

SUBDIVISION REGULATIONS

City of Sulphur, Oklahoma, Ordinance No. 783

AN ORDINANCE GOVERNING SUBDIVISION OF LAND,
ESTABLISHING DESIGN STANDARDS, PROCEDURE,
SUBDIVISION REQUIREMENTS, REQUIRED IMPROVE-
MENTS, PENALTIES, DECLARING AN EMERGENCY

NOTICE

The City of Sulphur, Oklahoma, by its City Council and Mayor, hereby gives notice to all persons that the City Council has adopted Ordinance No. 783, titled "SUBDIVISION REGULATIONS", as an emergency measure to become effective on June 10, 1980. The said Ordinance governs the subdivision of land within the City Limits of Sulphur, Oklahoma, establishes design standards, procedure, subdivision requirements, required improvements, penalties, and declares an emergency.

At least three (3) copies of this Ordinance are kept by the City Clerk at the Sulphur City Hall, Sulphur, Oklahoma, for public use, inspection and examination. The City Clerk has additional copies for sale to the public at a reasonable price.

Done this 10th day of June, 1980.

THE CITY OF SULPHUR, OKLAHOMA

By Joe M. Taylor
Joe M. Taylor, Mayor

ATTEST:

Wanda Frantz
Wanda Frantz, City Clerk

(SEAL)

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CITY OF SULPHUR

SUBDIVISION AND PLATTING REGULATIONS

ARTICLE 1

GENERAL PROVISIONS

SECTION 1

1.01 PURPOSE AND INTENT

These regulations are designed to promote the health, safety, morals and general welfare of the community by establishing standards for the subdivision of land within the City of Sulphur, Oklahoma.

The provisions of this Ordinance are specifically designed to lessen the congestion on streets, promote the orderly layout and use of land, secure safety from fire and other dangers, provide adequate light and air, facilitate adequate provisions for transportation, water, sewerage, schools, parks, playgrounds and other public requirements, and protect neighborhood areas from the hazard of through traffic.

These regulations are designed and intended to achieve the following and should be administered so as to:

- A. Provide for conservation of existing standard residential areas and prevent the development of slums and blight;
- B. Harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of adjoining tracts;
- C. Provide that the cost of improvements which primarily benefit the tract of land being developed be borne by the owners or developers of the tract, and that the cost of improvements which primarily benefit the whole community be borne by the whole community;
- D. Provide the best possible design for the tract;
- E. Reconcile any differences of interest; and
- F. Establish adequate and accurate records of land subdivision; and
- G. Implement an acceptable and desirable general land management plan.

1.02 SHORT TITLE

These regulations shall be known as the Subdivision Regulations of the City of Sulphur, Oklahoma.

1.03 AUTHORITY

These regulations are enacted pursuant to Chapter 256, Oklahoma Municipal Code, Article XLI, Sections 41-101 through 41-114, approved June 17, 1977, by the 36th Legislature of the State of Oklahoma.

1.04 JURISDICTION

- A. These regulations shall govern the subdivision of land within the city limits of the City of Sulphur, Oklahoma.
- B. These regulations shall apply to the following forms of land subdivision:
 - (1) The division of land into two or more tracts, lots, sites or parcels, any part of which, when subdivided, shall contain less than ten (10) acres in area; or
 - (2) The division of land, previously subdivided or platted, into tracts, lots, sites or parcels of less than ten (10) acres in area; or
 - (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; or
 - (4) The dedication or vacation of any street or alley through any tract of land regardless of the area involved.

1.05 SALE OR LEASE OF LAND PRIOR TO PLATTING

No person, firm or corporation shall dispose of, offer for sale, or lease for any time any lots or blocks in the City of Sulphur which are hereafter laid out, before all the requirements of this Ordinance have been complied with.

1.06 DEFINITIONS

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

- B. Block - A parcel of land, intended to be used for urban purposes, which is entirely surrounded by public streets, highways, railroad rights-of-way, public walks or greenstrips, rural land or drainage channels, or a combination thereof.
- C. Building Line or Setback Line - A line or lines designating the area outside of which a building may not be erected.
- D. City - The City of Sulphur, Oklahoma.
- E. City Council - The official body of the City of Sulphur, Oklahoma.
- F. Easement - A grant of the use of a strip of land for specific purposes by the property owner to the public, a corporation, or persons.
- G. Development Density - For the purpose of this Ordinance, density in terms of gross land area are:
- (1) Low - 2 or less dwelling units per acre;
 - (2) Medium - 2.1 to 6.0 dwelling units per acre; and
 - (3) High - Over 6 dwelling units per acre.
- H. Lot - A subdivision of a block or other parcel intended as a unit for the transfer of ownership or for development.
- I. Lot, Corner - A lot located at the intersection of and abutting on two or more streets.
- J. Lot, Double Frontage - A lot which runs through a block from street to street and which has two non-intersecting sides abutting on two or more streets.
- K. Lot Split - Any division of land by metes and bounds description into two or more parcels for the purpose, whether immediate or future, of transfer of ownership. A lot split may also be referred to as a minor subdivision.
- L. Minor Subdivision - The division of any tract, block or lot into not more than four parcels or means of a metes and bounds description, otherwise known as a lot split.
- M. 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, as specified in this Ordinance.

- N. Plat, Final - A map of a land subdivision 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.
- O. Roadway - That portion of any street so designated for vehicular traffic; and where curbs are in place, that portion of the street between curbs.
- P. Street - The entire width of whatever nature between the property lines when any part thereof is open to the use of the public as a matter of right for the purpose of vehicular traffic and/or pedestrian traffic, and wherever designated as a street, highway, thoroughfare, expressway, road, avenue, boulevard, land, place, cul-de-sac, or however otherwise designated.
- Q. Street, Arterial - A major street which is designated as such by the City Council and which is designated to carry inter-community traffic and to relate the various neighborhoods within the community.
- R. Street, Collector - A street collecting traffic from minor streets and serving as the most direct route to an arterial street or a community facility. Any street may be designated by the City Council as a collector street when it serves, or when extended may serve, more than fifty (50) dwelling units.
- S. Street, Commercial or Industrial - A commercial or industrial street is defined as a street which abuts a commercial - or industrial - zoned property and is designed to provide access to those parcels so designated.
- T. Street, Cul-de-Sac - A minor street having one end open to vehicular traffic and having one closed end terminated by a turnaround.
- U. Street, Frontage or Service - A minor street auxiliary to and located on the side of an arterial street for service to abutting properties and adjacent areas and for control of access.
- V. Street, Marginal Access - A service road or other roadway normally running parallel to or with an arterial street for the purpose of intercepting traffic from abutting property and/or intersecting streets for the purpose of limiting access to the arterial street main roadway.

- W. Street, Minor - Any street not specifically classified on the Thoroughfare and/or Comprehensive Plan whose primary purpose is to provide access to adjacent properties.
- X. Subdivider - Any person, firm, partnership, or corporation or other entity acting as a unit, subdividing or proposing to subdivide land as herein defined.
- Y. Subdivision - The division or redivision of land by map into two or more lots, tracts, sites or parcels for the purpose of transfer of ownership or for the development, or the dedication or vacation of a public right-of-way or easement.
- Z. City Manager - The duly appointed City Manager of Sulphur, Oklahoma.
- AA. Thoroughfare Plan - That part of an official community plan referring to street development goals, principles and standards.

ARTICLE II

DESIGN STANDARDS

SECTION 2

2.01 STREET PLAN AND RELATION TO ADJOINING STREET SYSTEM

- A. The arrangement, character, extent, width, grade and location of all streets in a proposed subdivision shall conform to the official community plan and these Regulations.
- B. All such streets shall be related to existing and proposed streets in the area, topographical conditions, public convenience and safety, and existing and proposed land uses along such streets.
- C. All streets shall be platted in such a manner that all resulting lots shall conform to the applicable zoning regulations.
- D. The arrangements of streets in the subdivision shall either:
 - (1) Provide for the continuation or appropriate projection of existing streets in the surrounding areas; or
 - (2) Conform to an acceptable plan approved or adopted by the City Council.

- E. Minor and collector streets shall be laid out so as to discourage through traffic.
- F. Where a residential subdivision abuts or contains an existing or proposed arterial, the City Council shall require:
 - (1) Marginal access streets;
 - (2) Reverse frontage with screen planting contained in a nonaccess reservation along the rear property line;
 - (3) Deep lots with rear service streets; or
 - (4) Such other treatment as may be necessary for the adequate protection and stabilization of residential properties and to afford separation of through and local traffic.

2.02 RELATION TO OTHER LIMITED RIGHTS-OF-WAY

Where a subdivision borders on or contains a railroad right-of-way or limited access highway, the City Council may require a street approximately parallel to and on each side of such right-of-way.

2.03 RESERVE STRIPS PROHIBITED

Reserve strips designed and used for the primary purpose of controlling access to minor streets by parties or persons other than a public agency shall be prohibited.

2.04 STREET ALIGNMENT

- A. Street jogs with centerline offsets of less than 125 feet shall be avoided.
- B. A tangent of not less than one hundred (100) feet in length shall be introduced between reverse curves on arterial and collector streets.
- C. Sight Distance - Minimum clear sight distance, measured along the chord of the center line, shall be provided on all streets, as follows:

Arterial Streets	400 feet
Collector Streets	350 feet
Minor Streets	250 feet

2.05 STREET RIGHTS-OF-WAY AND ROADWAY WIDTHS

- A. Streets rights-of-way and roadway width shall conform to the established standards adopted by the City Council.
- B. All streets shall be paved according to the established standards adopted by the City Council.
- C. The following minimum standards shall apply:

<u>Street Type</u>	<u>Right-of-Way Width</u>
Expressway	As per Oklahoma State Highway Dept.
Primary Arterial	120'
Secondary Arterial	100'
Commercial or Industrial Street	80'
Collector	60'
Minor	50 or 60'*
- *Use where abutting development is high density.
- D. Half Streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations.
- E. In no event shall lots facing a one-half minor residential street be permitted.
- F. Wherever an existing half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.

2.06 ARTERIAL STREET FRONTAGE ACCESS CONTROL

- A. No access on an arterial street shall occur within minimum intervals of five hundred (500) feet, measured from the nearest intersecting rights-of-way lines (except as modified by Section 2.06B); said distance may be extended or increased if traffic conditions as determined by the City Council warrant such extension.
- B. In commercial and industrial subdivisions, specifically designated "one-way turn only" access may be provided in the direction of the adjacent traffic lane at a minimum distance of three hundred (300) feet between each access point.

- C. Commercial or industrial subdivisions should have access to an arterial or commercial street, and may have access to a collector street, if traffic conditions as determined by the City Council warrant such such extension, but shall not have access to a minor street.
- D. To assure traffic safety, appropriate non-access provisions shall be designated and dimensioned along all abutting streets in commercial and industrial subdivisions, and along major streets in residential subdivisions. A description of such non-access provisions shall appear upon the plat.
- E. Access to property occurring within the minimum distance prescribed for arterial street access, five hundred (500) feet, shall only be by the closest service or frontage road entrance onto the arterial street.

2.07 STREET AND SUBDIVISION NAMES

- A. No street name shall be used which will duplicate or be confused with the names of existing streets.
- B. Street names shall be subject to the approval of the City Council.
- C. Subdivision names shall not duplicate existing subdivisions of record unless the plat is an extension of a previously recorded addition as reflected in a preliminary plat approved by the City Council.

2.08 STREET GRADES

- A. The minimum grade of all streets shall be 0.4%.
- B. Except where unusual topographic conditions justify an exception, the maximum grade of all street shall not be greater than the following:

<u>Street Type</u>	<u>Grade</u>
Arterial	3%
Collector	5%
Minor Streets	7%

2.09 STREET INTERSECTIONS

- A. 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 any angle less than 75 degrees.

- B. Street corners on local residential streets shall have a minimum radius of 25 feet at curb line or its equivalent.
- C. Street corners on commercial and industrial streets shall have a minimum radius of 30 feet at the curb line or its equivalent.
- D. Street intersections involving arterials shall have a minimum street corner radius of 30 feet at the curb line or its equivalent.
- E. All street corner radii shall be shown on the preliminary and final plats.
- F. Corner dedications shall be provided at the intersections of all streets which are not less than twenty-five feet (25') back from the intersection of the projected right-of-way lines of the intersecting streets.

2.10 CUL-DE-SACS AND DEAD-END STREETS

- A. Except where topography would render impracticable the standard distance as set forth herein, the maximum length of a cul-de-sac shall be 1000 feet in areas of low density and 500' in all other cases.
- B. Each cul-de-sac shall be provided with a turnaround having a minimum right-of-way radius of 50 feet.
- C. The road surface within the cul-de-sac right-of-way shall have a minimum radius of 38 feet.
- D. In the case of temporary dead-ended streets which are stub streets designed to provide future connection with adjoining unsubdivided areas, the City Council may require:
 - (1) Temporary easement for a turnaround having a radius of 50 feet; or
 - (2) An appropriate area for a backaround.
- E. In all instances, proper provisions shall be made for adequate storm drainage so that storm water does not collect at the ends of these streets.

2.11 ALLEYS

- A. Alleys shall be provided in all commercial districts except

where a commercial district will be developed as a self-contained unit; then other provisions shall be made on the site for service drives and service areas.

- B. Alleys in residential areas shall not be less than twenty (20) feet in width when provided.
- C. Alleys in commercial areas shall not be less than thirty (30) feet in width and shall be paved.
- D. Dead-end alleys are prohibited except where natural or other features make it impossible to continue them. Where dead-end alleys are unavoidable, they shall be provided with adequate turnaround areas with a minimum radius of forty (40) feet at the dead-end. Backaround areas may be allowed in residential subdivisions.

2.12 EASEMENTS

- A. Where alleys are not provided or may not be used for utility purposes, easements shall be provided as may be advisable for poles, wires, conduits, storm sewers, sanitary sewers, gas lines, water mains and lines, and other similar purposes.
- B. Rear-yard easements shall be at least twenty (20) feet wide. In the event one-half (1/2) of an easement is platted, it shall be not less than fifteen (15) feet in width.
- C. Where a subdivision is traversed by a water course, drainage-way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course and such further width of construction or both as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith.
- D. Twenty (20) foot utility easements shall be provided at the end of cul-de-sacs along major thoroughfares.

2.13 BLOCKS

- A. In general, blocks should have the following dimensions:

	<u>Minimum</u>	<u>Maximum</u>
Length	600 Feet	1,200 Feet
Width	220 Feet	400 Feet

- B. The foregoing dimensions shall be subject to adjustment upon recommendation by the City Council where topography, the character of the proposed development, or other similar conditions justify blocks of greater or lesser length and/or width.
- C. Block lengths and widths shall be measured from the street right-of-way line.
- D. Wherever blocks are longer than 1,000 feet, crosswalks may be required at the approximate center of the block.

2.14 LOTS

- A. The lot size, width, depth, shape orientation, and minimum building setback lines shall be appropriate for the location of the subdivision and the type of development and use contemplated.
- B. Lot dimensions and building lines shall conform to the existing zoning regulations.
- C. Each lot shall have access and front upon a public street.
- D. Double frontage lots should be avoided except where their use will produce definite advantages in meeting special situations in relation to topography and proper land use.
- E. Side lot lines shall be substantially at right angles or radial to street lines.

2.15 MARGINAL LAND

When a plat is filed on land that is subject to flooding or has been flooded within the last 20 years and corrective measures have not been taken to prevent reflooding, or when said land has soil conditions unsuitable for building purposes, said plat shall not be acceptable except where said property is dedicated to the municipality subject to its acceptance for a water course, water drainage basin, a park or a conservancy district or for any other purpose of protecting the health, safety and general welfare of the public.

ARTICLE III

PLAT PREPARATION AND APPROVAL PROCEDURE

SECTION 1. PRELIMINARY PLAT

3.01 PREPARATION AND SUBMISSION TO CITY COUNCIL

The subdivider shall prepare a preliminary plat for submission to the City Council. Fourteen (14) copies of the preliminary plat shall be submitted to the office of the city clerk not less than twenty (20) days prior to the meeting at which it is to be considered.

Each plat submitted for preliminary approval shall be placed on the agenda of the City Council only after payment of fees, as specified in Article V Section 2, has been made and all the other appropriate requirements of these regulations have been fulfilled. However, a plat not meeting all of the requirements may be submitted providing the subdivider presents with the plat a written request for specific exceptions and enumerates in detail the reasons therefor.

3.02 PREAPPLICATION PLANS AND DATA

At the time the subdivider files a preliminary plat, an application containing the following information shall be submitted to the City Clerk.

- (1) A general description of the existing conditions of the site and the suitability of the site for the proposed development. This information may include data on existing land characteristics, existing covenants and agreements, the availability of utilities and community facilities, the proposed use of each portion of the subdivision, proposed lot sizes and building sizes, proposed business areas, playground, park and school sites and other pertinent data as may be needed to supplement the sketches required by this section.
- (2) A general location map shall be submitted and shall show the proposed subdivision and its relationship to existing utilities, schools, parks, traffic arteries and other features that will affect and influence the subdivision such as hospitals, churches, airports, railroads and shopping and employment centers.
- (3) A sketch plan drawn to approximate scale shall be submitted and shall show topography, using a contour interval of not greater than ten (10) feet, the proposed street layout, lots

and other planning features. The street and lot plan may be in the form of a freehand pencil sketch.

3.03 CERTIFICATION OF DESIGN

The preliminary plat shall be accompanied by a statement signed by the registered engineer preparing the plat that he has, to the best of his ability, designed the subdivision in accordance with the ordinances and regulations governing the subdivision of land, except where an exception is requested in writing and the reasons for which are clearly stated.

3.04 CONTENTS

The preliminary plat shall be drawn to a reasonable scale and shall contain or be accompanied by the following information:

- (1) The scale, north point and date.
- (2) The proposed name of the subdivision.
- (3) The names and addresses of the owners of record, the subdivider and the registered engineer preparing the plat.
- (4) A key map showing the location of the proposed subdivision referenced to existing or proposed major streets and to government section lines, and including the boundaries and number of acres of the drainage area of which the proposed subdivision is a part.
- (5) The names, with locations of intersecting boundary lines of adjoining subdivisions, and the location of city limits, if falling within or immediately adjoining the tract.
- (6) The land contours with vertical intervals not greater than ten (10) feet referenced to a United States Geological Survey or Coast and Geodetic Survey bench mark or monument.
- (7) The locations of existing buildings, water, water-courses and the locations of dedicated streets at the point where they adjoin or are immediately adjacent to the subdivision; provided, however, that the actual measured distances shall not be required.

- (8) The length of the boundaries of the tract, measured to the nearest foot, and the proposed locations and widths of streets, alleys, easements setback lines and the approximate lot dimensions.
- (9) The location, size and type of sanitary and storm sewers, water mains, culverts, power and natural gas lines and other surface and subsurface structures and pipelines existing within or immediately adjacent to the proposed size of the following structures and utilities:
 - (a) Water mains.
 - (b) Sanitary sewer mains, submains and laterals.
 - (c) Storm sewers, culverts and drainage structures.
 - (d) Street improvements.
- (10) Location of the tract by legal description, giving acreage.
- (11) Names and addresses of owners of unsubdivided property abutting the proposed subdivision.
- (12) Proposed layout, including lot lines with rough dimensions, lot numbers, block numbers, street and alley lines with proposed street names, right-of-way and easement widths, sites reserved for parks, playgrounds, schools, etc., sites for nonresidential, nonpublic uses and building lines with dimensions.
- (13) The location of all drainage channels and subsurface drainage structures and 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 plat. On all water courses leaving the tract, the direction of flow shall be indicated, and for all water courses entering the tract, the drainage area above the point of entry into the subdivision shall be given in acres.
- (14) The classification of every street within or adjacent to the subdivision in accordance with the intended

use of the street based on the proposed design. This shall be done by placing the appropriate term (expressway, primary thoroughfare, secondary thoroughfare, collector or minor) directly on each street.

- (15) Existing and proposed covenants and restrictions which affect the area.

3.05 CITY COUNCIL ACTION

The City Council shall approve, approve conditionally or disapprove the plat with sixty (60) days of the date of its submission by the applicant. If the preliminary plat is disapproved or approved conditionally, the reasons for such action shall be stated in writing, a copy of which shall be attached to one copy of the plat and transmitted to the subdivider. Unless stipulation for additional time is agreed to by the subdivider, if no action is taken by the City Council at the end of sixty (60) days after submission, the plat shall be deemed to have been approved. The reasons for disapproval or conditional approval shall refer specifically to those parts of the subdivision regulations with which the plat does not conform. On conditionally approving a plat, the City Council may require submission of a revised preliminary plat. If the plat conforms to all of the standards, or after the applicant and City Council agree upon any revision which shall be filed with the laying out of streets and roads, the preparation of utility plans and the preparation of a final plat. All plats need to be approved by City Engineers prior to approval by council. This City Council shall submit preliminary plat to City Engineer for his approval or disapproval.

SECTION 2. FINAL PLAT

3.06 SUBMISSION FOR APPROVAL

A final plat, and three (3) dark line prints thereof shall be submitted to the office of the City Clerk not less than twenty (20) days before the City Council meeting at which it is to be considered for final approval. At the same time, there shall be submitted two (2) sets of the proposed plans and specifications for all improvements and the proposed restrictions in final form; provided, however, the final plat may be approved subject to later submission of final improvements plans and specification.

Each plat submitted for final approval shall be placed on the agenda of the City Council only after fulfilling the appropriate requirements of these regulations. However, a plat not meeting all of the requirements may be submitted provided the subdivider presents with the plat a written request for specific exceptions and enumerates in detail the

reasons therefor.

3.07 TIME OF SUBMISSION

The final plat of the proposed subdivision shall be submitted to the planning commission and the City Council for final approval within one year of the date on which the preliminary plat was approved. 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. The final plat shall be filed in the office of the county recorder within two (2) years after approval by the City Council and planning commission, and if not filed within such time, such approval shall be considered as having been voided.

3.08 DRAFTING

The final plat shall be drawn to a reasonable scale from an accurate survey. On the first sheet of every plat there shall be a key map showing the location of the subdivision referenced to government survey section lines and major streets. If more than two (2) sheets are required for the plat, the key map shall show the number of the sheet for each area.

3.09 CONTENTS

The final plat shall show:

- (1) The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
- (2) 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 hereafter specified.
- (3) 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.
- (4) The lines of all proposed streets fully dimensioned by lengths and bearings or angles.
- (5) 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 shall be given.

- (6) The widths, and anmes where appropriate, of all proposed streets and alleys, and of all adjacent streets, alleys and easements which shall be properly located.
- (7) The lines of all proposed lots fully dimensioned by lengths and bearings or angles, except where a lot line meets a street line at right angles, the angle or bearing value may be omitted.
- (8) The outline of any property which if offered for dedication to public use fully dimensioned by lengths and bearings with the area marked "Public."
- (9) The 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".
- (10) The location of all building lines, setback lines and easements for public services or utilities with dimensions showing their location.
- (11) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns.
- (12) The proper acknowledgements of owners and the consent by the mortgagee to plat restrictions.
- (13) The scale, north point and date.
- (14) Location of tract by legal description, giving acreage.
- (15) The following which shall be made and shown on the tracing:
 - (a) Owner's certificate and dedication, signed.
 - (b) Engineer's certificate of survey, signed and his seal.
 - (c) Certificate for release of mortgage for any portion dedicated to the public.
 - (d) 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.
 - (e) Certificate of city council acceptance of ways, easements and public land dedications.

(f) County Treasurers certificate as to payment of all taxes.

(16) A title which shall include:

(a) Name of the subdivision.

(b) Name of city, county, and state.

(c) Location and description of the subdivision referenced to section, range and township.

3.10 CITY COUNCIL ACTION

Before recording the final plat, it shall be submitted to the City Council for approval and for acceptance of public ways and service and utility easements and land dedicated to public use. This approval of the plat shall be shown over the signature of the mayor and attested to by the City Clerk or his deputy. The disapproval of any plat or plan by the City Council shall be deemed a refusal of the proposed dedication shown thereon.

3.11 PRINTS TO BE FURNISHED

After final approval of the plat and the affixing of all required signatures on the original tracing, the subdivider shall provide the planning director with two (2) dark line prints thereof, and one contact reproducible tracing, said tracing to be filed with the city engineer. The applicant, accompanied by a representative of the city, shall file the original tracing with the county clerk; and the applicant shall pay all required filing fees.

3.12 APPROVAL AND RECORDING OF PLATS REQUIRED

No plat or other land subdivision instrument shall be filed in the office of the county clerk until it shall have been approved by the City Council as required. All final plats shall be filed within two (2) years of date of approval by the planning commission, and no lots shall be sold from any plat until recorded. Failure to record the plat within two (2) years of the date of planning commission or City Council approval, whichever is the later, shall void all approvals thereto.

SECTION 3. PLAT CERTIFICATES

3.13 PRELIMINARY PLAT CERTIFICATES

Each Preliminary Plat submitted to the Planning Commission shall carry the following certificates thereon:

(a) PRELIMINARY ENGINEERING CERTIFICATE

I, _____, hereby certify that this proposed preliminary plat correctly represents a survey completed by or under my supervision on _____, 19__; that the boundary lines shown hereon correspond with the Description in the deeds cited in the above source of title; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution

(signed) _____
Name

Registered Professional Engineer,
No. _____, Oklahoma

(b) Applicable where septic tanks are to be used

I, _____, registered engineer in the State of Oklahoma, certify that a soil survey has been completed by _____, on _____ date
name of testing laboratory

and that this test shows that soil to be sufficiently porous to permit septic tanks for each lot shown on the plat.

Signature

3.14 FINAL PLAT CERTIFICATES

Each final plat submitted to the Planning Commission shall carry the following certificates thereon:

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

RESTRICTIONS: (if any, follow here)

Witness _____ hand _____ this _____ day of _____, 19__.

(ACKNOWLEDGEMENT)

(b) SURVEYOR'S CERTIFICATE: I, _____, the undersigned, do hereby certify that I am by profession a land surveyor or civil engineer and that the annexed map of _____ consisting of _____ sheets correctly represents a survey made under my supervision on the _____ day of _____, 19__: and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Signature:

(ACKNOWLEDGEMENT)

(c) RELEASE OF MORTGAGE: In consideration of the platting of the property shown on the annexed map of _____ Addition, and other good and valuable considerations, receipt of which is hereby acknowledged _____ do hereby release, relinquish, and forever discharge a certain mortgage made by _____ dated the _____ day of _____, 19__, to _____ which is recorded in Book _____ of Mortgages at Page _____ of records of _____ County, State of Oklahoma, insofar as the same covers all property dedicated for streets, alleys, parks, boulevards, easements or other public use, as shown on said map.

Witness _____ hand _____ this _____ day of _____, 19__.

Signature:

(ACKNOWLEDGEMENT)

(d) COUNTY TREASURER'S CERTIFICARE: I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of _____ County, State of Oklahoma. That the tax records of said county show all taxes are paid for the year _____ and prior years on the land shown on the annexed plat of _____ Addition in _____ County, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused the instrument to be executed at _____, Oklahoma on this _____ day of _____, 19__.

County Treasurer

(e) CERTIFICATE OF CITY CLERK: I, _____, City Clerk of the City of _____, State of Oklahoma, hereby certify that I have examined the records of the said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land as shown on the annexed plat of _____

except _____
on this _____ day of _____, 19__.

City Clerk

(f) ACCEPTANCE OF DEDICATION BY CITY COUNCIL: Be It Resolved by the Council of the City of _____, Oklahoma that the dedications shown on the attached plat of _____ are hereby accepted.

Adopted by the Council of the City of _____, Oklahoma this _____ day of _____, 19__.

Approved by the Mayor of the City of _____, Oklahoma this _____ day of _____, 19__.

Mayor

Attest:

City Clerk

ARTICLE IV

IMPROVEMENTS

4.01 GENERAL PROVISIONS

All improvements shall be designed and installed so as to comply with

the minimum standards established by the ordinances and regulations relating thereto.

4.02 PLANS REQUIRED

Plans for the improvements required by this division shall be prepared by the city engineering department or by a qualified engineer, registered in the State of Oklahoma. Two (2) sets of prints of the proposed plans and specifications for all improvements shall be filed with the City Clerk. One set of "as built" 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 improvement installed by the subdivider.

4.03 CONTINUITY OF IMPROVEMENTS

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.

4.04 SURETY BOND

In lieu of completion of the improvements herein required, the City Council may require the subdivider to file a surety bond with the City Clerk to insure the actual construction of such improvements according to the plans and specifications approved by the planning commission within a period of time not to exceed two (2) years from the date of approval of the final plat. Such bond shall be in the amount of one hundred per cent (100%) of the estimated cost of the improvement as determined by the planning commission and with surety and conditions satisfactory to the City Council. No building construction shall be permitted on any lot that does not comply with the provisions of these regulations and other applicable elements of the General Plan, and no municipal utility service shall be furnished to such lot. In any case where the Council does not require a bond for the improvements required herein, no building shall be permitted on any lot or in any area in a subdivision where the proposed construction will produce runoff or require utility services that affect other areas or lots located within or outside the subdivision unless a bond, in the amount of 100% of the estimated cost, is posted for the portion of the drainage or utility improvements that will protect the affected area.

4.05 PERMANENT MARKERS

Each block and subdivision corner shall be marked with iron pipes or pins not less than one-half ($\frac{1}{2}$) inch in diameter and twenty-four (24) inches long at least one inch below finished grade.

4.06 STREET IMPROVEMENTS

The subdivider of any subdivision designed to be used for residential,

commercial, industrial 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 specifications of the city and in accordance with the following provisions.

- (1) The design of an improvement of an intersection of any new street with an existing state or federal highway shall be in accordance with the specifications of the Oklahoma State Highway Department, but in no case shall the standard be less than the applicable city specifications.
- (2) Whenever a subdivision contains a major 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 major street that would equal the cost of an improvement required to serve only the subdivision, as determined by the City Council.
- (3) Streets shall be designed in accordance with the requirements specified in Tables IV-1, IV-2, IV-3, and IV-4.

DESIGN STANDARDS FOR SULPHUR CITY STREETS

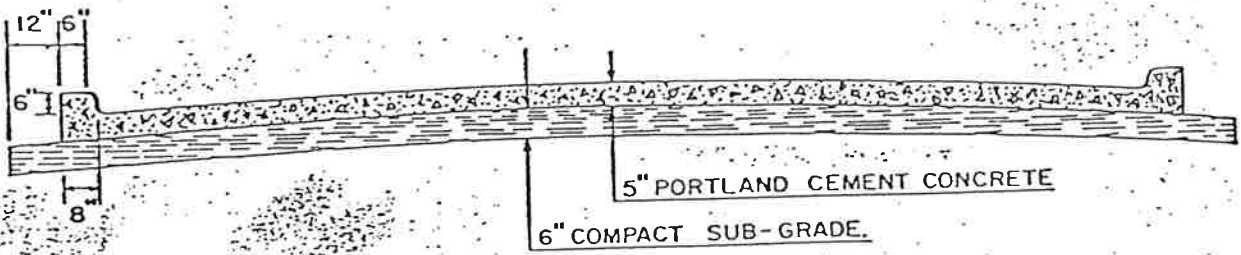
Design Element	Secondary Arterial	Collector	Local
<u>Design Speed</u>			
Outlying Areas	45 mph	30 mph	25 mph
Urbanized Areas	40 mph	30 mph	25 mph
<u>Maximum Curvature</u>	---	---	---
Outlying Areas	---	---	---
Urbanized Areas	---	---	---
<u>Maximum Grade</u>			
Outlying Areas	7%	10%	15%
Urbanized Areas	7%	10%	15%
<u>Minimum Grade</u>	0.5%	0.5%	0.5%
<u>Stopping Sight Distance</u>	200'	200'	200'
<u>Number of Traffic Lanes</u>	4	2	2
<u>Traffic Lane Effective Width</u>	12'	12'	---
<u>Number of Parking Lanes</u>	not allowed	1 side	1 side
<u>Total Minimum Street Width (face-to-face of curbs)</u>	50' min.	32'	26'
<u>Minimum Paving Thickness Asphalt section</u>	8-1/2"	8-1/2"	8-1/2"
<u>Concrete section</u>	6"	6"	5"+
<u>Width of Shoulder/Parking Lane</u>	10'	8'	8'
<u>Right-of-way Width</u>	100' min.	60' min.	50' min.
<u>Access Control</u>	planned	---	---
<u>Structure Design Load</u>	HS-20	H-15	H-15
<u>Vertical Clearance</u>	15.5'	15.5'	15.5'
<u>Surface Type</u>	high	high	high

NOTE: All streets shall have 6" curbs. All streets shall have enclosed storm drainage where required by City Council. +5" for local residential streets, 6" for local commercial streets.

TABLE IV-II

TYPICAL STREET SECTION
FOR CONCRETE

LOCAL RESIDENTIAL STREET



LOCAL COMMERCIAL AND COLLECTOR STREET

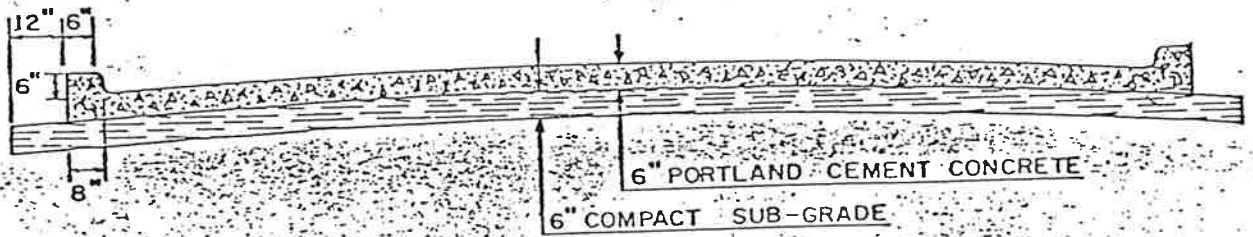
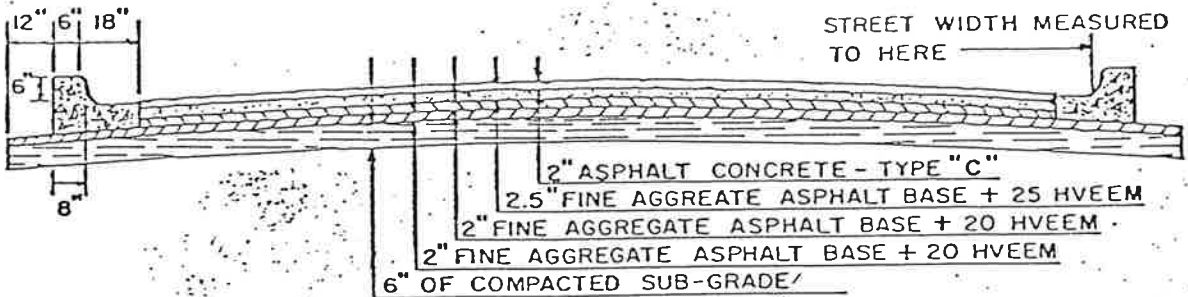


TABLE IV-III

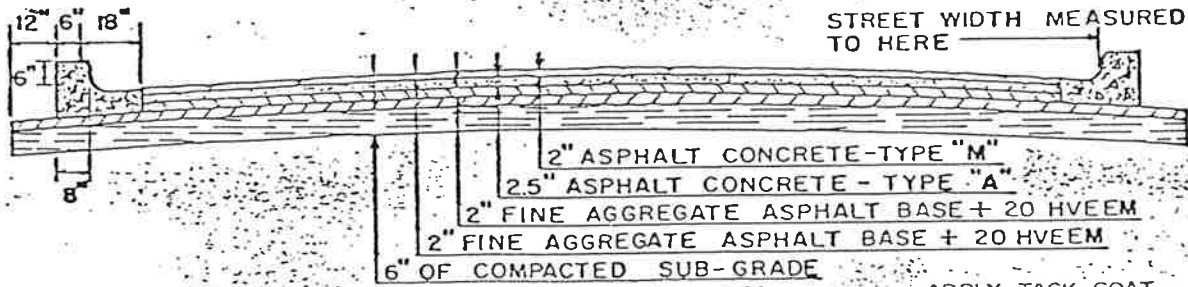
TYPICAL STREET SECTION
FOR ASPHALT

LOCAL STREET ✓



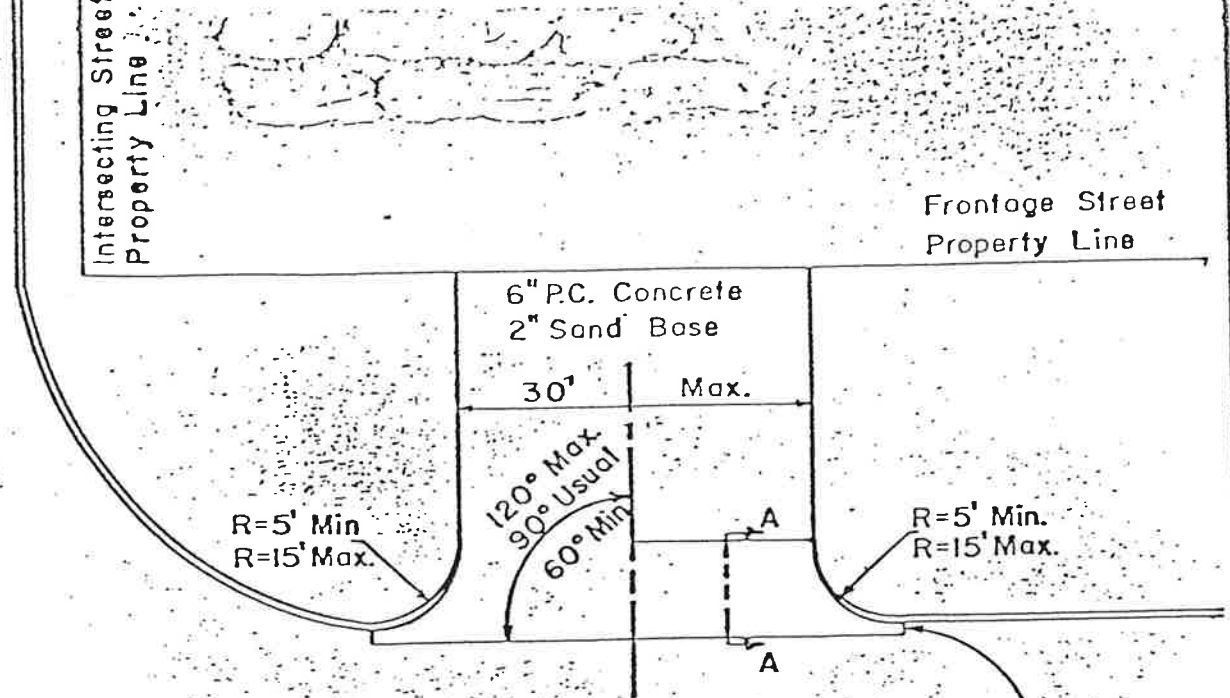
APPLY TACK COAT BETWEEN EACH LIFT

COLLECTOR STREET



APPLY TACK COAT BETWEEN EACH LIFT

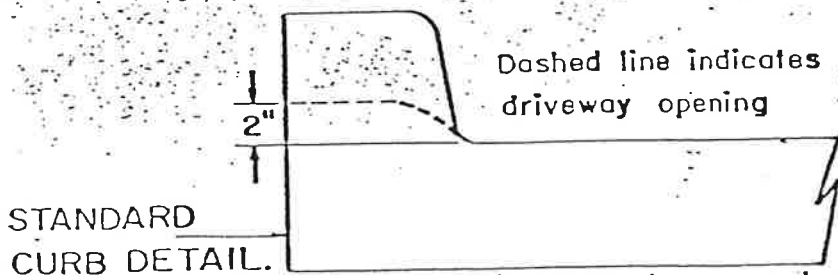
TABLE IV-IV
COMMERCIAL DRIVEWAY ENTRANCE



Distance from intersecting street property line to curb cut equals 20' Min.	Saw Cut Line to be cut with Approved Saw. Maximum Curb Cut = 60'	For asphalt street, Saw Cut width = width of curb & gutter. For P.C. Concrete Street, saw cut width = 2 inches
	Curb cut shall not extend beyond side property line, nor extend beyond an intersecting street's radius return.	

Drive elevation shall be such that drainage water will not enter drive

SECTION "A-A"



Variations for driveways to high volume traffic generators may be approved by the City Engineer. Driveways for service stations may be designed using "Standard Design for Driveway Entrances," Oklahoma Highway Department, subject to approval of the City Engineer.

4.07 WATERLINES, FIRE HYDRANTS

The subdivider shall install waterlines and fire hydrants, to the existing city water mains.

Installation shall be in accordance with the specifications governing waterline construction, as provided for below:

I. SCOPE

Work included under these specifications shall include the furnishing and installation of all pipes, valves, fittings, specials, fire hydrants and other incidental work and materials in connection with conveying water from the source of supply to the water mains and to each fire hydrant including furnishing and installation of all the water mains and appurtenances in accordance with the plans and these specifications. All work shall be performed in accordance with these regulations and with recommendations and regulations of the state health department.

II. TRENCHING GENERALLY

(a) The location of the water mains, hydrants, valves, etc., are shown on the plans. Trenches shall be of sufficient width to provide ample room for workmen and making joints. In no case shall the trench inside of sheeting and bracing lines be less than twelve (12) inches greater than the external diameter of the pipe bell. Trenches shall be cut to depths which shall provide a minimum cover of three (3) feet. The cover shall be measured from the top of the barrel of the pipe to the finished surface of the ground or street. The grade of the invert of all waterlines shall, in general, be parallel to the street grade, except that the engineer may require a greater depth, not to exceed two (2) feet at the point where there is a sharp break in the street grade, or where necessary, to provide clearance for existing or proposed pipelines or drainage structures. Bottoms of the trenches shall be accurately graded to provide uniform bearing and support for the pipe.

(b) Ledge rock, boulders and large stones shall be removed to provide a clearance of at least six (6) inches on each side of all pipes and appurtenances. Adequate clearance for properly jointing pipe laid in rock trenches shall be provided at bell holes.

III. PROTECTION OF EXCAVATION

The contractor shall adequately protect all excavations from caving in by providing suitable sheeting, shoring and bracing.

IV. BACKFILLING TRENCHES

(a) After water mains have been tested and approved, the trenches shall be backfilled.

(b) Where water mains are laid in rock, shale or clay, four (4) to six (6) inches of sand shall be placed in the trench between bell holes to provide a uniform and continuous bearing and support for the pipe. When the water main is in place and the joint has been completed, the trench shall be backfilled with sand to the top of the pipe. Where mains are constructed in the parking area or parallel to a road where there would normally be no traffic, the remainder of the trench may be filled with a Morman Board or other such device, allowing six (6) inches for top dressing, after which the entire trench shall be settled with water. After settlement, the top dressing shall be applied, but in no case shall the top dressing be applied where pools of water are standing. Where the trench is excavated in front of developed property, the top dressing must be, in general, of as good soil as the original ground, and in the event there is a lawn, trees or decorative shrubbery, the growth shall be protected and restored to its original condition.

(c) Where the water main crosses roadways or rights-of-way, etc.:

(1) Where the water main crosses any unpaved roadway, gravel or oil surfaced road, driveway of any kind, or railroad tracks, four (4) to six (6) inches of sand shall be placed in the trench below the grade of the pipe invert. After the pipe is laid to grade, sand shall be used for backfill to the top of the pipe, the sand to be flooded with water to prevent settlement. Then the backfill from the top of the sand to the top of the trench shall be compacted in six-inch layers to a density of at least equal to that of the top six (6) to twelve (12) inches of the surrounding earth, using water if required to get proper compaction.

(2) In case the excavation fails to furnish suitable material for the bottom of the trench or backfill, the contractor shall supply such material as will be suitable and satisfactory to the engineer, moving same from another locality or part of work as necessary.

(3) Where compaction is required or ordered, it shall be done in layers of six (6) inches or less, and shall be compacted to a density equal to that of the adjacent soil.

(4) Where the water mains are constructed under proposed paving or paving which has been cut, in or across roads and highways, driveways, sidewalks, under fences, foundations or other such structures, four (4) to six (6) inches of sand shall be placed in the trench below the grade of the pipe invert, and after the pipe is laid to grade the entire trench shall be backfilled with sand from the bottom to the top of the trench, and then thoroughly settled with water by flooding or jetting, being certain that the sand around and under the pipe is sufficiently wetted to attain maximum compaction.

V. CUTTING AND REPLACING PAVING

(a) Where concrete, asphaltic concrete or asphaltic concrete base paving has been cut, the contractor shall dispose of the broken materials, and after the sand backfill has been completed, shall apply a temporary patch of asphaltic surface course (hotmixed-cold laid). The contractor shall maintain these patches for a period of sixty (60) days or to the time the permanent repair has been made. A permit fee and repair fee shall be paid to the city before any paving cut is made, and evidence of payment of these fees shall be shown to the city inspector for the job on which the cut or cuts occur.

(b) Where water mains are to be installed across an existing paved street by boring, the excess hole bored to accommodate the bell of the pipe shall be pumped completely full of mud by a mud jack or mud pump.

VI. PIPE FITTINGS

All pipe and fittings used for the construction of the water mains and distribution system shall conform to the following requirements:

(a) All water lines will be of a quality equal to or better than that for PVC-SPR 21 pipe as determined by the American Water Works Association (AWWA).

(b) All pipe shall be straight, accurately circular in section, with all inner and outer surfaces concentric. Except where shorter lengths are required for connections with valves, fittings or changes in design requirements where such connections must be made at specific locations, all pipe shall be furnished in laying lengths of not less than twenty (20) feet plus or minus two (2) inches, and the length or lengths to be furnished shall be stipulated in the proposal.

(c) All pipes shall be delivered in all respects sound and conformable to these specifications. Inspection by the city or its representative shall not relieve the contractor of any of his obligations in this respect, and any defective pipe which may be passed by the city or its representative at the works or elsewhere, shall be at all time liable to rejection when discovered until the final completion and adjustment of the contract. Care shall be taken in handling the pipe not to injure the coating or lining, and pipe damaged during transportation or at any time after it has received the coating or lining shall not be used.

VII. HYDRANTS

All fire hydrants shall have a six-inch mechanical connection and shall have two (2) two and one-half (2-1/2) inch and one four and one-half (4-1/2) inch steamer connection designed for one hundred fifty (150) pounds working pressure or three hundred (300) pounds hydrostatic pressure, and shall conform to the latest specifications of the American Water Works Association for a traffic model hydrant with breakable coupling at ground level, with a five and one-fourth (5-1/4) inch valve opening. All working parts shall be bronze. All hose threads shall conform to the standard threads of the city. Design, materials and workmanship shall be similar and equal to the latest stock pattern ordinarily produced by the manufacturer. All fire hydrants shall conform to type and model designated by the city under standardization policy.

All fire hydrants will have a maximum separation not to exceed four hundred fifty (450) feet, and will be located in order to provide the greatest and most effective fire fighting capacity for the area.

VIII. SETTING HYDRANTS AND VALVES

Hydrants and valves installed in trenches shall be placed where shown on the drawings unless otherwise directed by the engineer. Hydrants, valves and valve boxes shall all be plumb, with valve boxes placed directly over the valves. After being correctly positioned, earth fill shall be carefully tamped around the valve box for a distance of four (4) feet on all sides of the box. Hydrants shall be set at such elevations that the connection pipe and distributing mains shall have the same depth of cover. Each hydrant shall be placed upon a slab of stone or concrete not less than four (4) inches thick and fifteen (15) inches square. The backside of the hydrant, opposite the pipe connections, shall be firmly wedged between the hydrant and the vertical face of the trench to prevent the hydrant from blowing off the line. Around the base of each hydrant shall be placed not less than seven (7) cubic feet of three-fourths ($3/4$) inch crushed rock to insure the complete drainage of the hydrant when closed. All backfill around the hydrants shall be thoroughly compacted to the surface of the ground. Before installing any hydrant or valve, care shall be taken to see that all foreign material is removed from the interior of the barrel. Stuffing boxes shall be tightened and the hydrant or valve opened or closed to see that all parts are in working condition.

IX. BRACING PIPE BENDS

All fittings at bends in the pipe shall be firmly braced by means of a concrete brace block. Additional blocks may be ordered by the engineer.

X. TESTS

After the pipe has been laid and jointed, and before any joints are covered, the pipeline shall be subjected to a hydrostatic pressure of one hundred fifty (150) pounds per square inch for a period of two (2) hours. If there is any perceptible leakage during the test, the necessary repairs shall be made and the test repeated.

XI. INSTALLATION OF MAINS

- (a) Diameter. Distribution lines shall not be less than six inch nominal diameter.

- (b) Pipe and accessories. All pipe and accessories, unless otherwise specifically stipulated in the proposal, shall be new materials which have at no time previously been used for any purpose whatsoever.
- (c) Placing pipe in trenches. The interior of all pipe shall be thoroughly cleaned of all foreign matter before being lowered into the trench and shall be kept clean during laying operations by means of plugs or other approved methods. No trench water shall be allowed to enter the pipe or fittings. At all times when work is not in progress, all open ends of pipes and fittings shall be securely closed to the satisfaction of the engineer.
- (d) Inspection of pipe. Before lowering, and while suspended, the pipe shall be inspected for defects. Any defective, damaged or unsound pipe shall be rejected.
- (e) Alignment of bell-and-spigot pipe. Pipelines or runs intended to be straight shall be so laid. Deflections from a straight line or grade, made necessary by vertical curves or horizontal curves of offsets, shall not exceed $6/D$ inches per linear foot of pipe (where D represents the nominal internal diameter of the pipe expressed in inches) between the center lines, extended, of any two (2) connecting pipes. If the specified or required alignment requires deflections in excess of those stipulated above, the contractor shall either provide, at his own expense, special bends as approved by the engineer, or pipes in shorter lengths in such length and number that the angular deflection at any joint, as represented by the specified maximum deflections, is not exceeded.
- (f) Laying pipe. After placing a length of pipe in the trench, the jute packing material for the joint shall be held around the bottom of the spigot so that it will enter as the pipe is pushed into position. The spigot shall be centered in the bell, the pipe pushed into position and brought into true and specified align-

ment. Except where necessary in making connections with other lines and as authorized by the city engineer, pipe shall be laid with the bells facing in the direction of laying, and for line on an appreciable slope, bells shall, at the discretion of the city engineer, face upgrade. Not less than two (2) lengths of pipe shall be in a position, with jute packing installed and earth fill tamped alongside the pipe, ahead of each joint before it is poured, except where necessary for closures. Under so circumstances will pipe be laid in water, and no pipe shall be laid when trench conditions or the weather is unsuitable for such work, except by permission of the city engineer.

(g) Suspension of work. The work, or any portion of the work, under construction shall be suspended immediately on written order of the city engineer or the City Council for any good cause or causes, among others of which special reference is made to the following:

- (1) Failure of the contractor to provide sufficient and proper equipment and properly executing the work.
- (2) Deliberate failure on the part of the contractor to observe any requirements of these specifications or to comply with any orders given by the city engineer as provided for in these specifications.
- (3) Failure of the contractor promptly to make good any defects in materials or workmanship or any defects of any other nature, the correction of which has been directed in writing by the city engineer.

XII. STERILIZATION OF MAINS

Upon completion of the waterlines, arrange for their sterilization in a manner satisfactory to the city. As a minimum, the contractor shall provide the material and do the work necessary to sterilize all the pipes, valves, hydrants and other surfaces, which water provided by the system will

come in contact with, in the following manner: A solution containing not less than fifty (50) parts per million of chlorine shall be prepared by the addition of either liquid chlorine or dry calcium hypochlorite to water introduced into all parts of the system. This solution shall remain in the parts for at least five (5) hours and the sterilization shall be done before any part of the system is put in operation. The contractor shall have laboratory tests made and shall resterilize lines as necessary before they are placed in service. Payment for this item shall be included in the price bid for the construction of the items to be sterilized.

4.08 SEWAGE DISPOSAL SYSTEM

(a) The subdivider shall install a sanitary sewer system to the City main sewer. Sanitary sewers shall be installed in accordance with the specification governing sanitary sewer construction.

I. SCOPE

The work under this section includes the furnishing of all material, equipment, tools, labor and supervision necessary to the construction of sanitary sewers complete together with all necessary trenching, excavating, sheeting and bracing, pumping, bailing, pipe laying and backfilling, and the furnishing of all the materials and appurtenances necessary to the proper functioning of the complete sewer system.

II. SEWER PIPE

All sewer lines shall have a nominal diameter of eight (8) inches or greater and shall meet or surpass the specifications for schedule 40 plastic PVC pipe.

III. TRENCH EXCAVATION

(a) Excavations of every description and of whatever substance encountered shall be made to the depth shown on the drawings.

(b) All excavated material not required for backfilling or not suitable for use as backfilling material shall be disposed of within the site areas as directed by the engineer.

(c) In general excavation shall be made in open cut to the line and grade shown on the drawings. Sides of tren-

ches shall be kept as nearly vertical as possible and shall be sheeted and braced as required.

(d) The trench width shall be such as to provide ample working space at the sides of the pipe but in no case shall it exceed the diameter of the barrel of the pipe plus sixteen (16) inches. The trench width shall be measured at the top of the pipe. Where cuts exceed ten (10) feet, the trench width shall be limited to the outside diameter of the pipe plus six (6) inches at the top of the pipe.

(e) Wherever wet, unstable soil is encountered, the engineer may, if he deems it necessary, order the trench bottom to be excavated below grade and the material so excavated to be replaced with sand, gravel or other suitable material, well-tamped in place. Where, through error or neglect, the contractor shall carry the excavation below trench grade, he shall backfill to trench grade with sand, gravel or other suitable material well-tamped in place, and the cost of such backfill shall be borne by the contractor.

(f) Bell holes shall be cut in the bottom of the trench of sufficient size to allow for proper jointing of the pipe, but in no case shall they leave more than one-third ($1/3$) of the pipe unsupported.

(g) Excavated material which is to be used in backfilling shall be neatly piled along the trench in such a manner as to provide a minimum of inconvenience to other contractors and the traveling public. In no case shall waterways be obstructed without other provisions being made for the removal of water.

(h) When utilities such as water mains, sewers, pipelines, gas mains and electric conduits are encountered in the excavation, the contractor shall notify the owner of such utility and shall take such steps as the owner and the engineer deem necessary to protect such utility from damage. Should damage occur, the contractor shall repair same at his own expense and shall pay the owner for any loss suffered on account of such damage.

IV. PIPE LAYING

(a) In general the bottom of the trench shall be so shaped as to support the pipe throughout its lower quarter. If the trench is in rock or other hard material, it shall be excavated at least four (4) inches below pipe grade, and

the material so excavated shall be replaced with well-tamped sand, gravel or other suitable material.

(b) If the foundation is of such material, or if conditions are such that the pipe cannot be properly supported, or if the load is such that the engineer deems extra support necessary, he may order in writing that a concrete cradle or concrete encasement be provided. Extra compensation will be paid for concrete cradling.

(c) All pipes shall be inspected for defects before they are lowered into the trench and shall be carefully cleaned of any dirt or grease, either in the barrel or on the jointing surfaces. Pipe shall be laid with the bells upgrade, and pipe laying shall progress upgrade.

(d) Care shall be taken to lay each pipe to exact line and grade, and to have the spigot end of each pipe concentric with the bell of the pipe into which it is laid. Any defective pipe, or any pipe which has its joints disturbed after laying, shall be taken up and replaced. All branches or other openings along the line of the pipe shall be securely closed against dirt or other debris, and at the suspension of work at any time, a suitable stopper shall be placed at the end of the pipe to prevent the entrance of earth or debris into the pipe. All Y branches shall be encased in concrete.

(e) The work or any portion of the work under construction shall be suspended immediately on written order of the city engineer or the City Council for any good cause or causes, among others of which special reference is made to the following:

- (1) Failure of the contractor to provide sufficient and proper equipment for properly executing the work.
- (2) Deliberate failure on the part of the contractor to observe any requirements of these specifications or to comply with any others given by the city engineer, as provided for in these specifications.
- (3) Failure of the contractor promptly to make good any defects in materials or workmanship or any defect of any other nature, the correction of which has been directed in writing by the city engineer.

(f) All developers who are constructing sewer mains with sewer service wyes must tie a one-inch wide plastic tape to the wye and bring the tape to the surface of the ground before backfilling the sewer main.

V. BACKFILLING

In general backfilling shall be done with the material excavated from the trench. However, should the excavated material contain large pieces of rock or other material which, in the opinion of the engineer, might injure the sewer, he may reject it as backfill material or restrict its use to the upper part of the fill. Selected topsoil, free of weeds, brush, roots and other deleterious matter shall be used as backfill for embedment of sewer pipe from the bottom of the trench to a depth of six (6) inches above the top of the bell. Special care shall be used in placing and thoroughly compacting this selected topsoil to provide good bearing for the pipe. Backfilling shall be carried on in the following manner:

(a) Where the sewer lines are laid in rock, shale or clay.

Where the sewer lines are laid in rock, shale or clay, four (4) to six (6) inches of sand shall be placed in the trench between bell holes to provide a uniform and continuous bearing and support for the pipe. When the pipe is in place and the joint has been completed, the trench shall be backfilled with sand to the top of the pipe. Where mains are constructed in the parking or parallel to a road where there should normally be no traffic, the remainder of the trench may be filled with a Morman Board or other such device, allowing six (6) inches for top dressing, after which the entire trench shall be settled with water. After settlement, the top dressing shall be applied, but in no case shall the top dressing be applied where pools of water are standing. Where the trench is excavated in front of developed property, the dressing must be, in general, of as good soil as the original ground, and in the event there is a lawn, trees or decorative shrubbery, the growth shall be protected and restored to its original condition.

(b) Where the sewer main crosses roadways or rights-of-way.

Where the sewer main crosses any unpaved roadway, gravel or oil surfaced roads, driveways of any kind or rail-road tracks, four (4) to six (6) inches of sand shall be placed in the trench below the grade of the pipe invert. After the pipe is laid to grade, sand shall be used for backfill to the top of the pipe, sand to be flooded with water to prevent settlement. Then the backfill from the

top of the sand to the top of the trench shall be compacted in six-inch layers to a density of at least equal to that of the top six (6) to twelve (12) inches of the surrounding earth, using water if required, to get proper compaction. In case the excavation fails to furnish suitable material for the bottom of the trench or backfill, the contractor shall supply such material as will be suitable and satisfactory to the engineer, moving the same from another locality or part of work if necessary. Where compaction is required or ordered, it shall be done in layers of six (6) inches or less, and shall be compacted to a density equal to that of the adjacent soil. Where sewer mains are constructed under driveways, sidewalks, under fences, foundations or other such structures, four (4) to six (6) inches of sand shall be placed in the trench below the grade of the pipe invert, and after the pipe is laid to grade the entire trench shall be backfilled with sand from the bottom to the top of the trench, and then thoroughly settled with water by flooding or jetting, being certain that the sand around and under the pipe is sufficiently wetted to attain maximum compaction.

VI. MANHOLES

Manholes shall be constructed where shown on the plans. They shall be built of vitrified brick or monolithic poured concrete or prefabricated concrete and shall be in accordance with the dimensions shown on the detailed drawings.

- (a) Vitrified brick for the manholes shall be grade A, common, sound and hard-turned, and shall meet the requirements of the ASTM standard specifications C-62-30 with subsequent revisions.
- (b) Mortar for brickwork shall be composed of one part cement and two (2) parts sand, to which not more than ten (10) pounds of hydrated lime per sack of cement may be added.
- (c) Manhole walls shall be eight (8) inches thick if not over eighteen (18) feet deep, and shall be thirteen (13) inches thick for depths of over eighteen (18) feet. The eight-inch walls shall be laid with all headers, and the thirteen-inch walls shall be laid with headers and stretchers alternately on the inside and the outside of the wall. All joint spacers must be completely filled with mortar and the outside of the manhole plastered with one-half (1/2) inch of mortar, if vitrified brick.
- (d) The invert of the manhole shall be built of split sewer pipe on straight lines. The curves and the bench above the

center line of the pipe may be formed in concrete or built-up brick and plastered with one-half (1/2) inch of cement mortar.

(e) Manhole frames and covers as shown on the detailed drawings shall be provided for each manhole. The frame shall be thoroughly grouted to the top of the brick or at such an elevation that the manhole cover will be flush with the finished grade. The castings shall conform to the standard specifications of the ASTM for gray iron castings, serial designation A48-18, with subsequent revisions, and shall be free from pouring faults, cracks, sponginess, blow-holes and other defects that would impair their value for the service intended. Covers shall sit in their frames without rocking or rattling, and the engineer shall reject any frames and covers which, in his opinion, will be noisy under traffic.

(f) Manholes will be located at distances not to exceed three hundred (300) feet and where a bend in the sewer line of more than sixty (60) degrees from the normal occurs a manhole will be constructed.

(g) Manhole steps shall be of cast iron of high grade and shall provide a step at least four (4) inches by eight (8) inches from the face of the manhole. Steps to have a sixteen-inch spacing. Smaller steps may be used if a staggered spacing is used. They shall be resistant to rust and corrosion and free from burrs, pins, sharp edges and excessive roughness; and the engineer shall reject any steps which, in his opinion, would cut or scratch the hands of the person using them. After being set, they shall be given one coat of an approved protective asphalt paint.

(h) Any time a line enters into a manhole over two (2) feet above the flow line of the manhole, the manhole shall be made into a drop manhole.

VII. CONNECTIONS TO EXISTING SEWERS AND APPURTENANCES

All connections between new and existing sewers or appurtenances shall be made in accordance with the detailed drawings or as directed by the engineer, and the cost of such connections shall be included in the price bid for sewers complete. The contractor shall use every precaution to keep earth and other foreign matter out of the existing sewer or appurtenances and shall, if so ordered by the engineer, clean the sewer or appurtenances in the immediate vicinity

of the connection. If for any reason it becomes necessary for the contractor to obstruct the existing sewer, he shall, at his own expense, provide a method suitable to the engineer of diverting the sewage.

4.09 STORM SEWERS AND DRAINAGE

I. MAJOR DRAINAGE CHANNELS

All major drainage channels lying within or immediately adjacent to the subdivision shall meet the following conditions:

(1) All land having an elevation below the one-hundred year maximum flood elevation and not protected by levees or dikes shall be dedicated to the city for the purpose of providing drainage and for public park and utility easement use.

(2) The existing channel 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 dedicated drainage area.

(3) 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.

(4) 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.

(5) 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.

(6) 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.

II. REQUIREMENTS RELATING TO IMPROVEMENTS

(a) Bridges and culverts:

(1) All flow of water across continuous streets or alleys

shall be through culverts or bridges.

(2) Bridges and culverts shall be sized to accommodate a fifty-year frequency rain based on the drainage area involved.

(3) Design of bridges and culverts shall conform to construction specifications of the city.

III. CHANNELS AND STORM SEWERS OUTSIDE SUBDIVISION BOUNDARIES.

(a) The city reserves the right to require improvements, provision of drainage easements and provision of agreements beyond the boundaries of the subdivision to facilitate flow of water through the subdivision, to avoid probability of lawsuits based on damage from changed runoff in the subdivision, and also to provide continuous improvement of the overall storm and sewer system.

(b) Requirements outside the subdivision may be:

(1) Location: In channels or storm sewers flowing to or from the subdivision, or in channels or storm sewers located in adjacent areas that are affected by flow of water to the subdivision.

(2) Improvements:

(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 channel.

(e) Construction of erosion control structures.

(f) Back sloping, sodding and/or riprapping of bank.

(g) Construction of closed or open paved storm sewers for purpose of closing gap or continuation of overall storm sewer system.

4.10 LOCATION OF UTILITY LINES

All utilities to be installed in a subdivision shall be located underground in the grass plot outside of curb lines but within street right-of-way or in easements dedicated therefor.

4.11 STREET LIGHTING

Installation of street lighting in all new subdivisions may be required by the planning commission and, if required, they shall conform to specifications adopted by the City Council.

4.12 MAINTENANCE AND SUPERVISION

Where the subdivision contains sewers, sewage treatment plants, water supply systems or other physical facilities necessary or desirable for the welfare of the area, or that are of common use or benefit, which are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made which is acceptable to the City Council for the proper and continuous operation, maintenance and supervision of such facilities.

ARTICLE V

ADMINISTRATION AND AMENDMENT

5.01 ADMINISTRATION

These rules and regulations shall be administered by the City Council and its staff.

5.02 FILING FEES

(a) To defray partially the costs of notification and administration procedures, there shall be paid to the City Clerk at the time of submission of the preliminary plat a fee in the following amount: Twenty-five dollars (\$25.00) plus one dollar (\$1.00) per lot for the first fifty (50) lots, plus twenty-five cents (.25) for each additional lot.

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

5.03 EXEMPTIONS FROM REGULATIONS

(a) Whenever there is a tract or previously subdivided parcel under single ownership which is to be resubdivided into three (3) or fewer lots, the proposed subdivision may be exempt from the procedural provisions of these regulations, and a preliminary and final plat may not be required, but this shall not constitute an exemption from any of the design requirements herein contained.

(b) Exemptions which shall be designated as "lot splits" shall be permitted under the following procedures:

(1) An accurate survey, prepared by a land surveyor registered in the State of Oklahoma, shall be submitted of the proposed tract and the resubdivision thereof shall be submitted to the city engineer, or his designated representative.

(2) The city engineering and planning staff shall review the proposed lot split to insure compliance with all design and improvement requirements of these regulations and shall prepare a written report thereon, which shall be forwarded to the City Council in not more than fifteen (15) days after receipt of the application for a lot split, for consideration at the next regular meeting of the City Council. If the application is approved by the City Council, it shall be certified by the signature of the chairman of the planning commission and attested by the secretary. If the application is denied, the reasons for denial shall be stated in writing, with reference made to the express provision of the regulations to which the proposed lot split does not conform, and shall be transmitted to the applicant. Whenever a deviation is required from the improvement requirements contained herein or a street or other element is to be dedicated, the action of the planning commission shall be forwarded to the City Council for its approval and acceptance of dedications. For all other types of lot splits the action of the planning commission shall be final.

5.04 VARIATIONS

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in substantial hardship or inequity, the planning commission may vary or modify, except as otherwise indicated, such requirements of design, but not of procedure or improvements, so that the subdivider may develop his property in a reasonable manner, but so that, at the same time, the public welfare and interest of the city are protected and the general intent and spirit of these regulations preserved. Such modification may be granted upon written request of the subdivider stating the reason for each modification and may be waived by three-fourths (3/4) vote of the members in attendance (quorum required) of the City Council.

5.05 ADOPTION AND AMENDMENT OF REGULATIONS

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

5.06 SEPARABILITY OF PROVISIONS

If any section, 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 section, clause, paragraph, provision or portion of these regulations.

5.07 CONDITIONS FOR ISSUING A BUILDING PERMIT

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

5.08 PENALTY

Any person or persons, firm or corporation, who shall violate any of the provisions of this article, or shall fail to comply therewith, or with any of the requirements thereof, shall be deemed guilty of an offense and shall be liable for a fine not to exceed the sum of twenty dollars (\$20.00) including costs. Each day such violation shall be permitted to exist shall constitute a separate offense. In addition to the other remedies provided herein, the city may institute any proper action or proceedings to enforce the provisions of this article.

5.09 REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

5.10 EMERGENCY CLAUSE

It being immediately necessary for the preservation of the public health, peace and safety, an emergency is hereby declared by reason whereof this ordinance shall be in full force and effect from and after its passage and approval as by law provided.

PASSED AND APPROVED this 10 day of June, 1980.

CITY OF SULPHUR, OKLAHOMA

Joe M. Taylor
Mayor

ATTEST:

L. Amanda Amant
City Clerk