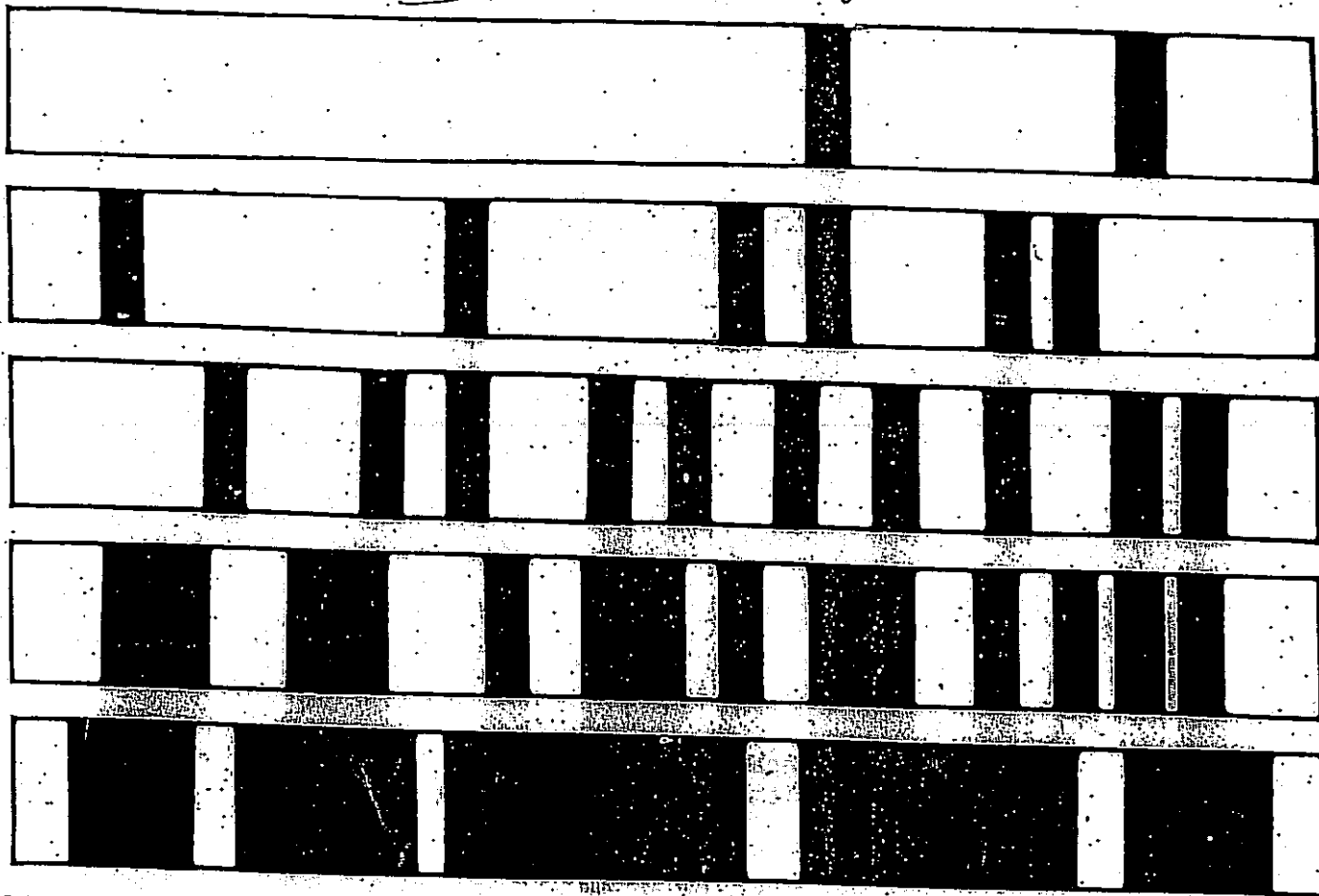


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WAGONER METROPOLITON PLANNING AREA

# SUBDIVISION REGULATIONS

WAGONER METROPOLITAN PLANNING AREA  
SUBDIVISION REGULATIONS

Prepared For The  
Wagoner Metropolitan Area Planning Commission  
By  
BRAUN, BINION, BARNARD, Inc.  
Tulsa, Oklahoma

June, 1981

THIS PLANNING STUDY HAS BEEN PREPARED  
FOR AND UNDER THE JURISDICTION OF THE  
WAGONER METRO AREA PLANNING COMMISSION

CURRENT WAGONER METRO AREA PLANNING COMMISSION

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JIM HARGROVE

ATTORNEY FOR THE PLANNING COMMISSION, WAGONER COUNTY DISTRICT ATTORNEY

THE PREPARATION OF THIS DOCUMENT WAS FINANCED IN PART THROUGH A COMPRE-  
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ARTICLE I  
GENERAL PROVISIONS.

SECTION 1

PURPOSE AND INTENT

These regulations are designed to promote the health, safety, morals and general welfare of the community establishing standards for the subdivision of land within the jurisdiction of the Wagoner Metropolitan Area Planning Commission.

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, sewage, schools, parks, playgrounds and other public requirements; and protect neighborhood areas from the hazards of through traffic.

These regulations are designed, intended and should be administered according to the purposes so to achieve the following:

- A. implement the Comprehensive Plan,
- B. provide for conservation of existing standard residential areas and prevent the development of slums and blight,
- C. harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of adjoining tracts,
- D. 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,
- E. provide the best possible design for the tract,
- F. reconcile any difference of interest, and
- G. establish adequate and accurate records of land subdivision.

## SECTION 2

### SHORT TITLE

These regulations shall be known as the Subdivision Regulations of the City of Wagoner-Wagoner County Metropolitan Area.

## SECTION 3

### AUTHORITY

These subdivision regulations and minimum standards for land development of the City of Wagoner-Wagoner County Metropolitan Area are adopted by ordinance passed under the authority granted under 19 O.S. § 866.1 — 866.36, and subsequent amendments thereto.

## SECTION 4

### JURISDICTION

These regulations and development standards shall apply to the following forms of land subdivision within the territorial jurisdiction of the Wagoner Metropolitan Area Planning Commission:

- A. The division of land into two or more lots, parcels, tracts, or areas, any one of which, when subdivided, shall contain less than ten (10) acres in area; or
- B. Any division of land involving the vacation, dedication, right-of-way, or alignment of an existing or proposed street, highway or public utility easement; or
- C. The resubdivision of land heretofore divided into lots, sites or parcels.

## SECTION 5

### DEFINITIONS

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

ALLEY. A way from which an inferior means of access to abutting property is obtained.

BLOCK. An area of land within a subdivision, which area is entirely bounded by streets, highways, or ways, except alleys; or the exterior boundary or boundaries of the subdivision.

BOARD OF COMMISSIONERS. The Board of County Commissioners of Wagoner County, Oklahoma.

CITY. The City of Wagoner, Oklahoma.

CITY COUNCIL. The City Council of the City of Wagoner, Oklahoma.

CITY OF WAGONER-WAGONER COUNTY METROPOLITAN AREA. The area within which the Planning Commission is authorized to prepare and adopt plans, codes, and regulations, under 19 O.S., § 866.1 through 866.36.

COUNTY. Wagoner County, Oklahoma.

COUNTY CLERK. The County Clerk of Wagoner County, Oklahoma.

CUL-DE-SAC. See "street".

DIRECTOR. Director of the Wagoner Metropolitan Area Planning Commission.

EXTRATERRITORIAL SUBDIVISION JURISDICTION. With respect to any municipality located entirely in Wagoner County, those unincorporated portions of the territorial jurisdiction, as defined herein, over which portions of the governing body of such municipality has elected to exercise jurisdiction with respect to subdivision improvements, as provided herein. Such areas shall be bounded by section lines, half-mile lines, or quarter-mile lines, and no part thereof shall be more than three-fourths mile from such municipality.

HALF-MILE LINE. The north-south or east-west line which bisects a section.

JURISDICTION. See "territorial jurisdiction".

LOT. A subdivision of a block or other parcel intended as a unit for the transfer of ownership or development.

LOT, DOUBLE FRONTAGE. A lot which runs through a block from street to street and has frontage on two or more streets.

LOT, KEY. A lot having a side lot line abutting the rear lot line of another lot.

LOT-SPLIT. A subdivision (a) wherein only one of the lots, parcels, tracts, or areas contained therein has an area of less than ten acres and (b) which does not involve the opening of a street, (c) wherein a lot is to be divided into two near equal parts and does not cause a more dense condition than is allowed by zoning regulations, (d) wherein lot is divided for purpose of adding split lots to adjacent lots or tracts. No tract may be split into more than 4 parcels excluding easements or streets unless a plat is filed, as hereafter defined.



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

METROPOLITAN AREA. The City of Wagoner-Wagoner County Metropolitan Area.

METROPOLITAN COMPREHENSIVE PLAN. A comprehensive plan applying to all or part of the metropolitan area, prepared under the provisions of 19 O.S. § 866.1 through 866.36 adopted by the Planning Commission and as approved with respect to unincorporated areas by the Board of Commissioners, and with respect to areas within the City of Wagoner by the City Council.

PLAN FOR MAJOR STREETS AND HIGHWAYS. That part of the Metropolitan Comprehensive Plan which relates to major streets and highways.

PLANNING COMMISSION. The Wagoner Metropolitan Area Planning Commission.

PLAT, FINAL. A map or chart of a land subdivision giving in form suitable for filing in the office of the County Clerk, necessary affidavits, dedications, and acceptances, and containing a complete engineering description (including references to field markers), sufficient to locate on the ground all streets, alleys, blocks, lots, and other divisions of the subdivision.

PLAT, PRELIMINARY. A map or chart of a proposed land subdivision showing the character and general details of the proposed development.

QUARTER-MILE LINE. A north-south or east-west line which bisects the north, south, east, or west half of a section.

SECRETARY. The Secretary or Director of the Planning Commission.

STANDARD SUBDIVISION IMPROVEMENT SPECIFICATIONS. With respect to the County or any municipality, the specifications adopted by the governing body of such unit of government for regulating the nature, extent, dimensions, and financing of improvements in subdivisions. Where the governing body of a municipality has, under these Regulations, elected to exercise extraterritorial subdivision jurisdiction, such specifications shall include a map showing the extent of such jurisdiction.

STREET. A public way from which the principal means of access to abutting property is obtained.

MAJOR STREET. A public way designated as a major street or highway on the Plan for Major Streets and Highways.

MINOR STREET. Any public way other than a major street or alley. Minor streets shall be classified as follows:

Collector Street - a street collecting traffic from other streets and serving as the most direct route to a major street. Any street shall be deemed a collector street when it serves over fifty (50) dwelling units between intersections.

Local Street - a street primarily providing access to and from abutting property and serving only occasional through traffic.

Frontage Road - a local street or road auxiliary to and located on the side of an arterial highway for service to abutting property and adjacent areas and for control of access.

Cul-De-Sac - a local street having one closed end terminated by a turnaround.

**SUBDIVIDER.** Any person, firm, partnership, corporation, or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined.

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

**SUBDIVISION.** A tract of land which has been subdivided or is proposed to be subdivided.

**TERRITORIAL JURISDICTION.** The area within which the Planning Commission has jurisdiction over the subdividing of land, as provided by 19 O.S. § 866.1 through 866.36, as amended. Said area consists of those parts of the Metropolitan Area for which the Planning Commission has adopted and the Board of Commissioners or City Council has approved a Plan for Major Streets and Highways.

**WAY.** Any street, avenue, parkway, highway, boulevard, road, or alley reserved and/or dedicated for public or private use chiefly by vehicular or pedestrian traffic; its width shall be the shortest horizontal distance measured between lines delineating the right-of-way.

ARTICLE II  
PROCEDURE - GENERAL

SECTION 1  
PLAT APPROVAL

For all cases of subdividing within the scope of these Regulations, a plat of the land in question shall be drawn and submitted to the Planning Commission for its approval or disapproval, as provided below.

SECTION 2  
OFFICIAL RECORDING

No plat or deed or other instrument of a subdivision of land within the territorial jurisdiction shall be accepted for record in the office of the County Clerk until it shall have been approved by the Planning Commission as being in accordance with these regulations and such approval endorsed on such instrument in writing. All final plats shall be filed within one (1) year of date of approval by the Planning Commission, and no lots shall be sold from any plat until same shall have been recorded as herein provided. Failure to record such approved plat within (1) year of Planning Commission approval shall void all approvals thereof.

SECTION 3  
AGENDA

Each plat submitted for preliminary or final approval shall be placed on the Planning Commission's agenda only after fulfilling the appropriate requirements of these Regulations. However, a plat not meeting all the requirements may be submitted, provided that the subdivider presents with the plat a letter requesting specific exception(s) and enumerating in detail the reason(s) therefor.

SECTION 4  
FILING FEE

To defray partially the costs of notification and special studies, there shall

be paid to the Planning Commission, at the time of submittal of plats, fees as follows:

- A. Preliminary plat and final plat, other than a lot-split plat:  
~~(\$50.00)~~ Dollars. *Amended 10-23-00 to \$500.00*
- B. Lot-split plat: Five (\$5.00) Dollars.

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 five (5) years of the preliminary approval without payment of an additional filing fee by the subdivider, provided that the final plat for the additional area conforms substantially with the approved preliminary plat.

## SECTION 5

### EXEMPTION

Plats containing three lots or fewer may be exempted from the provisions of all or part of this Article upon written approval of the Planning Commission.

## SECTION 6

### BUILDING PERMITS

No building permit shall be issued as to any improvements within the jurisdictional confines of the Wagoner Metropolitan Area Planning Commission, in accordance with laws of the State of Oklahoma, unless and until a subdivision plat has been filed and approved by the Wagoner Metropolitan Area Planning Commission or until and unless the Wagoner Metropolitan Area Planning Commission has waived this requirement.

## ARTICLE III

### PROCEDURE - TENTATIVE APPROVAL

#### SECTION 1

##### GENERAL

The subdivider shall prepare a preliminary plat for presentation to the Planning Commission. It shall conform to the minimum requirements of the Metropolitan Comprehensive Plan and the applicable Zoning Ordinance, which shall have been previously ascertained by the subdivider. It shall be submitted in triplicate directly to the Office of the Planning Commission not less than ten days before the next Planning Commission meeting. The Clerk of the Planning Commission, upon receipt of the plat, shall set it for review by the Wagoner Metropolitan Area Planning Commission at its next scheduled meeting. Three (3) signed statements describing the proposed use of the land, the proposed improvement(s) thereon, and the proposed restrictions on future construction and development shall be submitted with the preliminary plat.

#### SECTION 2

##### DRAFTING

The preliminary plat shall be drawn at a scale of not more than one hundred (100) feet to the inch; provided that if the property to be subdivided is less than two (2) acres, the scale may be one (1) inch equals fifty (50) feet, and if said property exceeds one hundred (100) acres, the scale may be one (1) inch equals two hundred (200) feet, and shall show:

- A. The scale, north point, and date.
- B. The proposed name of the subdivision.
- C. The name and address of the owner of record, the subdivider, and of the certified engineer, landscape architect, or land surveyor who prepared the plat, and the names and mailing addresses of all property owners of the tract which is sought to be subdivided.
- D. A key map showing the location of the proposed subdivision referenced to existing or proposed major streets and to government section lines.

- E. The names, with location of intersecting boundary lines, of adjoining subdivisions, and the location of city limit lines or County lines, if falling within or immediately adjoining the tract.
- F. Ground elevations on the tract, referenced to a United States Geological Survey or Coast and Geodetic Survey benchmark, monument, or topographic map.
- 1) For land that slopes less than approximately two percent:  
spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions.
  - 2) For land that slopes more than approximately two percent:  
either contours with an interval of not more than five feet, if ground slope is regular and such information is sufficient for planning purposes, or contours with an interval of not more than two feet, if necessary because of irregular land or need for more detailed data for preparing plans and construction drawings.
- G. The location of buildings, water, water courses, and the location of dedicated streets at the point where they adjoin and/or are immediately adjacent, provided that actual measured distances shall not be required.
- H. The length of the boundaries of the tract, measured to the nearest foot, and the proposed location and width of streets, alleys, easements and setback lines and the approximate lot dimensions.
- I. The subdivision plat shall also disclose the names of any adjacent platted land and any easements or public dedications adjacent said subdivision plat. The plat shall also contain any restrictive covenants or private restrictions filed in the County which directly affect the land being subdivided.
- J. It shall be the responsibility of the applicant to provide proof to the Planning Commission that the proposed easements and public dedications meet with the approval of any and all relevant utility companies, rural water districts or others to whom a franchise has been granted by any governmental entity relative to the furnishing of necessary utilities for development. In the event that the lots within the proposed subdivision are serviced by individual septic systems, the applicant shall provide sufficient proof that each and every said lot conforms to the requirements of the Wagoner County Health Department and the Health Department of the State of Oklahoma.

### SECTION 3

#### PLANNING COMMISSION ACTION

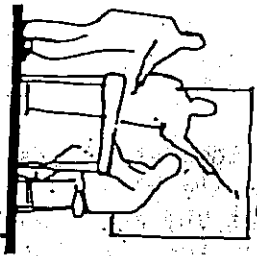
The Planning Commission shall give tentative approval, approve conditionally, or disapprove the plat within forty-five days of its presentation by the applicant, but any approval shall be revocable. If the preliminary plat be disapproved or approved conditionally, the reasons for such action shall be stated in writing, a copy of which signed by the Planning Commission Chairman shall be attached to one copy of the plat and transmitted to the applicant. If no action be taken by the Planning Commission within the stated time, the plat shall be deemed to have been approved.

The reasons for disapproval or conditional approval shall refer specifically to those parts of these regulations or the Metropolitan Comprehensive Plan with which the plat does not conform. On conditionally approving a plat, the Planning Commission may require submission of a revised preliminary plat. If the plat conforms to all the standards, or after the applicant and Planning Commission agree upon any revisions which shall be filed with the Planning Commission on a revised copy, the applicant may proceed with the staking of streets and roads and with the preparation of final plat.

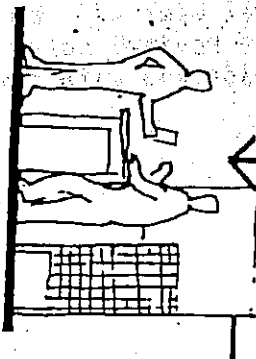
# ABBREVIATED SUBDIVISION PROCESS

TEN DAYS PRIOR TO MEETING

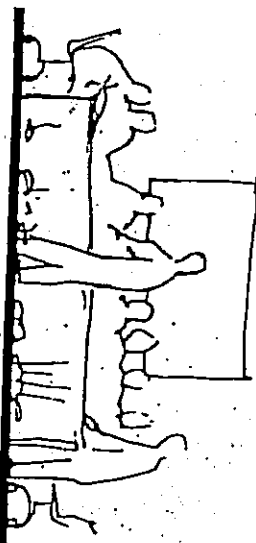
FORTY-FIVE DAYS MAXIMUM



A Subdivider develops Preliminary Plat, obtains needed certificates and meets with Planning Commission staff. Subdivider then prepares final plat.



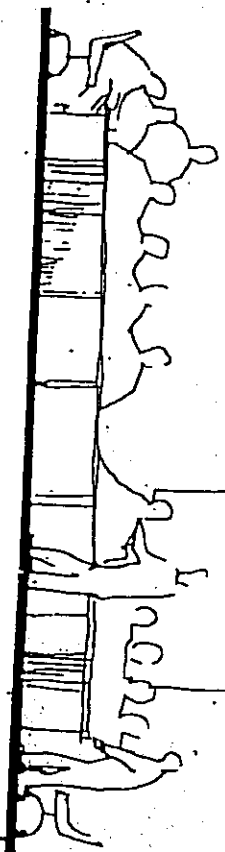
B Subdivider submits Preliminary Plat, Final Plat and needed certificates to the Planning Commission, along with filing fee for both Preliminary and Final Plat.



C Planning Commission reviews Preliminary and Final Plats and approves them.



E Subdivider records plat with County Clerk and Planning Commission.

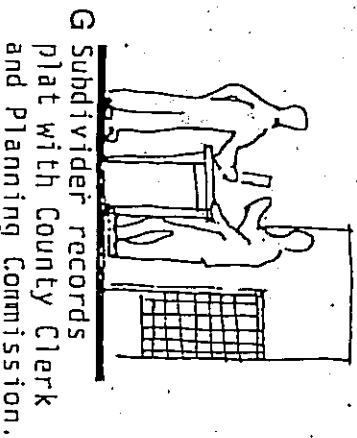
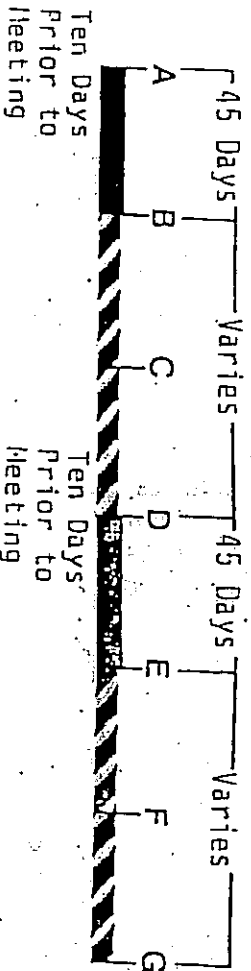
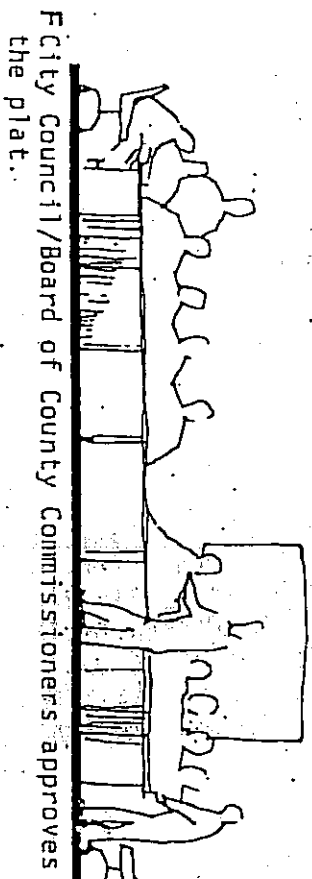
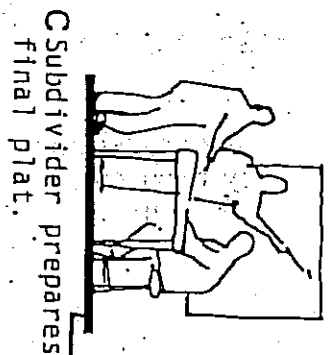
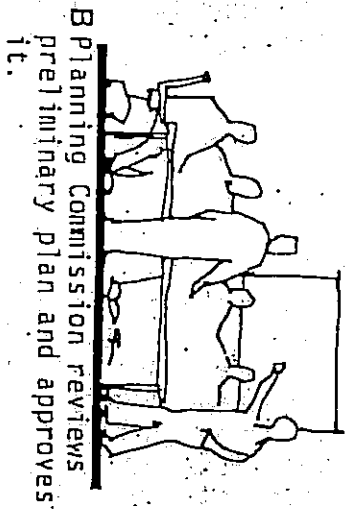
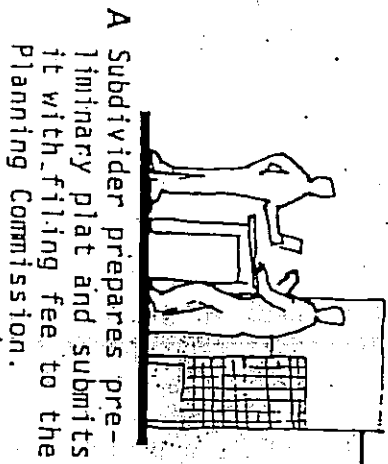


D City Council/Board of County Commissioners approves the Plats.

VARES



# SUBDIVISION PROCEDURE



## ARTICLE IV

### PROCEDURE - FINAL APPROVAL

#### SECTION 1

##### GENERAL

A final plat, prepared by an engineer registered in the State of Oklahoma, a landscape architect registered in the State of Oklahoma, the County Surveyor or registered land surveyor, neatly drawn on a reproducible medium and three dark line prints thereof shall be submitted to the Office of the Director not less than ten days before the Planning Commission meeting when it shall be considered for final approval. At the same time there shall be submitted three sets of the proposed specifications and/or restrictions in final form.

#### SECTION 2

##### DRAFTING

The final plat shall be drawn at a scale of not more than one hundred feet to the inch from an accurate survey; provided that if the property to be subdivided is less than two (2) acres, the scale may be one (1) inch equals fifty (50) feet, and if said property exceeds one hundred (100) acres, the scale may be one (1) inch equals two hundred (200) feet. On 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 sheets are required for the plat, the key map shall be on the first sheet and shall show the number of the sheet for each area. A border of at least one inch shall be left blank on all four sides.

In addition to the map specifications for the preliminary plat, the final plat shall show:

- A. The location and description of all section corners and permanent survey monuments having a direct bearing to the tract, to at least one of which the subdivision shall be referenced.
- B. 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.

- C. 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.
- D. The lines of all proposed streets fully dimensioned by lengths and bearings or angles, but the bearings of street lines may be omitted where such bearings can be readily and conclusively determined from other bearings on the plat.
- E. The lines of all proposed alleys. Where the length and/or direction of an alley are not readily discernible from data given for lot and block lines, the length and/or bearing shall be given.
- F. 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.
- G. 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.
- H. The outline of any property which is offered for dedication to public use fully dimensioned by lengths and bearings, with the area marked "public".
- I. 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".
- J. The location of all building lines, setback lines, and easements for public services or utilities with dimensions showing their location.
- K. The radii, arcs, points of tangency, and central angles for all curvilinear streets and radii for all property returns.
- L. The following which shall be made and shown on the reproducible tracing:
  - (1) Owner's Certificate and Dedications, signed.
  - (2) Engineer's Certificate of Survey, signed and his seal.
  - (3) Treasurer's Certificate.
  - (4) 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.

(5) Certificate(s) of the Board of Commissioners and/or City Council accepting dedication of ways, easements, and public lands.

(6) Certificate of Planning Commission approval.

(7) Where water supply and/or sewage disposal is not to be by means of connection to a municipal system, a certificate by the Director of the County Health Department to the effect that provisions for water supply and sewage disposal meet the requirements of that department.

(8) The following covenant:

(a) Overhead pole lines for the supply of electric service may be located along \_\_\_\_\_

\_\_\_\_\_  
Street light poles or standards may be served by underground cable and elsewhere throughout said Addition all supply of electric, cable T.V. and telephone service shall be located in the easement-ways reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages may also be located in said easement-ways.

(b) Should electric, cable T.V. and telephone service be supplied underground, the service cable to buildings which may be located in said addition may run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located in said addition; provided that upon the installation of such a service shall thereafter be deemed to have a definitive, permanent effective and exclusive right-of-way easement on said lot, covering a five (5) foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance of said building.

(c) The supplier of electric, cable T.V. and telephone service, through its proper agents and employees, shall at all times have right of access to all such easement-ways shown on said plat, or provided for in the Certificate of Dedication for the purpose of installing, maintaining, removing

or replacing any portion of said underground electric, cable T.V. and telephone facilities so installed by it.

(d) The Property Owners shall be responsible for the protection of the underground facilities located on their property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, cable T.V. and telephone facilities. Repairs or cost of relocation, required by violation of their covenant, shall be paid for by the owners of the property.

(e) The foregoing covenants shall be enforceable by the supplier of electric, cable T.V. and telephone service, and the property Owners agree to be bound hereby.

M. A title which shall include:

- (1) Name of the subdivision.
- (2) Name of the City, County, State.
- (3) Location and description of the subdivision referenced to section, range and township.
- (4) Name and address of owner.

N. The Planning Commission may require an applicant to submit all drainage and grading plans relative to proposed developments before granting approval of the plat.

### SECTION 3

#### PLANNING COMMISSION ACTION

The Planning Commission shall act upon the final plat within forty-five (45) days after it has been submitted for final approval, and this approval shall be shown on the plat with the date of such approval and over the signature of the Commission Chairman. Unless stipulation for additional time is agreed to by the applicant, and if no action is taken by the Planning Commission within such period, the plat shall be deemed to have been approved. A certificate by the Planning Commission as to date of submission of plat for final approval and failure of Planning Commission to act thereon within such time shall be sufficient in lieu of written endorsement or approval above named.

If the final plat be disapproved, ground for this refusal shall be stated in writing, a copy of which shall be transmitted with the tracing and prints to the applicant within 10 days of date of said disapproval.

#### SECTION 4

##### ACTION BY CITY COUNCIL AND/OR BOARD OF COMMISSIONERS

Before recording of the final plat it shall be submitted to the Board of Commissioners and/or the City Council, as the case may be, for its approval and acceptance of public ways, service and utility easements, and land dedicated to public use.

#### SECTION 5

##### RECORDING OF THE PLAT

After final approval of the plat and the affixing of all required signatures on the original tracing, the subdivider shall:

- A. Provide the Planning Commission with three dark line prints thereof;
- B. Provide the County Clerk with:
  - (1) one 8.5" by 14" photostatic copy of each tracing (unless the original size of the tracing is 8.5" by 14"), and
  - (2) either each original tracing or a blue line reproducible print of each original tracing.

Of the three prints received by the Planning Commission, two shall be retained in the permanent files of the Commission, and one shall be delivered to the Mayor or to the Chairman of the Board of County Commissioners, depending on whether the land described in the plat is within or without the city.

#### SECTION 6

##### ABBREVIATED PROCESS

A Subdivider may wish to combine the Preliminary and Final Plat procedure to obtain subdivision approval in as short a time as possible. To accomplish this, the Subdivider should prepare his Preliminary Plat, obtain his needed certificates and meet with the Planning Commission staff to obtain their input prior to submitting the Plat to the Planning Commission. The Subdivider may then prepare his Final Plat, and submit the Preliminary and Final Plats, along with the needed certificates, covenants and filing fee for both Plats, to the Planning Commission at least ten (10) days prior to the Planning Commission meeting. The Planning Commission can then approve both Plats and send them on to the appropriate governing body, at which time the normal process is followed.

ARTICLE V  
DESIGN STANDARDS

SECTION 1

GENERAL

All plats shall be prepared in conformance with the purpose and spirit of these standards.

SECTION 2

ACRE SUBDIVISION

Whenever the area is divided into lots containing one or more acres and there are indications that such lots will eventually be resubdivided into smaller building plots, consideration must be given to street and lot arrangement of the original subdivision so that additional minor streets can be opened to permit a logical arrangement of smaller lots.

SECTION 3

STREET PLAN AND RELATION TO ADJOINING STREET SYSTEM

The arrangement, character, extent, width, grade and location of all streets in a proposed subdivision shall conform to the Wagoner Metropolitan Area Major Street Plan and these Regulations.

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.

All streets shall be platted in such a manner that all resulting lots shall conform to the applicable zoning regulations.

Where such streets are not shown on the Comprehensive Plan, the arrangements of these streets in the subdivision shall either:

- A. Provide for the continuation or appropriate projection of existing streets in the surrounding areas; or
- B. Conform to a neighborhood plan approved or adopted by the Planning Commission.

Minor streets shall be laid out so as to discourage through traffic.

Where a residential subdivision abutts or contains an existing or proposed major thoroughfare, the Planning Commission shall require:

- A. Marginal access streets; or
- B. Reverse frontage with screen planting contained in a nonaccess reservation along the rear property line; or
- C. Deep lots with rear service streets; or
- D. Such other treatments as may be necessary for the adequate protection and stabilization of residential properties and to afford separation of through and local traffic.

#### SECTION 4

##### STREETS IN RELATION TO RAILROADS AND PARKWAYS

When the area to be subdivided adjoins or contains for a considerable distance a railroad right-of-way or a parkway, a street should be dedicated approximately parallel to the side of the right-of-way. The right-of-way requirement shall be limited to sixty-five feet, and any additional right-of-way required by the Plan shall be reserved by the subdivider.

#### SECTION 5

##### STREET RIGHT-OF-WAY AND PAVEMENT WIDTH

The following roadway standards should be utilized when acquiring or designating right-of-way or constructing streets:

Freeway	Oklahoma Department of Transportation Standards
Primary Arterial	110 feet Minimum, Ultimate Development: 6 lanes without parking or 4 lanes with parking.
Secondary Arterial	100 feet Minimum
Collector Street	60 feet Minimum
Local Streets	50 feet Minimum



Secondary arterials and collector streets shall have a minimum pavement width, back to back of curb, of thirty-six (36) feet.

Local streets shall have a minimum pavement width from back of curb to back of curb of twenty-seven (27) feet for subdivisions containing lots two acres in size or smaller.

Streets surface widths for subdivisions in the unincorporated area containing lots of two (2) acres or less in size shall be as follows:

	Curb (back to back)	Inverted Crown
Secondary Arterial	34 feet	32 feet
Collector Street	26 feet	24 feet
Local Street	22 feet	22 feet

In subdivisions with lots greater than two (2) acres in size, the secondary and collector street standards shall be the same as set out above, but local streets may be constructed with a grade and drain "V" type ditch design with a three to one (3 to 1) slope, thirty (30) foot roadbed and a minimum of twenty-two (22) foot street width.

## SECTION 6

### STREET LENGTHS AND DEFLECTIONS

A cul-de-sac, court, or similar type street may be permitted where the size, location, or topography of the tract does not permit a normal street pattern. Such a street shall not be more than five hundred (500) feet in length, as measured from entrance to center of turnaround, and if more than one hundred (100) feet in length shall be provided with a circular turnaround having a minimum radius of sixty (60) feet at the property line. This requirement may be changed by the Planning Commission when topography or other limiting factors make such changes necessary for securing the best overall design. A modification of these regulations is not required.

Horizontal alignment. Where any street deflects an angle of ten degrees (10°) or more, the minimum radii of center line curvature and minimum lengths of reverse curves shall be as follows:

TYPE OF STREET	MINIMUM IN FEET	
	RADIUS	TANGENT
Freeway or Expressway	As specified by the Okla. Dept. of Highways	As specified by the Okla. Dept. of Highways
Major Thoroughfare	500	200
Collector Street	270	100
Loop Street or Cul-De-Sac	75	100
Other Minor Streets	140	100

Street Intersections. Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle less than seventy (70) degrees. Detailed designs of intersections may be required. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted.

#### Vertical Alignment:

- A. For freeways, expressways, and major thoroughfares: profile grades shall be connected by vertical curves of a minimum length equivalent to 20 times the algebraic difference between the rates of grade, expressed in feet per hundred.
- B. For all other streets: vertical curves equivalent to ten times such difference.

Visibility Requirements: Minimum visibility (measured between two points four feet above pavement level) and minimum horizontal visibility (measured on centerline) shall be as follows.

TYPE OF STREET	MINIMUM VISIBILITY IN FEET	
	VERTICAL	HORIZONTAL
Freeway or Expressway	As specified by the Okla. Dept. of Highways	As specified by the Okla. Dept. of Highways
Major Thoroughfare or Collector Street	500	300
Minor Street	200	200

## SECTION 7

### ALLEYS

Alleys shall be provided at the rear of all business lots, except in areas planned for development as shopping centers and shall be at least thirty (30) feet in width. Alleys, when provided in residential blocks, shall not be less than twenty (20) feet in width. At the intersection of two (2) alleys, the corners of the abutting property shall be provided with a property line return of a radius of ten (10) feet or the corner shall be cut off with an equivalent chord.

## SECTION 8

### MAJOR STREET FRONTAGE ACCESS CONTROL

No access on a major street shall occur within minimum intervals of six hundred (600) feet, measured from the nearest intersecting rights-of-way lines, (except as modified herein), said distance may be extended or increased if traffic conditions as determined by the Planning Commission warrant such extension.

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 major street intersections or a minimum of three hundred (300) feet between each access point.

Commercial and industrial subdivisions should have access to a major or commercial street, and may have access to a collector street, if traffic conditions as determined by the Planning Commission warrant such extension, but shall not have access to a residential street.

To assure traffic safety, appropriate nonaccess 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 nonaccess provisions shall appear upon the plat.

Access to property occurring within the minimum distance prescribed for major street access, six hundred (600) feet, shall only be by the closest service or frontage road entrance onto the major street.

Individual driveways will be located on each lot to avoid direct vehicular access to or from any expressway, thoroughfare, or major street. Driveways should be located to enable direct access primarily to or from a minor street, or, if necessary, to the collector streets which serve as feeders to or distributors from the major streets.

## SECTION 9

### STREET AND SUBDIVISION NAMES

No street name shall be used which will duplicate or be confused with the names of existing streets.

Street names shall be referred to the Planning Commission for recommendations and are subject to the approval of the City Council or Board of County Commissioners.

Subdivision names shall not duplicate existing subdivisions of record.

SECTION 10  
STREET GRADES

The longitudinal minimum grade of all streets shall be 0.4%.

Except where unusual topographic conditions justify it, the maximum grade of all streets shall not be greater than the following:

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

Intersections should have a grade of 3% or less for 100 feet in all directions.

SECTION 11

EASEMENTS

Where alleys are used for utility purposes, easements will be provided as may be advisable for poles, wires, conduits, storm sewers, sanitary sewers, gas lines, water mains and lines, and other similar purposes.

All easements shall be at least fifteen (15) feet wide in commercial zones. In the event one-half (1/2) of an easement is platted, it shall be not less than ten (10) feet in width.

Where a subdivision is transversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement of 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.

Twenty (20) foot utility easements shall be provided at the end of cul-de-sacs along major thoroughfares.

There shall be a deed restriction filed with every subdivision plat prohibiting the construction of any permanent structure on any dedicated easement, with the exception of fences.

Utility easements not less than seven and one-half (7.5) feet wide shall be provided along each street line, in addition to the required right-of-way, but no such easement shall be required to be wider than the depth of the corresponding front yard or exterior side yard required by the applicable zoning regulations, and/or not less than seven and one-half (7.5) feet wide along the rear lot line.

## SECTION 12

### BLOCK REQUIREMENTS

No block shall be longer than fifteen hundred (1500) feet between street intersections; provided, however, that blocks not to exceed sixteen hundred (1,600) feet may be permitted whenever it is determined by the Planning Commission that satisfactory movement of pedestrian and vehicle traffic is provided. In blocks over fifteen hundred (1,500) feet in length, a dedicated right-of-way not less than ten (10) feet in width and a paved crosswalk not less than four (4) feet in width may be required. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth except on the boundaries of the proposed subdivision, or when required to separate residential development from other types of development or through traffic.

## SECTION 13

### LOT REQUIREMENTS

Side lines of lots shall be at right angles to straight lines, or radial to curved street lines or to the tangent of curving streets. Lot lines not at right angles to or radial to street lines or to the tangent of curving streets should show bearings of the lot lines.

For corner lots, but not including those in mid-block siding on crosswalk right-of-way, a property return with a radius of twenty (20) feet may be required. Provided, however, if in the opinion of the Planning Commission there is an existing or potential future need, a larger radius not to exceed forty (40) feet may be required. On lots reserved to business use, a chord may be substituted for the circular arc. Corner lots, including those siding on a crosswalk right-of-way, and key lots for residential use shall be at least ten feet wider than interior lots (other than key lots), except where the average widths of the interior lots (other than key lots) is more than 90 feet. Key lots shall be avoided whenever possible.

The minimum lot width, area, and off-street parking requirements of the Zoning Ordinance shall be observed in the lot and block design. In no case shall the lot area per family be less than 6,900 square feet for detached single family dwellings. Where any lot is not to be served by a public water system and/or public sewer system, such lot shall meet the requirements of the County Health Department.

The minimum lot width at the street line shall be not less than thirty-five (35) feet, and at the building line shall not be less than sixty (60) feet.

Each lot shall have access to and front upon a public street.

Double frontage and reverse 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.

Corner lots should exceed the minimum requirements in order to provide adequate building area on the lot due to the required building setbacks on both streets.

#### SECTION 14

##### FLOODPLAIN AREAS

Lands identified by the official floodplain maps of the City and County which are subject to flooding hazards and periodic inundation, shall not be subdivided into lots, tracts or parcels for any use which would be incompatible with such flooding hazards, unless:

- A. Improvements, meeting the standards and requirements of the Planning Commission or designed so as to render such land safe for residential or other uses are made, or satisfactory guaranteed on such land meeting the City Engineer's approval; or
- B. The intended use of the land is permitted by adopted ordinances or resolutions of the Planning Commission, because such land use has a low flood damage potential and will not obstruct flood flows; or
- C. The intended use of the land is permitted by Special Exception or Variance as outlined in ordinances or resolutions of the Planning Commission or adopted policy of the City or County.

#### SECTION 15

##### BUILDING LINES

Building lines shall be shown on all plats intended for residential use of any character as follows:

- A. Where an official building setback line has been established by the City Council or Board of Commissioners, the setback line on the plat shall not be in front of such line.
- B. Where a planned development has been approved under the provisions of zoning regulations, any setback lines established therein shall be recognized on the plat.

- C. On any corner lot to be used for residential purposes the setback line on the intersecting street shall be located not less than fifteen (15) feet from the right-of-way line in case such lot is back to back with another corner lot and in every other case as prescribed by the Zoning Ordinance.
- D. Restrictions shall be made requiring that all buildings to be used for residential purposes be setback from side lot lines as permitted by applicable zoning regulations.
- E. Where the average natural slope of the first fifty (50) feet of any lot exceeds twenty (20) percent, the Planning Commission may appropriately reduce the building lines required under this section, except with respect to Paragraph "A" hereof.
- F. The building setback line shall be shown on the plat map.

## SECTION 16

### PLANNED DEVELOPMENTS

Where a plan for a planned development has been approved in accordance with the provisions of the applicable zoning regulations, the plat for such development shall conform to such plan, other provisions of these subdivision regulations to the contrary notwithstanding.

## SECTION 17

### MAINTENANCE AND SUPERVISION

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

## SECTION 18

### EASEMENTS ALONG STREAMS

The subdivider shall, subject to riparian rights, dedicate a right-of-way for storm drainage purposes conforming substantially with the line of any natural watercourse or channel, stream, or creek that traverses the subdivision, or at the option of the subdivider, provide by dedication further and sufficient easements and construction to dispose of such surface and storm waters.



ARTICLE VI  
IMPROVEMENTS

SECTION 1

REQUIREMENT OF IMPROVEMENTS

The subdivider shall complete all streets, highways, alleys, or other ways and provide drainage improvements, all in such manner as is necessary for the general use of the lot owners in the subdivision and to meet local traffic and drainage needs, as a condition precedent to the approval of the final plat, and said improvements shall be free and clear of all liens, claims and encumbrances.

In lieu of the installation of the required improvements prior to final plat approval, the subdivider shall agree in writing with the City or County, as appropriate to provide these improvements. To evidence this agreement, the subdivider shall execute a document entitled "Agreement Guaranteeing Installation of Improvements" the form of which is included herein.

SECTION 2

TYPE AND EXTENT OF IMPROVEMENTS REQUIRED

**Extraterritorial Subdivision Jurisdiction:** The governing body of any municipality located entirely within Wagoner County, may by resolution or ordinance, elect to make such municipality's Standard Subdivision Improvement Specifications applicable to subdivisions located within such municipality's extraterritorial subdivision jurisdiction, as defined herein.

**Improvements Required:** The improvements which the subdivider shall make, agree to make, or cause to be made prior to the approval of the final plat shall be as described and provided in the Standard Subdivision Improvement Specifications of the governmental unit or units having jurisdiction over subdivision improvements, as provided in the following table.

<u>Location of Subdivision or Part Thereof</u>	<u>Governmental Unit Having Jurisdiction Over Subdivision Improvements in Such Subdivision or Part Thereof</u>
1. Within the City of Wagoner	1. The City of Wagoner
2. Within a municipality's subdivision improvement jurisdiction, as defined herein.	2. Such municipality
3. Within unincorporated portions of the territorial jurisdiction, but not within any municipality's subdivision improvement jurisdiction.	3. Wagoner County.

### SECTION 3

#### EFFECTIVE DATE OF IMPROVEMENT SPECIFICATION

The Standard Subdivision Improvement Specifications of each unit of government shall become effective when they have (1) been adopted by the governing body of that unit and (2) certified by said governing body to the Secretary of the Commission and shall remain in effect until amended or rescinded by the governing body in the same manner. Where a municipality elects to exercise a extra-territorial jurisdiction, such jurisdiction shall not be effective until such municipality has certified its Standard Subdivision Improvement Specifications to the Board of Commissioners, as well as to the Planning Commission.

### SECTION 4

#### EVIDENCE THAT SPECIFICATIONS HAVE BEEN MET

As evidence that these Standard Subdivision Improvement Specifications of a unit of government has been met, the Commission shall accept a letter from the chief executive officer of that unit to the effect that either:

- A. All of the specifications have been met, or
- B. Adequate assurance; in the form of performance bond or otherwise, has been given that the specifications will be met, or
- C. If certain of the specifications have been waived or modified by the governing body, its reason for this action.

In the case of Wagoner County, the chairman of the Board of Commissioners shall be considered as the chief executive officer, for the purposes of this section.

### SECTION 5

#### IMPROVEMENT PLANS AND INSPECTIONS

Improvement plans and inspections shall be as provided by the units of government having jurisdiction over improvements.

## SECTION 6

### AS-BUILT PLANS

Each subdivider shall provide to the secretary of the Planning Commission for each subdivision two sets of properly attested "as-built" improvement plans, crecord drawings and specifications describing all required improvements before the completion of such improvements shall be recognized by the Planning Commission, the City, or the County. One set of such plans and specifications shall be retained by the Planning Commission and one shall be transmitted by the Planning Commission to the Mayor or the Chairman of the Board of Commissioners, depending on the location of the subdivision. The purpose of these drawings is to show the more accurate location of improvements, as conditions in the field may vary from what is shown on the final plat. No review process by the Planning Commission is required prior to accepting these drawings.

## SECTION 7

### SPECIFIC IMPROVEMENTS

Water Supply. Where a public water supply main is reasonably accessible, in the judgment of Planning Commission, the subdivision shall be provided with a complete loop type water distribution system adequate to serve the area being plat- ted, including a connection for each lot and appropriately spaced fire hydrants in accordance with the requirements of the Board of Fire Underwriters. Pending the availability of a public water supply, the developer shall construct wells or other suitable water supply system in such a manner that an adequate supply of potable water will be available to every lot within the subdivision. The City Council or the Board of County Commissioners shall not approve the final plat thereof until the Oklahoma State Board of Health certifies to the City Council or the Board of County Commissioners that such water supply system is in compliance with the applicable regulation of said Board of Health.

Storm Drainage. Every subdivision shall be provided with a storm water sewer or drainage system adequate to serve the area being platted and otherwise meeting the approval of the officials having jurisdiction.

Sewerage. Where a public sanitary sewer main is reasonably accessible, the subdivision shall be provided with a complete sanitary sewer connected with such sewer main, including a lateral connection for each lot. Such system and connections shall comply with the regulations of the Oklahoma State Board of Health.

Where a public sanitary sewer system is not reasonably accessible but where plans for the installation of sanitary sewers in the vicinity of the subdivision have been prepared and approved by the State Board of Health, the developer shall install sewers in conformity with such plans. Where immediate connection is not possible and until such connection with the sewer system in the district can be made, the use of private sewage treatment facilities may be permitted, provided such disposal facilities are installed and maintained in accordance with the regulations and requirements of the City and Sewer Department and the State Board of Health. Where no sewers are accessible and no plans for a sewer system

have been prepared and approved, the developer shall either install a sewer collection and disposal system in accordance with the requirements of the preceding sub-paragraph (2), or individual disposal devices may be installed on each lot within the subdivision, provided that no individual disposal devices shall be permitted unless the lots to be so served meet the minimum lot sizes outlined in the Zoning Ordinance. The Health Department, with the concurring approval of the City Council or Board of County Commissioners, may modify these lot area requirements in relation to soil conditions and other pertinent facts and findings in any particular subdivision. All such individual devices and systems shall be constructed and maintained in accordance with the regulations and requirements of the City-County Health Department and the Oklahoma State Board of Health.

## ARTICLE VII

### VARIATIONS AND EXCEPTIONS

Whenever the tract to be subdivided is of such unusual size or shape, or is of such unusual topography, 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, at the same time, the public welfare and interests of the County and City are protected and the general intent and spirit of these Regulations preserved. Such modification may be granted by a vote of simple majority of the Quorum present of the Planning Commission, upon written request of the subdivider or his representative, which request sets forth the reason(s) for each requested modification.

## ARTICLE VIII

### LOT SPLITS

These subdivision regulations shall apply to the filing of any lot split and the approval of same by the Wagoner Metropolitan Area Planning Commission unless said requirements are waived by said Wagoner Metropolitan Area Planning Commission. All applicants for lot splits who shall file an application with the Wagoner Metropolitan Area Planning Commission and pay a \$5.00 fee to the Clerk of the Wagoner Metropolitan Area Planning Commission at the same time shall submit with said application proof that the proposed lot split conforms in all ways to the Subdivision Regulations as hereinabove set forth excepting only that a detailed survey provided by a certified land surveyor or certified civil engineer is not necessary provided that a drawing made to scale is provided by the applicant and that the other requirements of the Subdivision Regulations are met, unless waived by the Wagoner Metropolitan Area Planning Commission.

## ARTICLE IX

### TIME OF APPROVAL OF FINAL PLAT

The final plat of the proposed subdivision shall be submitted to the Planning Commission and City Council for final approval within one (1) 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 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 one (1) year after approval by the Planning Commission, City Council, and Board of Commissioners, whichever is later, or, if not filed within such time, said approval shall be considered as having been voided.

ARTICLE X  
ADMINISTRATION AND AMENDMENT

SECTION 1  
VARIANCES AND EXCEPTIONS

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

SECTION 2

AMENDMENT

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

SECTION 3

VALIDITY

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.



#### SECTION 4

#### REPEAL

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

#### SECTION 5

#### VIOLATION AND PENALTY

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

A violation of these regulations shall be deemed a misdemeanor 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 not less than Five Dollars (\$5.00) nor more than Fifty Dollars (\$50.00); including costs, for each offense. Each day a violation is permitted to exist shall constitute a separate offense.

#### SECTION 6

#### SAVING PROVISION

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

APPENDIX

SUGGESTED FORM OF CERTIFICATES TO BE FURNISHED

SUBDIVISION BOND.

KNOW ALL MEN BY THESE PRESENTS:

That we, \_\_\_\_\_, as Principal, and the undersigned Surety, are held and firmly bound unto the County of Wagoner, Oklahoma, hereinafter called "County", (City of Wagoner, Oklahoma, hereinafter called "City"), in the full sum of \_\_\_\_\_ Dollars, (\$ \_\_\_\_\_), for the payment of which, well and truly to be made, we, and each of us, bind ourselves jointly and severally, by these presents.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_.

The conditions of this obligation are such that,

WHEREAS, PRINCIPAL has submitted to the County (City) a preliminary plat for subdivision of a tract of land described as follows:

AND, WHEREAS, PRINCIPAL has, pursuant to the Resolutions of the County (Ordinances of the City) elected to file this bond in lieu of actual completion of improvements and utilities in the above subdivision.

NOW, THEREFORE, if the PRINCIPAL shall, within two years from date of approval of the final plat of the subdivision, faithfully install and complete improvements and utilities in the subdivision according to resolutions or ordinances, requirements, approved plans, specifications, and subdivision rules and regulations of the County (City), and pay all bills for contractors, subcontractors, labor and materials incurred in completion thereof; and shall hold harmless and indemnify the County (City) and all interested property owners against liability, loss or damage by reason of failure of PRINCIPAL to faithfully perform the conditions hereof, then this obligation shall be null and void, otherwise to remain in full force and effect; PROVIDED, however, that actions upon this bond by contractors, subcontractors, laborers or materialmen shall be limited to six months from and after completion of the improvements and utilities above referred to.

Signed, sealed and delivered the day and year first above written.

Principal \_\_\_\_\_

PLANNING COMMISSION APPROVAL.

I \_\_\_\_\_, Chairman/Secretary of the Wagoner Metropolitan Area Planning Commission, hereby certify that the said Commission duly approved the annexed map of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Chairman/Secretary

ACCEPTANCE OF DEDICATION BY CITY COUNCIL.

Be It Resolved by the Board of Commissioners of Wagoner County (Council of the City of Wagoner, Oklahoma) that the dedications shown on the attached plat of \_\_\_\_\_ are hereby accepted.

Adopted by the Board of Commissioners of Wagoner County (Council of the City of Wagoner, Oklahoma) this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Approved by the Chairman of the Board of Commissioners of Wagoner County (Mayor of the City of Wagoner, Oklahoma) this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Chairman/Mayor

ATTEST:

\_\_\_\_\_  
County (City) Clerk

COUNTY TREASURER'S CERTIFICATE.

I, (treasurer) \_\_\_\_\_, do hereby certify that I am the duly elected, qualified, and acting County Treasurer of Wagoner 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 Wagoner 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 Wagoner, Oklahoma, on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
County Treasurer  
Wagoner County, Oklahoma

CERTIFICATE OF CITY CLERK.

I \_\_\_\_\_, City Clerk of the City of Wagoner, 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

SUBDIVISION BOND (continued)

ATTEST:

Secretary

BY

Surety

ATTEST:

Secretary

BY

Approved as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_.

County (City) Attorney

Approved by the Board of County Commissioners of Wagoner County (Council of the City of Wagoner) this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_.

ATTEST:

County (City) Clerk

Chairman (Mayor)

## GENERAL INFORMATION FOR ALL SUBDIVISION DEVELOPMENT

PLEASE MAKE CERTAIN THAT ALL UTILITY COMPANIES INVOLVED IN THE PROJECT HAVE ACCESS TO PRELIMINARY PLATS AND FINALS PLATS FOR THEIR REVIEW AND APPROVAL PRIOR TO THEIR BEING PLACED ON EITHER THE PLANNING COMMISSION OR COUNTY COMMISSION AGENDAS.

ALL SUCH APPROVAL LETTERS MUST BE SUBMITTED TO THE PLANNING COMMISSION WITH PRELIMINARY AND FINAL PLAT REQUESTS PRIOR TO THE PLATS BEING PLACED ON ANY AGENDA.

WE NOW HAVE A FULLTIME WAGONER COUNTY ENGINEER WHO MUST REVIEW EACH PRELIMINARY AND FINAL PLAT REQUEST FOR ROAD CONSTRUCTION AND CONFIGURATION, DETENTION AREAS FOR DRAINAGE, EASEMENTS, ETC.

YOU MUST PROVIDE THE PLANNING COMMISSION WITH APPROVAL LETTERS PRIOR TO THE ACCEPTANCE AND HEARING ON ANY SUBDIVISION.