adopted by the Blanchard Municipal Improvement Authority.

§ 22-326 MONUMENTS AND MARKERS.

1. The developer of any subdivision shall install, within that subdivision, permanent reference monuments and markers, placed flush with the ground, in accordance with the provisions of this section.

2. All monuments and markers shall be properly set in the ground and approved by a registered land surveyor, prior to the time the planning commission recommends approval of the final plat.

3. Existing monuments or markers shall not be disturbed, unless absolutely necessary, in which case the monuments or markers shall be replaced at the exact spot from which they were removed.

4. The location of all monuments and markers (existing and new) shall be included on the final plat.

5. Three (3) types of monuments and markers shall be used for different situations. The following specifications shall be applicable to each type of situation:

- a. (Type "A") Permanent reference monuments shall be placed at the intersection of the centerlines of rights-of-way, regardless of whether the paving of the street is centered in the right-of-way. There shall be a minimum of one (1) such monument in each subdivision, with an additional such monument required for each twenty (20) acres over the first twenty (20) acres. If no two (2) of the intersection monuments are within line-of-sight of each other, an additional marker shall be placed on the right-of-way centerline, so as to establish a straight line which can be seen (line-of-sight) from one (1) end to the other. An additional such marker shall be placed at the center-point of the turnaround in each cul-de-sac.

These monuments shall be of non-corrosive metal plate, set in accordance with the accompanying diagram, and each shall be stamped with a cross at the point of intersection and the elevation to the nearest tenth of a foot.

- b. (Type “B”.) Permanent reference markers shall be placed at each turning point in the external boundary of the subdivision, to be set in concrete in accordance with the diagram below.
- c. (Type “C”.) Permanent reference markers shall be placed at:
 - (1) each corner of each block;
 - (2) each corner of each lot;
 - (3) the points of curvature and points of tangency of all inside and outside rights-of-way lines;
 - (4) the point of intersection of the outside line of a curve in a street right-of-way; and
 - (5) on all Quarter Section points within the subdivision or on its perimeter, to be set in unexcavated earth.

§ 22-327 WATER SYSTEM.

1. The developer shall install water lines and fire hydrants in accordance with the standards and specifications of these and other applicable regulations. In no case shall the use of flexible PVC pipe or any rigid plastic with a wall thickness and strength of less than ASA Standard Schedule 40, be allowed.

2. Action shall be taken by the developer to extend or create a water supply system capable of providing domestic water use and fire protection. This system shall provide an adequate supply of potable water to every lot in the subdivision.

3. Fire hydrants shall be required for all subdivisions except those approved for low-density zoning districts in which individual wells are to be used. Fire hydrants shall be located no more than six-hundred (600) feet apart and within five-hundred (500) feet of any structure. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements shall be installed before any final paving of a street shown on the subdivision plat.

4. Where a public water main is within thirteen-hundred and twenty (1,320) feet, the developer shall install adequate water facilities (including fire hydrants), subject to the specifications of state or municipal requirements. All water mains shall be at least six (6) inches in diameter. (Ord. No. 2000-02, 4/11/00)

5. Water main extensions shall be approved by appropriate government agencies.

6. To facilitate the above, the location of all fire hydrants, all water supply improvements and the boundary lines of any proposed districts, indicating all improvements proposed to be served, shall be shown on the Preliminary plat, and the cost of installing same shall be included in the improvement bond to be furnished by the developer.

7. In subdivisions approved by the planning commission for low-density zoning districts, if a public water system is not available, individual wells may be used or a central water system provided in such a manner that an adequate supply of potable water will be available to every lot in the subdivision. Water samples shall be submitted to the Oklahoma State Department of Health for its approval, and individual wells and central water systems shall be approved by the Oklahoma State Department of Health.

8. If the planning commission requires that a connection to a public water main be eventually provided as a condition to approval of an individual well or central water system, the applicant shall make arrangements (including the provision of necessary easements) for future water service at the time the plat receives final approval. Improvement or cash bonds may be required to insure compliance.

9. Locator wires shall be placed at each meter and valve along all water lines.

10. Lines shall be buried a minimum depth of forty-eight (48) inches.

11. Oklahoma State Department of Health requirements for parallel or crossing water and sewer line installations are hereby adopted by reference.

12. All fire hydrants and valve boxes to be set to proposed final grade with steamer nozzle a minimum of 15 inches above ground level. All fire hydrants to have a cast iron lead.

13. When crossing streets, driveways subject to heavy traffic, alleys and structures, etc., pipe shall be installed with sand backfill. Pipe to be installed in accordance with city specifications at all other locations.

14. All staking for alignment and grade will be done under the supervision of a registered professional engineer or a registered land surveyor. Grade stakes will be marked and cut sheets will be furnished to the city inspector on the project prior to construction.

15. Unless specifically authorized all gate valves are to be located at P.C. or P.T. of street curb. When fire hydrants are required they shall be located within five (5') feet of gate valves.

§ 22-328 SEWAGE COLLECTION AND DISPOSAL SYSTEMS.

1. In accordance with the standards and specifications of these and other applicable regulations, the subdivider shall install sanitary sewers whenever a sanitary sewer is reasonably accessible, as determined by the city's code of ordinances or the planning commission. If a public sanitary sewer is placed in a street or alley abutting any property, the owner thereof shall be required to connect to said sewer for the purpose of waste, and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage disposal system, consistent with the code of ordinances for the city of Blanchard, Oklahoma.

2. Whenever a sanitary sewer is not reasonably accessible, septic tanks or other unit disposal systems may be used, provided that such systems comply with the requirements of the Oklahoma State Department of Health and are not located within twenty (20) feet of the lot line of the lot on which the system is located. Where sanitary sewer systems are not reasonably accessible and will not become available for a period in excess of five (5) years, the applicant may install sewage systems as follows:

- a. Medium-Density Residential Districts: Central sewerage system only; no individual disposal systems will be permitted. Where plans exist for a public sewer system to be built in a greater period than five (5) years, the applicant shall install all sewer lines, laterals and mains to be in permanent conformance with such plans and ready for connection to such public sewer main.
- b. Low-Density Residential Districts: Individual disposal systems or central sewerage systems may be used; however, easements for future use shall be included on the final plat.

3. All sanitary sewer improvements shall be designed by an engineer registered in the state of Oklahoma, and shall be approved by the city council, the planning commission, the Oklahoma State Department of Health and other appropriate agencies. Sanitary sewer design shall be in accordance with the design criteria for sanitary sewers in this article. In no case shall the use of flexible PVC pipe or any rigid plastic pipe with a wall thickness and strength of less than ASA Standard Schedule 40, be allowed. Locator wires shall be placed at all main connections.

4. When required or proposed improvements correspond with recommended improvements contained in the city's Comprehensive Plan, or

other approved sanitary sewer report or document, said facility shall be designed in accordance with said plan or report; all appropriate policies and plans of the Blanchard Municipal Improvements Authority shall also be followed.

5. When an improvement required by the Comprehensive Plan, or other approved sanitary sewer report or document, exceeds the capacity needed to serve the proposed development, the city of Blanchard, Oklahoma, may participate in the excess cost of such facility, in accordance with said city's adopted utility extension policies.

6. In Low and Medium Density Residential Districts, where a public sanitary sewerage system is reasonably accessible, and will become available within a reasonable time (not to exceed five (5) years), the developer may choose one of the following alternatives:

- a. (Central Sewerage System). (Maintenance cost to be assessed against each property benefited.) Where plans for future public sanitary sewerage systems exist, the developer shall install the sewer lines, laterals and mains to be in permanent conformance with such plans and ready for connection to such public sewer mains; or
- b. (Individual Disposal Systems). The developer shall install sanitary sewer lines, laterals and mains from the street curb to a point in the subdivision boundary where a future connection with the public sewer main shall be made, in addition to allowing the use of individual systems on each site. As a condition of building permit approval on each housing unit in such an area, sewer lines shall be laid from the house to the street line, and a connection shall be available in the home to connect from the individual disposal system to the sewer system when the public sewers become available. Such sewer systems shall be capped until ready for use and shall conform to all plans for installation of the public sewer system, where such exist, and shall be ready for connection to such public sewer main.

7. Sewer collection and disposal systems in High Density Residential and Non-Residential Districts shall connect with public sanitary sewerage systems. Sewers shall be installed to serve each lot and to grades and sizes required by local officials and approving agencies. No individual disposal system or treatment plants (private or group disposal systems) shall be permitted. Sanitary sewerage facilities (including the installation of laterals in the right-of-way) shall be subject to the specifications, rules, regulations and guidelines of the city of Blanchard, Oklahoma, and the Oklahoma State Department of Health.

8. If public sewer facilities are not available and individual disposal systems are proposed, minimum lot areas shall conform to the requirements of

the zoning ordinance, and percolation tests and test holes shall be made as directed by the municipal's building official and the results submitted to the health department. The individual disposal system, including the size of the septic tanks and size of the tile fields or other secondary treatment devices, shall also be approved by the municipal's building official, and be in accordance with the state statutes.

§ 22-329 DESIGN CRITERIA FOR SANITARY SEWERS.

1. These design criteria are not intended to cover extraordinary situations. Deviations will be allowed and may be required in those instances where considered justified by the city council.

2. Design Factors. Sanitary sewer systems should be designed for the ultimate tributary population. Due consideration should be given to current regulations and reports, where applicable. Sewer capacities should be adequate to handle the anticipated maximum hourly quantity of sewerage and industrial waste, together with an adequate allowance for infiltration and other extraneous flow.

3. Maximum Size. The diameter of sewers proposed shall not exceed the diameter of the existing or proposed outlet, whichever is applicable, unless otherwise approved by the planning commission.

4. Minimum Size. No public sewer shall be less than eight (8) inches in diameter, except that the use of a six (6) inch diameter sewer may be permitted in situations where it cannot be extended and no more than four-hundred (400) feet will be installed in any one (1) place.

5. Velocity of Flow. All sewers shall be designed and constructed with hydraulic slopes sufficient to give mean velocities, when flowing full, of not less than two (2.0) feet per second (based on Kutter's or Manning's formula, using an "n" value of 0.013). Use of other practical "n" value will be approved for the longer pipe sections, if deemed justifiable on the basis of research or field data presented. The following are the minimum slopes which should be provided, especially where the depth of flow may be small, and are desirable minimums in all parts of the system:

Under special conditions, if full and justifiable reasons are given, slopes slightly less than those required for the two (2) foot per second velocity when full, may be permitted. Such decreased slopes will only be considered where the depth of flow will be 0.3 of the diameter or greater for design average flow. Whenever such decreased slopes are selected, the Engineer must furnish with his report his computations of the depths of flow in such pipes at minimum, average and peak rates of flow. It is recognized that such flatter grades may cause additional sewer maintenance expense and odor nuisance. The selection of the size of pipe

shall be determined on the basis of the most desirable flow characteristic obtainable.

6. Alignment. All sewers shall be laid with straight alignment between manholes, unless otherwise directed or approved by the planning commission or the city council.

7. Manhole Location. Manholes shall be installed at the end of each line, at all changes in grade, size or alignment, at all intersections, and at distances not greater than four-hundred (400) feet for sewers fifteen (15) inches and smaller, and five-hundred (500) feet for eighteen (18) inches in diameter and larger.

8. Manholes. The difference in elevation between an incoming sewer and the manhole invert shall not exceed twelve (12) inches except where required to match crowns. The use of drop manholes will require approval by the local government engineer. The minimum inside diameter of the manholes shall conform to those specified by the city council or the planning commission. Inside drop manholes will require special considerations; however, in no case shall the minimum clear distance be less than that indicated above. When a smaller sewer joins a larger one, the crown of the smaller sewer shall not be lower than that of the larger one. The minimum drop through manholes shall be 0.2 feet.

9. Sewerage Locations. Sanitary sewers shall be located within street or alley rights-of-way, unless topography dictates otherwise. When located in easements on private property, access shall be available to all manholes. A manhole shall be provided at each street or alley crossing. End lines shall be extended to provide access from street or alley rights-of-way, where possible. Imposed loading shall be considered in all locations. Not less than six (6) feet of cover shall be provided over the top of the pipe in street and alley rights-of-way or three (3) feet in all other areas.

10. Water Supply Interconnections. There shall be no physical connection between a public or private potable water supply system and a sewer, which will permit the passage of any sewage or polluted water into the potable supply. Sewers shall be kept removed from water supply wells and other water supply sources and structures.

11. Relation of Sewers to Water Mains. A minimum horizontal distance of ten (10) feet shall be maintained between parallel water and sewer lines. At points where sewers cross water mains, the sewer shall be constructed of cast iron pipe or encased in concrete for a distance of ten (10) feet in each direction from the crossing, measured perpendicular to the water line. All state department of health requirements relevant to this relationship are hereby adopted by reference.

12. General Notes for Pre-Cast Manholes.
- a. All precast components shall be reinforced with their respective ASTM specifications (C-478).
 - b. All joints shall have approved rubber rings.
 - c. All lifting holes shall be repaired with a mixture of cement and sand grout firmly packed.
 - d. The interior surfaces of manhole and cone sections shall be coated with two (2) coats of inertol or approved equal.
 - e. The minimum compressive strength of the concrete in manhole and cone sections shall be four-thousand (4,000) PSI.
 - f. Cement used in the construction of precast reinforced concrete manholes shall conform to the requirements of the standard specifications for portland cement (ASTM designation: C 150).
 - g. The minimum shell thickness for precast concrete reinforced manholes shall be:
 - (1) At a depth of zero (0) to sixteen (16) feet. (0 to 4.9m)
 - (a) One-tenth (1/10) internal shell diameter or four (4) inches (10 cm.), whichever is greater.
 - (2) At a depth of sixteen (16) feet or greater (4.9m).
 - (a) One-twelfth (1/12) internal shell diameter or five (5) inches (13 cm.), whichever is greater.
 - h. Any precast reinforced concrete section which has been damaged in transit or on site such that the water tightness of the section has been affected adversely shall NOT be utilized in the construction of the manholes.
 - i. Materials for concrete used for manhole bases shall conform, as a minimum, to the following current specifications:
 - (1) Portland Cement – ASTM C 150
 - (2) Aggregate for mortar – ASTM C 144
 - (3) Fine and coarse aggregate – ASTM C 33

Water: clean and free from deleterious substances. Total water content of concrete shall not exceed 6.5 gallons (54.2 l) of water per one-hundred (100) pounds (100 lbs.) of cement in the mix.

- j. The base shall be poured of a minimum 3,000 PSI (20.684 kn/sm) concrete with a maximum slope of four (4) inches (10 cm), vibrates or tamped. The base shall have a minimum diameter eight (8) inches (20 cm) greater than the outside diameter of the manhole. The base shall have a minimum eight (8) inch (20 cm) thickness beneath the manhole wall.
- k. The invert flow channel shall be formed during or immediately after the pouring of the manhole base and brush finished as soon as the concrete has sufficiently set. The flow channel through manholes shall be made conform to shape and in slope to that of the sewers. Sewer pipe, with the top half removed, shall be laid through the manhole whenever possible.

The inside bottom of the manhole shall rise a minimum of one (1) inch per foot (8.3 cm/m) from the side of the pipe or the flow channel to the wall of the manhole. Dips or projections capable of holding water or solid materials will not be permitted. The concrete shall set for twenty-four (24) hours before any pipe inside the manhole is trimmed.

- l. All sewers constructed of rigid or semi-rigid pipe extending from all manholes shall be encased with concrete for a distance of three (3) feet (0.9m) from the outside wall of the manhole. This support may be deleted if a flexible, watertight gasket is used to connect the sewer to the manhole. No support is required for sewers constructed of flexible pipe.
- m. The interior surface of all brick and concrete manhole walls shall receive two (2) coats of inertol (block sewer type paint) or equal. A minimum of twenty-four (24) hours shall elapse between coats.

13. General Notes for Fiber-Reinforced Polyester Manholes.

- a. Materials for concrete used for manhole bases shall conform, as a minimum, to the following current specifications:
 - (1) Portland Cement – ASTM C 150
 - (2) Aggregate for mortar – ASTM C 144

(3) Fine and coarse aggregate – ASTM C 33

Water: Clean and free from deleterious substances. Total water content of concrete shall not exceed 6.5 gallons (54.2 l) of water per one-hundred (100) pounds (100 kg) of cement in the mix.

- b. The base shall be poured of a minimum three-thousand five-hundred (3500) PSI (24,131 kn/sm) concrete with a maximum slump of four (4) inches (10cm), vibrated or tamped. The base shall have a minimum diameter of sixteen (16) inches greater than the outside diameter of the manhole.
- c. The invert flow channel shall be formed during or immediately after the pouring of the manhole base and brush finished as soon as the concrete has sufficiently set. The flow channel through manholes shall be made to conform in shape and in slope to that of the sewers. Sewer pipe, with the top half removed, should be laid through the manhole whenever possible.
- d. All sewers constructed of rigid or semi-rigid pipe extending from all manholes shall be encased with concrete for a distance of three (3) feet (0.9m) from the outside wall of the manhole. This support may be deleted if a flexible watertight gasket is used to connect the sewer to the manhole. No support is required for sewers constructed of flexible pipe.
- e. Fiber reinforced polyester manholes shall conform to ANSI/ASTM D-3753.
- f. TC 202 Mastic sealant, or approved equal, shall be used to seal between the reinforced concrete top and the barrel.
- g. Interior surface of concrete top shall receive two (2) coats of inertol (black sewer type) paint. A minimum interval of twenty-four (24) hours shall elapse between coats.
- h. Entry pipes shall be connected to the manhole by means of a fiber reinforced molded connector bonded to the barrel and a rubber sleeve, or the manhole may be placed over a through pipe by means of cut-outs in the manhole wall. Seal pipe entry with P.C. mortar and a manhole water stop gasket.
- i. Manholes shall be backfilled with select material uniformly placed in twelve (12") inch lifts and mechanically compacted.

- j. This manhole is standard for sewer pipe thirty-six (36”) inch or less.
- k. Fiber reinforced polyester manholes shall have a clear inside diameter of forty-eight (48”) inch and a minimum wall thickness of 0.10 inch fiber reinforcing; shall be commercial grade “E” type glass of chopped roving; shall be fungicide treated, unsaturated isophthalic polyester. The cured compound shall have a minimum barcal hardness of forty (40) per ASTM D2583, and a minimum flexural strength of eleven-thousand (11,000) PSI per ASTM D790, finished surfaces shall be relatively smooth with no sharp projections, free of crazing, delaminations, blisters larger than one-half (½”) inch, and excessive fiber show. Fiber reinforced polyester manholes shall be marked with the manufacturer’s name and applicable ASTM standards. A manufacturer’s certification to the effect that all applicable ASTM standards are met for fiber reinforced polyester manholes to be installed shall be provided to the city prior to installation.
- l. Fiber reinforced connectors shall be bonded to the manhole barrel by an approved adhesive. Closure between the entry pipe and connector shall be by means of a rubber sleeve and two type 301 stainless straps conforming to ASTM C594.

14. General Notes:

- a. All construction and materials shall be in accordance with the current specifications.
- b. Sharp edges resulting from fabrication shall be dulled by any acceptable method for safety in handling.
- c. Covers shall be gray iron conforming to the requirements of AASHTO M-105, Class 35B or ASTM A-48-76, Class 35B. Frame shall be gray Iron conforming to the requirements of AASHTO M-105, Class 30B or ASTM 4-48-76, Class 30B. Ferrous castings shall be of uniform quality, free of blowholes, porosity, hard spots, shrinkage, distortion or other defects. They shall be smooth and well cleaned by shot blasting or other approved cleaning method.
- d. All castings shall be manufactured true to pattern, component parts shall fit together in a satisfactory manner. Where indicated, machined surfaces shall be furnished.
- e. Weights are approximate and average deviation from the weights shown shall not exceed five (5%) percent plus or minus.

- f. Castings shall be unpainted.
 - g. No wording or markings of any kind, other than those shown on the plan, will be permitted on these castings.
 - h. All type "A" installations shall have self-sealing feature as shown.
15. Catch Basins.
- a. All catch basins not constructed within a separately poured gutter shall be separated from the pavement and curb by boxing out around basin as shown above. Expansion joint material shall extend completely through curb and slab. Manhole castings within the pavement limits shall be boxed in like manner except when telescoping type castings are used.
 - b. When a joint falls within five (5) ft. of or contacts basins, manholes, or other structures, shorten one or more panels either side of opening to permit joint to fall on round structures and at or between corners of rectangular structures.
 - c. All transverse joints must extend through curbs and must be continuous across pavement, except tied transverse construction joints. Expansion joints will not be required except at structures or as shown on the plans.
 - d. Maximum transverse joint spacing shall be in accordance with the following table:
 - e. All soft and yielding material and other portions of the subgrade which will not compact readily when rolled or tamped shall be removed as directed and replaced with suitable material placed and compacted. The subgrade shall be thoroughly compacted to ninety-five (95%) percent standard density with suitable equipment so as to have uniform density at moisture contents of not less than standard optimum (AASHTO T98). All sewer trenches and structure excavations shall be backfilled to natural or finished grade as soon as conditions permit. All backfill shall be compacted with mechanical tampers in layers of not over six (6) inch loose material. In order to prevent differential heave the backfill material shall be the same material as that of the subgrade adjacent to the trench.
 - f. The minimum compressive strength of P.C. Concrete Paving shall not be less than three-thousand five-hundred (3500) psi @ twenty-eight (28) days. The maximum size aggregate shall not exceed one-quarter ($\frac{1}{4}$) of the slab thickness. The maximum size aggregate shall

not exceed three (3) inches. All concrete shall be air entrained in accordance with the following table:

§ 22-330 STORM DRAINAGE AND FLOOD HAZARD AREAS.

1. All subdivisions of land shall comply with the design and improvement requirements herein established for the protection of flood hazard areas and the prevention of erosion.

2. For the purpose of these regulations, drainage shall be classified as follows:

- a. Surface drainage is runoff of such a limited quantity and/or slow rate that it does not cause erosion of a defined channel;
- b. A minor tributary is any drainage channel having a drainage basin of six-hundred and forty (640) acres (one square mile) or less in area;
- c. A major tributary is any channel having a drainage basin of not less than one (1) square mile or greater than twenty-five (25) square miles; and
- d. A river is any channel having a drainage basin of greater than twenty-five (25) square miles.

3. Responsibility for drainage shall be allocated as follows, unless otherwise specifically designated:

- a. The developer of a subdivision is responsible for the following:
 - (1) All surface drainage on the subdivision;
 - (2) All increase in surface drainage outside the subdivision which results from the development of the subdivision;
 - (3) The improvement of all minor tributaries lying within the subdivision;
 - (4) Any significant increase in the rate or quantity of runoff in any minor or major tributary, or river, which results from the development of the subdivision; and
 - (5) Provision for the maintenance of all floodway and floodway-fringe areas of major tributaries and rivers which have not been dedicated to the public.

- b. The city and other levels of governments will be responsible for the following:
 - (1) The improvement of floodways of major tributaries;
 - (2) The improvement of river floodways; and
 - (3) The maintenance of floodway and floodway-fringe areas dedicated to the public.

4. Flood hazard areas are designated on the official zoning district map of the city of Blanchard, Oklahoma. The boundaries of all floodway and floodway-fringe areas and zoning districts shall be designated on the preliminary and final plats and shall be clearly marked.

5. For all areas not otherwise designated in a floodway or floodway-fringe area, the developer shall be responsible for having an engineer (registered in Oklahoma) prepare a drainage assessment of all of the area of the proposed subdivision, and all areas affected by runoff resulting from development of the proposed subdivision in accordance with the following provisions:

- a. The one-hundred (100) year maximum flood shall be used as the basis for the sizing of all drainage channels, bridges and other structures, unless otherwise specified herein;
- b. The calculation of all runoff shall be based on saturated urbanization of the drainage basin for minor tributaries and surface drainage, as reflected in the Comprehensive Plan, and shall be based on the maximum degree of urbanization, as reflected in the Comprehensive Plan, for the drainage basin of a major tributary or river; and
- c. The calculation of stream flow and runoff characteristics of the subdivision shall be carried out in consultation with the planning commission and the city council, and the methodology and formulas used shall result in quantities which would be not less than those derived from the application of the following formulas and values:
 - (1) Runoff from all drainage areas shall be not less than that determined by the rational formula.
 - (2) The size of closed storm sewers, open channels, culverts and bridges shall not be less than that determined by using the Manning Formula.

6. All floodways located within the subdivision shall be designated by the developer as “*flowage or drainage easements*” and shall be maintained as permanent open space for private recreation or agriculture for which no buildings or structures are required, or dedicated to the public for drainage, recreation and utility use, or used in accordance with the appropriate provisions of the city's zoning ordinance.

7. All floodway-fringe areas shall be planned for uses which are permitted in the appropriate district of the zoning ordinance, and in no case shall the proposed use or construction cause a displacement of flood water in the floodway-fringe that will increase flooding in other areas of the floodway or floodway-fringe.

8. When it is determined by the planning commission that the development of the subdivision will significantly increase runoff in the flood hazard area or will otherwise adversely affect storm water runoff, the planning commission may require any or all of the following to the extent needed to reduce the adverse effects of the development:

- a. The existing floodway lying within or immediately adjacent to the subdivision shall be cleaned to provide for the free flow of water, and the channel shall be straightened, widened and improved to the extent required to prevent overflow beyond the limits of the floodway;
- b. Site improvement shall provide for the grading of all building sites and streets to an elevation where all lots, building areas and streets will not be subject to overflow, and in a manner that will provide for the rapid runoff of all rainfall; however, such improvements shall be carried out in a manner that will preserve and protect large trees and attractive physical features of the area:
- c. Whenever channel improvement is carried out, sodding, back sloping, cribbing and other bank protection shall be designed and constructed to control erosion for all the anticipated conditions of flow for the segment of channel involved:
- d. A drainage channel shall not be located in a street easement, unless it is placed in an enclosed storm sewer, or unless a paved street surface is provided on both sides of a paved channel to give access to abutting properties; or
- e. Culverts, bridges and other drainage structures shall be constructed in accordance with the specifications of the City at all locations where drainage channels intersect with continuous streets or alleys.

9. All minor tributary and surface drainage channels located within the subdivision shall be improved in accordance with the standards set forth in the illustrations on the following pages, or other equivalent standards, as determined by the municipal building inspector. The last drainage channel illustration shall be used only for channels of minor tributaries which drain less than eighty (80) acres, and which are designed as an integral part of the landscape of the area, so that maintenance of sodded slopes will be the responsibility of the property owners abutting the channel. All channels shall be designed to carry a one-hundred (100) year maximum flood, shall be designed for self-cleaning and care of maintenance, shall have sufficient hard surface along the flow line to prevent ponding of water, and shall have design characteristics of alignment, materials of construction and cross-sectioned elements that will be hydraulically efficient and visually harmonious with the adjacent landscape.

10. Enclosed storm sewers may be required by the city council where special or unusual conditions make open channels hazardous or otherwise unfeasible.

11. Site grading shall be carried out in such a manner that surface water from each lot shall flow directly to a storm sewer, improved channel or paved street without crossing more than two (2) adjacent lots.

12. Surface water collected on streets shall be diverted to storm drains at satisfactory intervals to prevent overflow of six (6) inch-high curbs during a fifty (50) year frequency rain for the area and grades involved; provided, however, that in no case shall the drainage area served by one (1) street exceed twenty (20) acres, regardless of the amount of flow.

13. Drainage easements of satisfactory width to provide working room for construction and maintenance shall be provided for all storm sewers. In no case shall the total easement be less than twenty (20) feet.

14. Closed storm sewers shall be constructed of pre-cast or pre-fabricated pipe or built in place of closed box design to conform with municipal construction specifications to serve a one-hundred (100) year frequency rain for the drainage area involved.

15. Open, paved storm drainage channels shall be constructed in accordance with Municipal construction specifications. Side slopes above the paved section shall be shaped and sodded on a slope of four (4) horizontal to one (1) vertical, or flatter. Fences shall be outside of the one-hundred (100) year frequency flooding line, shall not be erected below the shoulder of the sodded section and in no case shall fences be closer than six (6) feet (measured horizontally) to the edge of the paved section. Hand-laid rip-rap may be substituted for sodded shoulders where desired.

16. The city of Blanchard, Oklahoma, reserves the right to require (a) improvements, (b) the provision of drainage easements and (c) the provision of agreements beyond the boundaries of the subdivision, to facilitate flow of water through the addition, to avoid probability of lawsuits, based on damage from changed runoff in the subdivision and to provide continuous improvements of the overall storm drainage system. The following kinds of improvements may be required:

- a. Enlargement or replacement of undersized drainage structures to provide free flow;
- b. Removal of obstructions;
- c. Straightening of channel;
- d. Widening or deepening of the channel;
- e. Construction of erosion control structures;
- f. Backsloping, sodding and/or rip-rapping of bank; or
- g. Construction of closed or open, paved, storm sewers for the purposes of closing gaps or continuation of the overall storm sewer system.

17. Property owner agreements, where required, shall be designed to protect the city from possible law suits for damage caused by changed runoff conditions.

18. When subdivision development will result in increased runoff beyond the boundaries of the subdivision, which cannot be accommodated through channel improvements without causing downstream flooding, the planning commission may require the construction of one (1) or more retention reservoirs on the subdivision which will temporarily impound and discharge water from the subdivision site at the rate and volume equivalent to the discharge from the undeveloped subdivision site. The design shall be for a one-hundred (100) year frequency flood. Plans shall be approved by the city's engineer. The construction and maintenance of retention reservoirs shall be the responsibility of the developer.

§ 22-331 EROSION AND SEDIMENTATION CONTROL MEASURES.

A. Purpose: It is the intent of this regulation to protect the general health, safety, and welfare of the public from the hazards and damages resulting from storm water runoff. The measures expressed in this section will provide guidance in the design of effective management of erosion and sedimentation.

B. General Requirements:

1. These regulations shall be applied to all subdivision improvements and to all building construction projects within the city limits.

2. It shall be the responsibility of the developer/owner to control the storm water characteristics of the area downstream. No increase in the volume of water or sediment released from a construction site, as compared to historical conditions, will be permitted.

3. All erosion and sedimentation control measures shall be included with the improvement plans submitted with the preliminary plat application for a multiple tract development, or in the case of a structure on a single tract, with the building permit application. In the case of a single residential structure, if in the opinion of the code enforcement officer of the city of Blanchard, the runoff from the construction site will not adversely affect the adjacent properties, no runoff control plans will be required.

4. Development activity shall not be conducted unless appropriate erosion and sedimentation facilities are designed, installed and maintained throughout the life of the development.

5. All new or existing earth slopes and earth areas subject to erosion, such as areas adjacent to trickle channels, inlet structures and outlet structures, within any area designed for detention or drainage shall be slab sodded with Bermuda sod or have permanent established growth of vegetation. All vegetation areas shall be fertilized watered and in an established growing condition prior to completion or acceptance of any storm water drainage facility or development.

C. Design Considerations:

1. Combination of Design Principles: Practical combinations of the following Principles shall be utilized, as a minimum, in planning measures to be installed for any land disturbing activity:

a. The land disturbing activity shall conform to existing topography and soil type so as to create the lowest possible erosion potential.

b. The disturbed area and the duration of exposure of bare earth to erosive elements shall be kept to a minimum through construction scheduling and management.

c. Cut and fill operations should be kept to a minimum.

d. Disturbed soil shall be stabilized as quickly as possible.

e. Vegetative practices shall be applied as permanent erosion controls

wherever possible.

- f. Natural vegetation shall be retained, protected and supplemented whenever feasible.

2. General Practice:

- a. Soil and water conservation measures include, but are not necessarily restricted to, vegetation, sediment basins, dikes, grade stabilization structures, sediment traps, land grading, diversions, waterways or outlets and riprap.
- b. Temporary vegetation or mulching shall be employed to protect exposed critical areas during development.
- c. Required permanent vegetation and structural erosion control measures shall be installed prior to final acceptance of municipal improvements or issuance of a certificate of occupancy on a private construction project.

D. Erosion and Sediment Control Criteria:

1. Long-Term Controls: Long term permanent seeding, sprigging, or planting which produces vegetative cover, including Bermuda grass, Kentucky 31 tall fescue and weeping love grass, or a similar grass approved by the city engineer, shall be used for permanent control of erosion.

2. Short-Term Controls:

- a. Short-term seeding, producing vegetative cover such as small grains like rye, oats, wheat, and sorghum, shall be used to control immediate erosion. This practice shall be considered effective for areas where soil is left exposed for a period of six (6) to twelve (12) months and shall not be considered appropriate as permanent erosion control.
- b. A straw bale may be utilized where no other practice is feasible, as a temporary barrier with a life expectancy of three (3) months or less. It should be installed across or at the tow of slow for the contributing drainage area, in accordance with the adopted standards.
- c. Erosion matting shall be used for permanent channel embankment and slope stabilization where a permanent erosion control cover has not been established prior to use. The specified material shall be installed as recommended by its manufacture and approved by the city engineer.

3. Required Structures. A stabilized construction entrance shall be built in accordance with the adopted standards to eliminate the tracking or flowing of sediment onto public right of way, adjacent public or private property and into any waterway or body of water. (Ord. No. 2004-17, 9/14/04)