

Chapter 16.5

SUBDIVISION AND PLATTING REGULATIONS

- Art. 1. General Provisions , §§ 16.5-1–16.5-29.
- Art. II. Plat Preparation and Review, §§ 16.5-30–16.5-39.
- Art. III. Subdivision Design, §§ 16.5-40–16.5-59.
- Art. IV. Subdivision Improvements, §§ 16.5-60–16.5-74

ARTICLE 1. GENERAL AND ADMINISTRATIVE PROVISIONS

Sec. 16.5-1. Citation and Authority.

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

These Regulations governing the subdivision and development of land within the jurisdictional area of the Planning Commission have been prepared, adopted and enacted (by Ordinance Number 884) in accordance with, and pursuant to the authority granted by, Title 11, Oklahoma Statutes, 1991, Sections 45-104, 46-103 and 46-104 (and subsequent amendments thereto).

(Ord. No. 884, § 1, 11-14-00)

Art. 16.5-2. Purposes.

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

1. To protect and provide for the peace, health, safety and general welfare of the present and future residents of the City of Pauls Valley, Oklahoma;
2. To guide the future growth and development of the Community, in accordance with the implementation of the Comprehensive Plan for the City of Pauls Valley, Oklahoma;
3. To ensure the provision of adequate light, air, privacy and fire protection for current and future residents of the City of Pauls Valley, Oklahoma;
4. To prevent overcrowding of the land and undue congestion of population;
5. To encourage orderly and beneficial development of all parts of the Community;
6. To protect and conserve the value of land throughout the Community, as well as the value of buildings and improvements upon the land;
7. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, parks, schools and other public requirements and facilities;

PAULS VALLEY CODE

8. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the Community, through proper location, width, design and construction of streets and other trafficways;
9. To establish reasonable standards of design and procedures for subdivisions, re-subdivisions, lot line adjustments and lot-splits, in order to further the orderly layout and use of land and the development of adequate, accurate and accessible public records and monumenting of subdivided land;
10. To equitably distribute the costs involved in land subdivision;
11. To aid in the prevention of pollution of air, streams and other bodies of water;
12. To safeguard the area's water table;
13. To encourage the wise use and management of natural resources in order to preserve the integrity, ecological stability and the beauty of the Community, as well as the value of the land;

SUBDIVISION

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

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-3. Jurisdiction.

These Regulations shall govern the subdivision of land (as established by Section 6 of this Article) within the jurisdictional area of the Municipal/Regional Planning Commission of the City of Pauls Valley, Oklahoma.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-4. Statement of Policy.

It is hereby declared to be the policy of the City of Pauls Valley, Oklahoma, to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of said City pursuant to the City's Comprehensive Plan, once prepared and adopted, for the orderly, planned, efficient and economical development of said City.

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

Existing and proposed public improvements shall conform to, and be properly related to, the proposals shown in the Pauls Valley, Oklahoma, Comprehensive Plan, once prepared and adopted, and it is intended that these Subdivision Regulations shall supplement and facilitate the enforcement of the policies, provisions and standards contained in the City's Building and Housing Codes, Zoning Ordinance, Code of Ordinances and Comprehensive Plan.

PAULS VALLEY CODE

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-5. Official Recording.

No land shall be subdivided or a plat filed within the jurisdictional area of the Municipal/Regional Planning Commission of the City of Pauls Valley, Oklahoma, until the subdivider (or his agent) shall obtain the approval of said Planning Commission and the City Council, for the Preliminary Plat and the Final Plat of the proposed subdivision.

No plat or other land subdivision instrument shall be filed in the Office of the Garvin County Clerk until it shall have received approval, as hereinabove required, consistent with current State Law.

All plats of record (i.e. Final Plats) shall be filed within two (2) years of the date of final approval by the Municipal Planning Commission of the City of Pauls Valley, Oklahoma, and no lots shall be recorded as transferred by the Garvin County Clerk regarding any Final Plat until such plat is filed, consistent with current State Law.

SUBDIVISION

Failure to record the plat within two (2) years of said date of approval shall void all approvals thereto received from the City of Pauls Valley, Oklahoma.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-6. Application of Regulations.

These Regulations shall apply to the following forms of land subdivision and development within the jurisdiction of the Pauls Valley Municipal Planning Commission:

1. The division of land or air space into two (2) or more tracts, lots, sites or parcels, any part of which, when subdivided, contains ten (10) acres or less in area;
2. The re-division of land, previously divided or platted, into tracts, lots, sites or parcels, of ten (10) acres or less in area;
3. The dedication, vacation or reservation of any public or private easement through any tract of land, regardless of the area involved, including those for use by public and private utility companies;
4. The dedication to the public, or vacation of, any street or alley through any tract of land, regardless of the area involved;
5. Planned Unit Development or Planned Development (Residential, Industrial or Commercial), as defined in these Subdivision Regulations and the Town's adopted Zoning Ordinance;
6. Any commercial shopping center or industrial park development which fits the other jurisdictional provisions of these Subdivision Regulations;
7. Any tract, lot, site or parcel of land, regardless of size, which is to be developed and on which exists, or will exist because of such contemplated development, any topographic feature or improvement requiring the dedication or reservation of any easement, public or private, under the provisions of these Subdivision Regulations;
8. Any plat or part of a plat which is to be vacated by the owner of the premises or tract of land; and
9. Lot splits and lot line adjustments, according to the provisions contained hereinafter for "Exceptions to Regulations."

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-7. Exceptions to Regulations.

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

PAULS VALLEY CODE

- a. An accurate survey (in a Final Plat format) of the proposed tract, and the re-subdivision thereof, prepared by a land surveyor registered in the State of Oklahoma, shall be submitted to the Planning Commission.
- b. The Planning Commission shall review the proposed "Lot Split" to insure compliance with all design and improvement requirements of these Regulations.
- c. Upon approval, the Planning Commission Chairman shall certify the survey as a Final Plat by signing said document.
- d. Upon denial, the Planning Commission Chairman shall submit the reasons for denial, in writing, to the applicant.
- e. Whenever a deviation is required from improvement standards, or a street or other element is to be dedicated, the City Council shall have final approval and acceptance rights; for all other "Lot Splits,"

SUBDIVISION

the action of the Planning Commission shall be final, although the applicant may elect to appeal to the City Council.

- f. A tract of land which has been subject to "Lot Splits" over any period of time involving more than five (5) lots, shall not be allowed further use of the "Lot Split" exception; said tract shall be subject to the procedures contained herein for the platting of land.

Lot Line Adjustments. For the purpose of adjusting the size of building sites, "Lot Line Adjustments" to lines of platted lots shall also be excepted from the procedural requirements of these Regulations; however, it is not intended that extensive re-platting be accomplished under this exception. Said "Lot Line Adjustments" shall be subject to the following provisions:

- a. No additional lot shall be created by any "Lot Line Adjustment."
- b. No "Lot Line Adjustment" shall be allowed unless all required improvements are either completed and accepted by the City of Pauls Valley, Oklahoma, or their construction is secured under the applicable provisions of these Regulations.
- c. All proposed parcels or building sites involved in a "Lot Line Adjustment" shall abut on either an existing alley or adequate utility easement, and on a publicly-dedicated street.
- d. Unusable or land-locked parcels shall not be created as a result of any "Lot Line Adjustment."
- e. "Lot Line Adjustment" requests shall be reviewed, and approved or denied by, the Planning Commission, with the right of appeal to the City Council.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-8. Vacation of Plats.

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

Such an instrument of vacation shall be approved by the Planning Commission in like manner as plats of subdivisions. The City Council may reject any such instrument which abridges or destroys any public rights in any of its public uses, improvements, streets or alleys.

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

When lots have been sold, the plat may be vacated in the manner herein provided, by all of the owners of lots in such plat joining in the execution of such writing, subject to Court action as required by applicable State Law.

(Ord. No. 884, § 1, 11-14-00)

PAULS VALLEY CODE

Sec. 16.5-9 Responsibility for Administration.

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

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-10. Amendment of Regulations.

The City Council may, from time to time, adopt amendments to these Regulations, to the end that the public is better informed and that the approval and review of plats is improved and/or expedited. These amendments shall be adopted by said City Council by Ordinance, following at least one (1) review hearing by the Planning Commission.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-11. Agenda.

Each plat submitted for preliminary or final review shall be placed on the agenda of the Planning Commission only after fulfilling appropriate requirements of these Regulations.

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

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-12. Filing Fees.

In order to partially defray the administrative costs of plat review, a filing fee shall be paid to the City Clerk, at the time of submission of the Preliminary Plat, in the following amount: five dollars (\$5.00) plus one dollar (\$1.00) per lot for the first fifty (50) lots, plus ten cents (\$.10) for each additional lot thereafter.

Where only one (1) Phase of an approved Preliminary Plat is submitted for final approval, a Final Plat of the remaining area may be submitted at any time within two (2) years of the first phase Final Plat 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.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-13. Variances.

Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these Regulations, and/or the purposes of these Regulations may be served to a greater extent by an alternative proposal, it may approve Variances to these Subdivision Regulations so that substantial justice may be done and the public interest secured; provided, that, such Variance shall not have the effect of nullifying the intent and purpose of these Regulations. The Planning Commission shall not approve Variances unless it shall make a finding based upon the evidence presented to it in each specific case that:

- a. The granting of the Variance will not be detrimental to the public peace, safety, health or welfare, or injurious to other property in the area where the Variance is located; and

PAULS VALLEY CODE

- b. The conditions upon which the request for a Variance is based are unique to the property for which the Variance is sought and are not applicable generally to any other property; and
- c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result (as distinguished from a mere inconvenience), if the strict letter of these Regulations were to be carried out; and
- d. The Variances will not in any manner conflict with, or vary from, the provisions of the adopted Zoning Ordinance or present or future Comprehensive Plan.

In approving Variances, the Planning Commission may require such conditions as will, in its judgement, secure substantially the objectives of the standards or requirements of these Regulations.

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-14. Interpretation.

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

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-15. Conflicts With Public and Private Provisions.

Public Provisions. These Regulations are not intended to interfere with, abrogate or annul any other Ordinance, rule, regulation, Statute or other provision of Law. Where any provision of the Regulations imposes a restriction different from those imposed by any other provision of these Regulations or any other Ordinance, rule, regulation, Statute or other provision of Law, whichever provisions are more restrictive or impose higher standards, shall control.

Private Provisions. These Regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction; provided, that, where the entire provisions of these Regulations are more restrictive or impose standards or regulations higher than such easement, covenant or other private agreement or restriction, the requirements of these Regulations shall govern. Where the provisions of the easement, covenant or private agreement of restriction impose duties and obligations more restrictive, or of higher standards than the requirements of these Regulations or the determination of the Planning Commission in approving a subdivision or in enforcing these Regulations, and such private provisions are not inconsistent with these Regulations or determinations thereunder, then such private provisions shall be operative and supplemental to these Regulations and determinations made thereunder.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-16. Definitions.

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

1. **Air Rights.** The term "air rights" shall mean the rights to the air space above a property, for development.
2. **Air Space.** The term "air space" shall mean the space above the land which might be subject to division and sale either with, or separate from, the surface.
3. **Alluvial Fan Flooding.** The term "alluvial fan flooding" means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized

PAULS VALLEY CODE

by high-velocity flows, active processes of erosion, sediment transport, deposition, and unpredictable flow paths.

4. **Apex.** The word “apex” means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable, and alluvial fan flooding can occur.

5. **Appeal.** The word “appeal” means a request for a review of the Municipal Building Inspector’s interpretation of any provision of the City’s Regulations or a request for a Variance.

6. **Area of Shallow Flooding.** The term “area of shallow flooding” means a designated AO, AH or VO Zone on the Community’s Flood Insurance Rate Map (FIRM), with a one percent (1%) chance or greater annual chance of flooding to an average depth of one (1) to three (3) feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

7. **Area of Special Flood Hazard.** The term “area of special flood hazard” is the land in the floodplain within the Community subject to a one percent (1%) or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). (After detailed ratemaking has been completed in

SUBDIVISION

preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, AI-99, VO, VI-30, VE or V.)

8. **Base Flood.** The term “base flood” means the flood having a one percent (1%) chance of being equaled or exceeded in any given year.
9. **Block.** The word “block” shall mean a parcel of land, intended to be used for development purposes, which is entirely surrounded by public streets, highways, railroad rights-of-way, public walks, parks, rural lands, drainage channels or boundary lines of Municipalities.
10. **Bond.** The word “bond” shall mean any form of security, including a cash deposit, surety bond, collateral, property or instrument of credit, in an amount and form satisfactory to the Pauls Valley, Oklahoma, City Council; all bonds shall be approved by said City Council whenever a bond is required by these Regulations.
11. **Building.** The word “building” shall mean any structure built for the support, shelter or enclosure of persons, animals, chattel or movable property of any kind (including any structure).
12. **Building Code.** The term “Building Code” shall mean a collection of regulations, adopted by the Pauls Valley, Oklahoma, City Council, setting forth standards for the construction of buildings and other structures, for the purpose of protecting the health, safety and welfare of the public.
13. **Building or Setback Line.** The term “building or setback line” shall mean a line or lines within a lot designating the area outside of which buildings may not be erected.
14. **Building Permit.** The term “Building Permit” shall mean the Permit required before construction can be initiated; Building Permit provisions are contained in the Code of Ordinances for the City of Pauls Valley, Oklahoma.
15. **Channel.** The word “channel” shall mean a natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water.
16. **City.** The word “City” shall mean the City of Pauls Valley, Oklahoma.
17. **Cluster Development.** The term “cluster development” shall mean a development pattern in which densities and/or uses are “clustered” rather than spread evenly throughout a parcel as in conventional lot-by-lot development. (Cluster development is used to preserve open space, create workable land use mixtures and save money by building fewer streets and shorter utility lines.)
18. **Code of Ordinances.** The term “Code of Ordinances” shall mean the officially-adopted “Code of Ordinances” of the City of Pauls Valley, Oklahoma.
19. **Comprehensive Plan.** The term “Comprehensive Plan” shall mean the officially-adopted Comprehensive or Community Plan or Plans for the City of Pauls Valley, Oklahoma, which provide(s) long-range development policies for the area subject to development in the foreseeable future.
20. **Construction Plans.** The term “construction plans” shall mean maps or drawings accompanying a subdivision plat, showing the specific location and design of required subdivision improvements.

PAULS VALLEY CODE

21. **Critical Feature.** The term “critical feature” means an integral and readily identifiable part of a Flood Protection System, without which the flood protection provided by the entire System would be compromised.

22. **Dedication.** The word “dedication” shall mean a transfer of property from private to public ownership.

23. **Dedication, Fee in Lieu of.** The term “fee in lieu of dedication” shall mean payments of cash, authorized and provided for in these adopted Subdivision Regulations, when requirements for mandatory dedication of land cannot be met because of site conditions or other reasons.

24. **Density.** The word “density” shall mean the average number of families, persons or housing units per acre of land.

25. **Development.** The word “development” means any man-made change in improved and unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

26. **Drainageway.** The word “drainageway” shall mean any depression below the surrounding land, serving to give direction to a regular or periodic current of water.

SUBDIVISION

27. **Dwelling Unit.** The term “dwelling unit” shall mean a place of residence and may be a single or multiple-dwelling building.
28. **Easement.** The word “easement” shall mean a grant by the property owner to the public, a corporation or persons, of the use of a strip of land for specific purposes.
29. **Elevated Building.** The term “elevated building” shall mean a non-basement building (a) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X and D, to have the top of the elevated floor, or in the case of a building in Zones VI-30, Ve or V, to have the bottom of the lowest horizontal structure member of the elevated floor, above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor or the water, and (b) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X and D, “elevated building” also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones VI-30, Ve or V, “elevated building” also includes a building otherwise meeting the definition of “elevated building”, even though the lower area is enclosed by means of breakaway walls, if the breakaway walls meet the standards of Section 60.3(e) (5) of the National Flood Insurance Program (NFIP) Regulations.
30. **Erosion.** The word “erosion” shall mean the general process whereby soils are removed or moved by flowing surface or subsurface water.
31. **Existing Construction.** The term “existing construction” means, for the purposes of determining rates, structures for which the “start of construction” commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. “Existing construction” may also be referred to as “existing structures.”
32. **Existing Manufactured Home Park or Subdivision.** The term “existing manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the Floodplain Management Regulations adopted by the City.
33. **Expansion to an Existing Manufactured Home Park or Subdivision.** The term “expansion to an existing manufactured home park or subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of the utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
34. **Flood or Flooding.** The words “flood or flooding” shall mean a general and temporary condition of partial or complete inundation of normally dry land areas adjacent to stream channels, resulting from the overflow of such streams, rivers or other inland waterways, or the unusual and rapid runoff or accumulation of surface waters from any source.
35. **Flood Hazard Area.** The term “Flood Hazard Area” shall mean the maximum area of the floodplain that, on the average, is likely to be flooded once every one-hundred (100) years (i.e., that has one percent chance of being flooded in any given year).

PAULS VALLEY CODE

36. **Flood Insurance Rate Map (FIRM).** The term “Flood Insurance Rate Map (FIRM)” means an official map of the City of Pauls Valley, Oklahoma, on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of Special Flood Hazards and the risk premium Zones applicable to said Community.

37. **Flood Insurance Study.** The term “Flood Insurance Study” is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevations of the base flood, as well as the Flood Hazard Boundary-Floodway Maps.

38. **Floodplain Board.** The term “Floodplain Board” means the administrative and planning board for Floodplain Management of the City of Pauls Valley, Oklahoma.

39. **Floodplain or Flood-Prone Area.** The term “floodplain or flood-prone area” means any land area susceptible to being inundated by water from any source (see definition of flooding).

SUBDIVISION

40. **Floodplain Management Program.** The term “Floodplain Management Program” shall mean the full range of Codes, Ordinances and other Regulations, projects and programs relating to the use of land and construction within the limits of the floodplain; the term encompasses the City’s Zoning Ordinance, Subdivision Regulations and Sanitary and Building Codes.
41. **Floodproofing.** The word “floodproofing” means any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
42. **Flood Protection System.** The term “Flood Protection System” means those physical structural works for which funds have been authorized, appropriated and expended, and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a Community subject to a “Special Flood Hazard” and the extent of the depths of associated flooding. Such a System typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood-modifying works are those constructed in conformance with sound engineering standards.
43. **Floodway (Regulatory Floodway).** The term “Floodway (Regulatory Floodway)” means the channel of a river or other watercourses and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
44. **Frontage.** The word “frontage” shall mean that side of a lot abutting on a street or way and ordinarily regarded as the front of the lot, but not the ordinary side of a corner lot.
45. **Functionally Dependent Use.** The term “functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship-building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.
46. **Grade.** The word “grade” shall mean the slope of a road, street or other public way, specified in percentage (%) terms.
47. **Habitable Floor.** The term “habitable floor” means any floor usable for the following purposes, including working, sleeping, eating, cooking or recreation areas, or a combination thereof; a floor used for storage purposes only is not a “habitable floor”.
48. **Highest Adjacent Grade.** The term “highest adjacent grade” means the highest natural elevation of the ground surface prior to construction, next to the proposed walls of a structure.
49. **Historic Structure.** The term “historic structure” means any structure that is:
- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on said National Register;
 - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered Historic District or

PAULS VALLEY CODE

a District preliminarily determined by the Secretary to qualify as a registered Historic District;

- c. Individually listed on the Oklahoma Register of Historic Places (in States with Historic Preservation Programs which have been approved by the Secretary of the Interior); or
- d. Individually listed on a local inventory of historic places in Communities with Historic Preservation Programs that have been certified either:
 - (1) By an approved State program as determined by the Secretary of the Interior; or
 - (2) Directly by the Secretary of the Interior in States without approved

programs.

50. **Improvements.** The word “improvements” shall mean street pavements, curbs, pedestrian ways, water mains, sanitary and storm sewers, monuments, trees and other appropriate items for which the City of Pauls Valley, Oklahoma, may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which Municipal responsibility is established. All such improvements shall be properly bonded, in accordance with the provisions of these Regulations.

SUBDIVISION

51. **Intensity.** The word “intensity” shall mean the degree to which land is used. (Often used synonymously with “density”.)
52. **Levee.** The word “levee” means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.
53. **Levee System.** The term “levee system” means a Flood Protection System which consists of a levee or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.
54. **Lot.** The word “lot” shall mean a parcel of land, intended as a unit for the transfer of ownership or for development, of at least sufficient size to meet minimum Zoning Ordinance requirements for use, coverage and area, and to provide such yards and other open spaces as are required. Such lot shall have frontage on a public street and may consist of:
- a. A single lot of record;
 - b. A portion of a lot of record;
 - c. A combination of complete lots of record, of complete lots of record and portions of lots of record; or
 - d. A parcel of land described by metes and bounds; provided, that, in no case of division or combination shall any lot or parcel be created which does not meet the requirements of these Regulations or the City’s adopted Zoning Ordinance.
55. **Lot, Corner.** The term “corner lot” shall mean a lot located at the intersection of, and abutting on, two (2) or more streets.
56. **Lot, Double Frontage.** The term “double frontage lot” shall mean a lot which runs through a block from street to street and has non-intersecting frontage on two (2) or more streets.
57. **Lot, Interior.** The term “interior lot” shall mean a lot other than a corner lot.
58. **Lot, Mobile Home.** The term “mobile home lot” shall mean a parcel or tract of land for the placement of a single mobile home and for the exclusive use of its occupants
59. **Lot, Reverse Frontage.** The term “reverse frontage lot” shall mean a double frontage lot which is designed to be developed with the rear yard abutting a Major Street and with the primary means of access provided on a Minor Street.
60. **Lot, Townhouse.** The term “townhouse lot” shall mean a lot shown on a townhouse plat and intended as the site of a single, attached dwelling unit.
61. **Lot Area.** The term “lot area” shall mean the total horizontal area included within lot lines.
62. **Lot Depth.** The term “lot depth” shall mean the average distance from the street line of the lot to its rear line, measured in the general direction of the side lines of the lot.
63. **Lot Frontage.** The term “lot frontage” shall mean that dimension of a lot, or portion of a lot, abutting on a street, except the side dimension of a corner lot.

PAULS VALLEY CODE

64. **Lot Line Adjustment.** The term “lot line adjustment” shall mean a relocation of the lot lines of two (2) or more lots, included in a plat which is filed of record, for the purpose of making necessary adjustments to building sites.

65. **Lot Lines.** The term “lot lines” shall mean the lines bounding a “lot,” as defined herein.

66. **Lot of Record.** The term “lot of record” shall mean a separate and distinct parcel of land, designated on a legally-recorded subdivision plat or a legally-recorded deed, filed in the records of the Garvin County Courthouse.

67. **Lot Split.** The term “lot split” shall mean any division of land by metes and bounds description into two (2) or more parcels for the purpose, whether immediate or future, of transfer of ownership, and which constitutes a “subdivision,” as herein defined.

SUBDIVISION

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

69. **Manufactured Home Park or Subdivision.** The term “manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

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

a. **Type I Manufactured Housing shall:**

- (1) Have more than one-thousand (1,000) square feet of occupied space in a typically double-section or large multi-section unit, with a minimum width of twenty (20) feet;
- (2) Be placed onto a permanent foundation, and be anchored to the ground, in accordance with the City’s Foundation Code or other adopted foundation requirements, and the manufacturer’s specifications;
- (3) Utilize a permanent perimeter enclosure, in accordance with Municipally-approved installation standards;
- (4) Have wheels, axles and hitch mechanisms removed;
- (5) Have all utilities connected, in accordance with the appropriate Municipal Codes and the Manufacturer’s specifications;
- (6) Have siding material of a type customarily used on site-built residences in the Community and neighborhood;
- (7) Have a roofing material of a type customarily used on site-built residences in the Community and neighborhood;
- (8) Have a one-hundred (100) square foot (minimum), attached, covered and/or enclosed parking garage, which is compatible with other housing in the immediate area; all parking and driveway areas shall be hard-surfaces;
- (9) Have legitimate front and rear doors; and
- (10) Have a minimum eave width of six (6) inches.

b. **Type II Manufactured Housing shall:**

PAULS VALLEY CODE

- (1) Have more than seven hundred and twenty (720) square feet of occupied space in a single, double, expando or multi-section unit (including those with add-a-room units);
- (2) Be placed onto a permanent foundation, and be anchored to the ground, in accordance with the City's Foundation Code or other adopted foundation requirements, and the manufacturer's specifications;
- (3) Utilize a permanent perimeter enclosure, in accordance with Municipally-approved installation standards;
- (4) Have wheels, axles and hitch mechanisms removed;
- (5) Have all utilities connected, in accordance with the appropriate Municipal Codes and the manufacturer's specifications;

SUBDIVISION

- (6) Have siding material of a type customarily used on site-built residences in the Community and neighborhood;
- (7) Have a roofing material of a type customarily used on site-built residences in the Community and neighborhood;
- (8) Have a one-hundred (100) square foot (minimum), attached, covered and/or enclosed parking garage, which is compatible with other housing in the immediate area; all parking and driveway areas shall be hard-surfaces;
- (9) Have legitimate front and rear doors; and
- (10) Have a minimum eave width of six (6) inches.

c. **Type III Manufactured Housing shall:**

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

71. **Mean Sea Level.** The term "mean sea level" means, for purposes of the National Flood Insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a Community's Flood Insurance Rate Map (FIRM) are referenced.

72. **Metes and Bounds.** The term "metes and bounds" shall mean a system of describing and identifying land, by measures (metes) and direction (bounds), from an identifiable point of reference.

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

74. **Mobile Home Park.** The term "mobile home park" shall mean land or property which is used, or intended to be used, or rented for occupancy by, two (2) or more mobile homes, trailers or movable sleeping quarters of any kind.

75. **Mobile Home Subdivision.** (See "Subdivision.")

PAULS VALLEY CODE

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

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

SUBDIVISION

77. **Monument or Marker.** The words “monument” or “marker” shall mean a subdivision improvement, designed to provide permanent survey reference points within a subdivision, which may be of one (1) of three (3) types (see Sec. 1605-64):

- a. **Type “A”:** A non-corrosive metal plate set in Portland Cement or Asphaltic Concrete;
- b. **Type “B”:** Iron bar or pipe set in concrete; or
- c. **Type “C”:** Iron bar set in unexcavated soil.

78. **New Construction.** The term “new construction” means, for Floodplain Management purposes, structures for which the “start of construction” commenced on or after the effective date of the Floodplain Management Regulations adopted by the Community.

79. **New Manufactured Home Park or Subdivision.** The term “new manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of Floodplain Management Regulations adopted by the Community.

80. **One-Hundred (100) Year Flood.** The term “one-hundred (100) year flood” shall mean a flood of a frequency expected to occur on the average of once every one hundred (100) years, or a flood magnitude which has a one (1) percent chance of occurring in any given year.

81. **Parcel.** The word “parcel” shall mean a lot or contiguous group of lots, in single ownership or under single control, and usually considered as one (1) part for purposes of development.

82. **Pedestrianway.** The word “pedestrianway” shall mean a right-of-way, dedicated to public use, intended to facilitate pedestrian access to streets and properties.

83. **Person.** The word “person” includes an individual or group of individuals, corporation, partnership, association or any other entity, including State and local Governments and agencies.

84. **Planning Commission.** The term “Planning Commission” shall mean the Planning and Zoning Commission of the City of Pauls Valley Oklahoma, as established by Sec. 15-16 of the City Code.

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

86. **Plat, Final.** The term “final plat” shall mean a map of a land subdivision, and any required accompanying material, prepared in a form suitable for filing of record, with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets and alleys, public areas and other dimensions of land.

PAULS VALLEY CODE

87. **Plat, Preliminary.** The term “preliminary plat” shall mean 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.

88. **Private or Restrictive Covenants.** The term “private or restrictive covenants” shall mean a private legal restriction on the use of land, contained in the deed to the property, or otherwise formally recorded.

89. **Program.** The word “program” means the overall national Flood Insurance Program (NFIP), authorized by the National Flood Insurance Act of 1968 (42 U.S.C. §§ 4001-4128), as amended.

90. **Recreational Vehicle.** The term “recreational vehicle” means a vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

SUBDIVISION

91. **Re-Subdivision.** The word “re-subdivision” shall mean a change in an approved or recorded subdivision plat, if such change affects any street layout, lot line or area reserved thereon for public use, or if it affects any map or plat legally recorded prior to the adoption of any regulations controlling subdivision.

92. **Right-of-Way.** The term “right-of-way” shall mean a strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees or another special use. The usage of the term “right-of-way” for land platting purposes shall mean that every right-of-way hereafter established and shown on a Final Plat, is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, shade trees or any other use involving maintenance by a public agency, shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

93. **Roadway.** The word “roadway” shall mean that portion of any street so designated for vehicular traffic; where curbs are in place, that portion of the street between the curbs.

94. **Sedimentation.** The word “sedimentation” shall mean processes that operate at or near the surface of the ground to create deposits of oils, debris and other materials, either on other ground surfaces or in water channels.

95. **Solar Collector.** The term “solar collector” shall mean any device or combination of devices or elements which rely upon sunshine as an energy source. The term also includes any substance or device which collects solar energy for use in:

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

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

96. **Solar Right.** The term “solar right” shall mean a right to an unobstructed line-of-sight path from a solar collector to the sun, which permits radiation from the sun to impinge directly on the solar collector.

97. **Start of Construction: Flood-Prone Areas.** The term “start of construction” as applied in flood-prone areas (for other than new construction or substantial improvements under the Coastal Barrier Resources Act, includes substantial improvement and means the date the Building Permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the Permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as the pouring of a slab, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basements, footings, piers

PAULS VALLEY CODE

or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

98. **Start of Construction: Non-Flood-Prone Areas.** The term “start of construction,” as applied in non-flood-prone areas, shall mean the first placement of permanent construction on a site, such as the pouring of footings or any work beyond the stage of excavation. For a structure without a basement of poured footings, the start of construction includes the first permanent framing or assembly of the structure or any part thereof on its pilings or foundation, or the affixing of any prefabricated structure or mobile home to its permanent site. Permanent construction (except in identified flood hazard areas) does not include: land preparation, land clearing, grading or filling or excavation for basement, footings, piers or foundations; or erection of temporary forms; or the installation of piling under proposed subsurface footings; or installation of sewer, gas and water pipes, or electric or other service lines from the street; or existence on the property of service lines from the street; or existence on the property, of accessory buildings, such as garages or sheds not occupied as dwelling units or not a part of the main structure; in flood-hazard areas only, “start of construction” shall include all of the above.

SUBDIVISION

99. **Storm Cellar.** The term “storm cellar” means a space below grade used to accommodate occupants of the structure and emergency supplies as a means of temporary shelter against tornadoes or similar storm activity.
100. **Street.** The word “street” shall mean any public or private right-of-way which affords the primary means of access to abutting property.
101. **Street, Commercial or Industrial.** The term “commercial or industrial street” shall mean a street which abuts property Zoned for commercial or industrial use and which is designed to provide access to those parcels so designated.
102. **Street, Half.** The term “half street” shall mean any street platted twenty-five (25) feet or more in width, where, at the time of the approval of the plat, it is the intent of the City Council that said street dedication shall constitute only a part of the total street easement width.
103. **Street, Major.** The term “major street” shall mean an arterial street which is so designated on the Major Streets Plan or Comprehensive Plan, and is designed to carry inter-city traffic and to relate the various neighborhoods or residential areas within the City of Pauls Valley, Oklahoma. Major Streets shall be classified as follows:
- a. **Limited Access Highway.** A freeway or expressway providing a trafficway for through traffic, in respect to which owners or occupants of abutting property or lands, and other persons, have no legal right to access to or from the same, except at such points and in such manner as may be determined by the Oklahoma State Department of Transportation.
 - b. **Primary Arterial or Thoroughfare.** A roadway intended to move through traffic to and from major traffic generators, or as a route for traffic between Communities or employment centers.
 - c. **Secondary Arterial or Thoroughfare.** A road intended to collect and distribute traffic in a manner similar to Primary Arterials, except that these roads service minor traffic generating areas, or a road which may be designated to carry traffic from Collector Streets to the system of Primary Arterials.
104. **Street, Minor.** The term “Minor Street” shall mean any street or right-of-way other than one designated as a Major Street in the Major Streets Plan or the Comprehensive Plan; but not including alleyways. Minor Streets shall be classified as follows:
- a. **Collector Street:** A street collecting traffic from other Minor Streets; serves as the most direct route to a Major Street or Community facility and should be designed so that no residential properties front onto it.
 - b. **Local Street:** A street primarily providing access to and from abutting property and serving only occasional through traffic.
 - c. **Cul-de-sac:** A street having one (1) end open to vehicular traffic and one (1) closed end, terminated by a turnaround.
 - d. **Court:** A secondary designation following a street name, used only when street alignment is such that a short street is created that does not warrant a new street name.

PAULS VALLEY CODE

- e. **Place:** A secondary designation following a street name, used only when street alignment is such that a short street is created that does not warrant a new street name.
- f. **Dead-End-Street:** A street, similar to a Cul-de-sac, but providing no turnaround at its closed end.
- g. **Frontage or Service Street:** A street auxiliary to, and located on, the side of a Major Street for service to abutting properties and adjacent areas and for control of access.
- h. **Alley:** The word “alley” shall mean a minor right-of-way, dedicated to public use, from which a secondary means of access to the back or side of properties otherwise abutting a street is obtained, and which may be used for public utility purposes.

SUBDIVISION

105. **Street, Perimeter.** The term “perimeter street” shall mean any existing street which the parcel of land to be subdivided abuts on only one (1) side.

106. **Street Classification.** The term “Street Classification” shall mean that, for the purpose of providing for the developmental of the streets, highways, roads and rights-of-way in the City of Pauls Valley, Oklahoma, and for their future improvement, reconstruction, re-alignment and necessary widening (including provision for curbs and sidewalks), each existing street, highway, road and right-of-way has been designated in the Comprehensive Plan of the City of Pauls Valley, Oklahoma, and classified therein. The classification of each street, highway, road and right-of-way is based upon its location in the respective Zoning Districts of the City, its present and estimated future traffic volume and its relative importance and function, as specified in the City’s Comprehensive Plan. The required street and sign improvements shall be provided as set forth for each classification in the adopted Subdivision Regulations and/or the City’s Comprehensive Plan or Capital Improvements Program.

107. **Structure.** The word “structure” means a walled and roofed building, including a gas or liquid storage tank, that is principally above-ground, and shall include a manufactured home.

108. **Subdivider or Developer.** The words “subdivider” or “developer” shall mean any person, firm, partnership, corporation or other entity acting as a unit, subdividing, proposing to subdivide or re-subdividing land as herein defined, including all changes in street or lot lines.

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

- a. **Major:** All subdivisions not classified as Minor Subdivisions, including, but not limited to, subdivisions of four (4) or more lots, or any size subdivision requiring any new street or extension of Municipal facilities, or the creation of any public improvements
- b. **Minor:** Any subdivision containing not more than three (3) lots fronting on an existing street, involving any new street or road, or the extension of Municipal utilities or facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan, Zoning Ordinance or these Regulations. A “Lot Split” or “Lot Line Adjustment” shall be considered a Minor Subdivision
- c. **Mobile Home:** A unified development of mobile home lots, which has been subdivided for the purpose of individual ownership, and which is governed by the provisions of these Regulations, the City’s adopted Zoning Ordinance and the Code of Ordinances for the City of Pauls Valley, Oklahoma.
- d. **Non-Residential:** A subdivision whose intended use is other than residential, such as commercial or industrial.

110. **Subdivision Regulations.** The term “Subdivision Regulations” shall mean the officially-adopted Subdivision Regulations for the City of Pauls Valley, Oklahoma, designed to

PAULS VALLEY CODE

provide standards for the subdivision of land within the jurisdictional area of the Planning Commission of said Municipality.

111. **Substantial Damage.** The term “substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

112. **Substantial Improvement.** The term “substantial improvement” means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (a) any project for improvement of a structure to comply with existing State or local Health, Sanitary or Safety Code specifications which are solely necessary to assure safe living conditions, or (b) any, alteration of a structure listed on

SUBDIVISION

the National Register of Historic Places, the State Register of Historic Places or locally designated as an Historic landmark; provided, that, the alteration will not detract from the structure's continued designation as an Historic structure.

113. **Temporary Improvement.** The term "temporary improvement" shall mean improvements built and maintained by a subdivider during construction of the subdivision, prior to the release of the Performance Bond, or its equivalent.

114. **Townhouse.** The word "townhouse" shall mean one (1) of a series of two (2) or more attached dwelling units, separated from one another by continuous, vertical walls without openings from basement floor to the roof deck and tight against the same or through the roof, and which are intended to have ownership transferred in conjunction with a lot platted in accordance with State Law and/or the City's adopted Subdivision Regulations..

115. **Tree Crown.** The term "tree crown" shall mean the outside diameter of a tree's branches.

116. **Variance.** The word "variance" is a grant of relief to a person from the requirements of this Ordinance, when specific enforcement would result in unnecessary hardship. A Variance, therefore, permits construction or development in a manner otherwise prohibited by these Regulations.

117. **Violation.** The word "violation" means the failure of a structure or other development to be fully compliant with the Community's Floodplain Management Regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance, is presumed to be in violation until such time as that documentation is provided.

118. **Water Surface Elevation.** The term "water surface elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitude and frequencies in the floodplains of riverine areas.

119. **Way.** The word "way" shall mean any street, avenue, highway, boulevard, road or alley reserved and/or dedicated for public or private use, chiefly by vehicular or pedestrian traffic.

120. **Zero Lot Line.** The term "zero lot line" shall mean a flexible development approach in which a building is sited on one (1) or more lot lines with no yard (conceivably, three of the four sides of the building could be on the lot lines), in order to allow move flexibility in site design and to increase the amount of usable open space on the lot.

121. **Zoning Ordinance.** The term "Zoning Ordinance" shall mean the officially-adopted Zoning Ordinance for the City of Pauls Valley, Oklahoma.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-17. Precedence.

Whenever the provisions of these Regulations conflict with any other Ordinance of the City of Pauls Valley, Oklahoma, these Regulations shall prevail and take precedence, unless said conflict is with the City's adopted Zoning Ordinance, in which case the provisions of the Zoning Ordinance shall prevail.

(Ord. No. 884, § 1, 11-14-00)

PAULS VALLEY CODE

Sec. 16.5-18. Separability.

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 the validity of any other Section, clause, paragraph, provision or portion of these Regulations.

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-19. Conflicting Ordinances Repealed.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-20. Violations; Penalty.

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

2. A Violation of these Regulations shall be deemed an offense and shall be punishable by fine. Any person, firm or corporation which violates or refuses to comply with any of the provisions of these Regulations shall be fined in an amount not to exceed the maximum amount allowed for such violation or offense pursuant to TIT. 11 OKLAHOMA STATUTES, §14-111, as the same is currently enacted, or as the same may be hereafter amended. Each day such violation shall continue shall constitute a separate offense and a separate fine may be imposed therefor.

(Ord. No. 884, § 1, 11-14-00; Ord. No. 925, § 5, 3-11-08)

Sections 16.5-21 through 16.5-29. (Reserved for future use.)

(Ord. No. 884, § 1, 11-14-00)

ARTICLE II. PLAT PREPARATION AND REVIEW

Sec. 16.5-30. General Provisions.

1. **Plat Approval.** For all cases of subdivision within the scope of these Regulations, a plat shall be drawn and submitted to the Planning Commission and the City Council (provided, that, the subdivision is within their jurisdiction), for their approval or disapproval.

2. **Acceptance of Dedications and Easements.** All easements and areas dedicated to public use within the Corporate Limits of the City of Pauls Valley, Oklahoma, shall be submitted to the City Council for acceptance. Outside of the Corporate Boundaries of the City, no easements or publicly-dedicated areas shall be effectively dedicated to Garvin County until such easements or areas, as shown on the plat, have been submitted to, and reviewed and formally accepted by, the Board of Commissioners of Garvin County, Oklahoma.

3. **Subdivision Review Process.** The subdivision review process required in these Regulations shall consist of two (2) phases.

- a. Review of the Preliminary Plat and Improvement Plans; and
- b. Review of the Final Plat.

PAULS VALLEY CODE

4. **Special Procedures.** Special procedures for the following types of subdivisions shall be as provided in Article I of these Regulations:

- a. Lot Splits;
- b. Lot Line Adjustments;
- c. Planned Unit Development;
- d. Re-Subdivision;
- e. Undeveloped Plats; and
- f. Vacation of Plats.

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-31. Preliminary Plat.

1. **Purpose.** The Preliminary Plat is intended to allow the developer to present detailed plats and improvement Plans for review and approval by the Planning Commission and the City Council (if the subdivision is within the City limits).

2. **Application.** The owner or his representative shall file an application for approval of a Preliminary Plat; the application shall:

- a. Be made on forms available from the Office of the City Clerk;
- b. Be accompanied by at least four (4) copies of the Preliminary Plat and at least two (2) copies of the required Improvement Plans, as described in this Article; and
- c. Be delivered to the Planning Commission Chairman, or the City Clerk, not less than ten (10) days prior to the meeting date at which the Plat is to be reviewed.

3. **Planning Commission Review.** The Chairman of the Planning Commission or the City Clerk shall be responsible for setting a date for Planning Commission review of the Preliminary Plat and notifying the owner of the subdivision or his agent, in writing, of said date; he shall also be responsible for obtaining the comments of the Municipal Utilities Superintendent, County Health Department, Fire Chief and the School Superintendent on the proposed subdivision. The Planning Commission's review of the Preliminary Plat shall be in accordance with the following provisions:

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

4. **City Council Review.** The City Clerk shall be responsible for placing review of the proposed subdivision Preliminary Plat on the agenda of the City Council and providing written notice of said date to the Chairman of the Planning Commission and the owner (or his agent) of the proposed subdivision. The City Council's review of said subdivision shall be in accordance with the following provisions:

PAULS VALLEY CODE

- a. The City Council shall approve, approve conditionally or disapprove the Preliminary Plat within sixty (60) days of its receipt by the City Clerk for placing on the City Council's agenda. The subdivider shall be notified in writing of this action, which notification shall specifically state any conditions of approval, or those provisions of the Comprehensive Plan or other regulations with which the disapproved Plat was not in conformance. On conditionally approving a Plat, the City Council may require the submission of a revised Preliminary Plat.
- b. If the Preliminary Plat has not been acted upon by the City Council within the sixty (60) day period, and an agreement to extend the time has not been obtained from the applicant, the Plat shall be deemed to have been approved by the City Council without the acceptance, by the City, of dedications, easements, etc.

SUBDIVISION

- c. If the Preliminary Plat conforms to all of the standards of the Comprehensive Plan, these and other regulations of the City, and, along with the Improvement Plans, is approved, or after the applicant and the City Council agree upon any revised copy, the subdivider may proceed with the construction of required improvements and the preparation of the Final Plat.

5. **Approval Period.** The approval or conditional approval of a Preliminary Plat shall be effective for a period of two (2) years from the date of City Council approval, at the end of which time, unless a Final Plat on the subdivision shall have been submitted to the Planning Commission, the Preliminary Plat shall be considered null and void. In such cases, the subdivider shall be required to resubmit a Preliminary (and Final) Plat for the subdivision. In reviewing a Preliminary Plat which has been re-submitted by reason of being voided by the passage of time, the Planning Commission shall not be bound by a previous approval.

6. **Sectionalizing Subdivision Plats.** Prior to approval of a Final Plat, the Planning Commission may permit the Preliminary Plat to be divided into two (2) or more Phases and may impose such conditions upon filing of the Final Plats for all Phases as it may deem necessary to assure the orderly development of the plat.

7. **Conditional Approval Provisions.** The Planning Commission or the City Council may elect to place conditions upon the approval of the Preliminary Plat, and may stipulate the requirements for satisfaction of such conditions. In addition, either body may conditionally approve a Preliminary Plat which is submitted for consideration, without complete Improvement Plans, in order to expedite the review process. Such conditional approval shall be given only when the subdivider provides written assurance of Plan submission within a specified period of time, which allows the adequate review of said Plans prior to consideration of the Final Plat.

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

a. **Descriptive Margin Data.**

- (1) Map scale, north arrow and date;
- (2) Proposed subdivision name;
- (3) Names and addresses of the owners of record, the subdivider, and the registered engineer preparing the Plat; and
- (4) An inset key map showing the location of the proposed subdivision, reference to existing or Major Streets and to Government Section Lines or other survey control points.

b. **Existing Conditions.**

- (1) Topography with contour intervals of two (2) feet or less, referenced to a U.S. Geological Survey or U.S. Coast and Geodetic Survey Bench Mark;
- (2) Water elevations of adjoining ponds or streams at the date of the survey and the approximate high and low water elevations of such lakes or streams; if any portion of any land within the proposed

PAULS VALLEY CODE

subdivision lies within the City's designated floodplain, such fact and said land shall be clearly shown on the Preliminary Plat;

- (3) Location, widths and names of all existing platted or dedicated streets, alleys or other public ways and easements, railroad and utility rights-of-way, parks, water courses, drainage ditches, permanent buildings, bridges and the location, size and type of sanitary and storm sewers, water mains, culverts, power and natural gas lines and other surface and sub-surface structures or pipelines; and
- (4) Zoning District classification (if there is more than one classification, the dividing lines shall be shown) of land to be subdivided, as well as adjoining lands.

c. **Proposed Development.**

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

SUBDIVISION

- (2) The location and width of proposed streets, alleys, easements and pedestrianways, conforming to the approved street classification criteria;
 - (3) The location of all drainage channels and subsurface drainage structures, the proposed method of disposing of all runoff from the proposed subdivision, and the location and size of all drainage easements relating thereto, whether they are located within or outside of the proposed subdivision;
 - (4) Approximate radii of all curves and lengths of all tangents;
 - (5) Layout numbers and approximate dimensions of lots and the number of letter of each block;
 - (6) Building setback lines, with dimensions;
 - (7) Indication of any lots on which use other than residential is proposed by the subdivider;
 - (8) The location, size and type of all proposed public utility lines, including storm and sanitary sewer, water, gas and power lines. If a Community Sewage Treatment Plant, or other type of Community Disposal System is to be installed or constructed to conserve all or certain portions of the proposed subdivision, the general plans for such Community type Sewage Treatment or Disposal System shall be shown (or accompany the plat) and be so identified on the Preliminary Plat; and
 - (9) The location and size of proposed parks, playgrounds, church sites, school sites or other special uses of land to be considered for dedication to public use, or to be reserved by deed of covenant for the use of all property owners in the subdivision, and any conditions of such dedication or reservation.
- d. **Additional Materials.**
- (1) Four (4) copies of all required Improvement Plans;
 - (2) Two (2) copies of the proposed "house numbering system" (by lot), in accordance with the specifications of the City's Code of Ordinances;
 - (3) Where deed restrictions are to be recorded on the Final Plat, a description of the proposed restrictions shall accompany the Preliminary Plat; and
 - (4) In case of re-subdivision, a copy of the existing Plat shall accompany the Preliminary Plat.
- e. **Material Required in Floodplain Areas.**

PAULS VALLEY CODE

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

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-32. Improvement Plans.

1. **Improvement Plans Required.** The owner or subdivider shall, at the time of his submission of the Preliminary Plat to the Planning Commission, also include at least four (4) copies of the Improvement Plans required by these Subdivision Regulations. Improvement Plans shall include, but not be limited to, plans for the following:
 - a. Streets;
 - b. Sanitary sewer;
 - c. Water;
 - d. Drainage; and
 - e. Erosion and sediment control,
2. **Specifications.** Plans shall be drawn at a scale of not more than one hundred (100) feet to one (1) inch, on twenty-four (24) inch by thirty-six (36) inch sheets, and shall include, but not be limited to, the following:
 - a. Plats and profiles showing the locations and typical cross-section of proposed street improvements, including curbs, gutters, and sidewalks;
 - b. The location, size, profile and invert elevations of proposed sanitary sewers, including manholes;
 - c. The location and size of proposed water mains, valves, fittings and fire hydrants, including service taps underneath proposed streets;
 - d. The location and design of drainage structures easements or rights-of-way dedicated to the public, including typical cross-sections of all channel improvements and a Site Grading Plan; Improvement Plans shall be accompanied by drainage calculations in accordance with the adopted standards and regulations for drainage improvements; and
 - e. The location of all existing or proposed easements and rights-of-way and a typical cross-section of the proposed utility installations ,within said easements.
3. **Preparation of Plans.** Improvement Plans shall, as required by Law, bear the seal of an engineer registered in the State of Oklahoma..
4. **Erosion and Sediment Control Plans.** Erosion and Sediment Control Plans shall be submitted for the Planning Commission's and City Council's review, showing compliance with the following provisions, before a Final Plat may be approved.
 - a. Stands of existing trees, as they are to be preserved upon project completion, and specifying their locations on the property, shall be shown.
 - b. The projected sequence of work shall be shown.
 - c. Development shall be accomplished so as to minimize adverse effects upon the natural or existing topography and soil conditions and to minimize the potential for erosion. No site shall be graded except in accordance with approved plans to meet foundation, parking and the drainage requirements of these Regulations.

PAULS VALLEY CODE

- d. Plans for development shall minimize cut and fill operations.
- e. During construction, adequate protective measures shall be provided to minimize damage from surface water to the cut face of excavations or the sloping surfaces of fills.
- f. Fills shall not encroach upon natural watercourses, their floodplains or constructed channels in a manner so as to adversely affect other properties.
- g. Alteration of land in existing developed areas shall be conducted in such a manner that changes in patterns of natural drainage shall not adversely affect other landowners.
- h. No construction materials or construction by-products shall be discarded in any drainageway or stream.
- i. Land shall be developed in increments of workable size which can be completed during a single construction season. Erosion and sediment control measures shall be coordinated with the sequence of grading, development and construction operations. Control measures such

SUBDIVISION

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

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

Sec. 16.5-33. Final Plat.

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

2. **Application.** Following approval of the Preliminary Plat by the Planning Commission and the City Council, the owner or subdivider shall file a written application with the Chairman of the Planning Commission (or his designated representative on the Municipal staff) for Final Plat approval. The application shall:

- a. Be made on forms available in the Office of the City Clerk;
- b. Comply in all respects with the Preliminary Plat, as approved by both the Planning Commission and the City Council;
- c. Be accompanied by at least four (4) prints of the proposed Plat and either one (1) original linen tracing or a reproduction original of stable polyester base (or stable polyester base film);
- d. Be accompanied by two (2) copies of proposed Restrictive Covenants;
- e. Be accompanied by one (1) set of "Record Plans" for any improvements already completed; and
- f. Be delivered to the Planning Commission Chairman, or the City Clerk, not less than ten (10) days prior to the meeting date at which the Plat is to be reviewed.

3. **Planning Commission Review.** Upon receipt of the Final Plat application and materials, the Chairman of the Planning Commission or the City Clerk shall set a date for Planning Commission review of the Final Plat and shall notify the owner or subdivider, in writing, of said

PAULS VALLEY CODE

review date. The Planning Commission's review shall be in accordance with the following provisions:

- a. The Final Plat of the proposed subdivision shall be submitted to the Planning Commission for final approval within two (2) years of the date on which the Preliminary Plat was approved by the City Council. If not submitted for final approval within such time, the Preliminary Plat shall be considered as having been disapproved unless the Planning Commission agrees to an extension of time.
- b. The Planning Commission shall act upon the Final Plat within sixty (60) days after it has been submitted to the Planning Commission Chairman for final approval. The subdivider shall be notified in writing upon approval or conditional approval of the Final Plat by the Planning Commission. If no action on the Final Plat has been taken within the above specified time, and the applicant does not agree to an extension of time for action, the Plat shall be deemed to have been approved. Certification by the City Clerk as to the date of the Final Plat's submission and the failure of the Planning Commission to act thereon within such time shall be sufficient in lieu of written endorsement of approval.

SUBDIVISION

- c. If the Final Plat is disapproved by the Planning Commission, the reasons for such disapproval shall be stated in writing, with reference to specific sections of the Comprehensive Plan or those Ordinances or regulations with which the Plat does not comply. A copy of this statement shall be sent to the applicant, along with one (1) of the prints submitted by the applicant.
- d. If the Plat conforms to all of the requirements provided herein, one (1) copy of the Final Plat shall be forwarded to the City Council for its review, along with the written recommendation of the Planning Commission and the signature of the Chairman of the Planning Commission on the approved Plat.
- e. No vested rights shall accrue to any Plat by reason of preliminary or final approval, until the actual signing of the Final Plat by the Mayor. All requirements, conditions or regulations adopted by the Planning Commission, are applicable to the subdivision (or on all subdivisions) prior to the time of signing of the Final Plat by the Chairman of the Planning Commission. Where the Planning Commission has required the installation of improvements prior to signing of the Final Plat, said Commission shall not unreasonably modify the conditions set forth in the final approval.

4. **City Council Review:** The City Clerk shall be responsible for placing the subdivision on the agenda of the City Council and providing written notice of said date to the Chairman of the Planning Commission and the owner (or his agent) of the subdivision. The City Council's review of said subdivision shall be in accordance with the following provisions:

- a. The City Council shall approve or disapprove the Final Plat and notify the subdivider in writing of its action. Such notification shall include specific references to those portions of the Plat which are not in compliance with these or other Regulations, if the Plat is disapproved.
- b. After final approval of the Plat and the affixing of all required signatures on the original tracing, the subdivider shall provide the Planning Commission with three (3) dark-line prints thereof and file with the City Clerk one (1) contact reproducible tracing. The applicant shall file the original tracing and two (2) prints with the Garvin County Clerk.

5. **Approval Period.** The Final Plat shall be filed in the Office of the Garvin County Clerk within two (2) years after final approval by the City Council; if not filed within such time, said approval shall be considered null and void.

6. **Boundary Traverse Closure.** Certified boundary traverse closure data, based on the engineer's calculations thereof, shall be provided to the Office of the City Clerk at the time of submission of the Final Plat.

7. **Specifications.** Final Plats submitted to the Planning Commission shall be neatly drawn in ink on a tracing cloth or reproducible mylar, at a scale of one hundred (100) feet to one (1) inch (tracts of land in excess of 40,000 square feet may be platted at a scale of 200 feet to 1 inch), from an accurate survey; the Plat shall be prepared on sheets whose dimensions are twenty-four (24) inches by thirty-six (36) inches, or which can be folded to these dimensions. The Plat shall have a binding margin of two (2) inches on the left side, and minimum margins of one (1) inch on the right

PAULS VALLEY CODE

side and one-and-one half (1 ½) inches at the top and bottom. The Final Plat shall bear, or be accompanied by, the following information or materials:

- a. **Title Data.**
 - (1) Name of the subdivision;
 - (2) Name of the City, County and State; and
 - (3) Location and description of the subdivision, referenced to Section, Township and Range.
- b. **Margin Data.**
 - (1) Map scale, north arrow and date;
 - (2) Names and addresses of the developer and the engineer and/or surveyor;

SUBDIVISION

- (3) A key map (on the first sheet in a plat series) showing the location of the subdivision referenced to Government Section corners, Section Line and Major Streets; when more than two (2) sheets are required for the Plat, the key map shall show the sheet number of the sheet for the area included on the sheet;
- (4) Owner's Certificate and Dedication; signed;
- (5) Surveyor's Certificate or Survey, signed and his seal;
- (6) Certificate for Release of Mortgage for any portion dedicated to the public, signed;
- (7) Reference to any separate instruments, including restrictive covenants, filed in the office of the County Clerk, which directly affect the land being subdivided;
- (8) The proper acknowledgments of owners and the consent of the mortgagee to Plat restrictions;
- (9) County Treasurer's Certificate;
- (10) Approval certificate of the Planning Commission (and the date) over the signature of the Planning Commission Chairman;
- (11) Certificate of the City Council's acceptance of ways, easements and public land dedications; and
- (12) Certificate of Health Department (Department of Environmental Quality) approval, where sanitary sewers are not proposed, signed.

c. **Existing and Proposed Conditions.**

- (1) The length of all required lines dimensioned in feet and decimals thereof and the value of all required true bearings and angles dimensioned in degrees and minutes, as herein specified;
- (2) The boundary lines of the land being subdivided, fully dimensioned by lengths and bearings, and the location of boundary lines of adjoining lands, with adjacent subdivisions identified by official names;
- (3) The lines of all proposed streets, fully dimensioned by lengths and bearings or angles;
- (4) The lines of all proposed alleys; where the length or direction of an alley is not readily discernible from data given for lot and block lines, the length and bearing shall be given;
- (5) The widths and names, where appropriate, of all proposed streets and alleys, and of all adjacent streets, alleys and easements, which shall be properly located;

PAULS VALLEY CODE

- (6) The lines of all proposed lots, fully dimensioned by lengths and bearings or angles, except that where a lot line meets a street line at right angles, the angle or bearing value may be omitted;
- (7) The outline of any property which is offered for dedication to public use, fully dimensioned and marked "Public";
- (8) Blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block, with areas to be excluded from platting marked "reserved" or "not a part";
- (9) The location of all building lines, setback lines and easements for public services or utilities, with dimensions showing their location;
- (10) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns; and

SUBDIVISION

- (11) The location and description of all Section corners and permanent survey monuments in or near the tract; reference to at least one (1), and preferably two (2), known survey control points shall be shown by angle and distance.

d. **Material Required in Floodplain Areas.**

- (1) All information required on the Preliminary Plat, including, but not limited to, regulatory flood elevations, boundaries of flood-prone areas, fills, flood protection works and areas subject to special deed restrictions;
- (2) Floodway and Floodway Fringe areas determined by the City;
- (3) Final plans for any sanitary sewers, with grading, pipe sizes and points of discharge;
- (4) Final plans for drainage systems, with grading, impacting, storage and regulating structures, pipe sizes and location of outlets; and
- (5) Final plans for any water supply and distribution system, with pipe sizes and location of hydrants.

(Ord. No. 884, § 1, 11-14-00)

Sections 16-34 through 16-39. (Reserved for future use.)

(Ord. No. 884, § 1, 11-14-00)

ARTICLE III. SUBDIVISION DESIGN

Sec. 16.5-40. General Design Principles and Standards.

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

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

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-41. Streets: General Provisions.

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

- a An existing State or County roadway; or

PAULS VALLEY CODE

- b. A publicly-dedicated street shown upon a Plat approved by the Planning Commission and recorded in the County Clerk's Office. Such street or highway must be generally improved as required by these Subdivision Regulations and specifications, or be secured by a performance bond required under these Regulations, with the width and right-of-way required by these Regulations.
2. Wherever the area to be subdivided is to utilize existing road frontage, such road shall be suitably improved as provided herein.
3. Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to provide topographic compatibility, facilitate good drainage and allow gravity flow sewerage. All streets shall be arranged so as to obtain as many as possible of the building sites at, or above, the grades of the streets. A combination of steep grades and curves shall be avoided.

SUBDIVISION

4. In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, the provision of alleys, truck loading and maneuvering areas, walks and parking areas, so as to minimize conflict of movement between the various types of traffic (including pedestrian).
5. Proposed streets shall be extended to the boundary lines of the tract to be subdivided (unless prevented by topography or other physical conditions), unless, in the opinion of the Planning Commission, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout, or the most advantageous future development of adjacent tracts.
6. Where the plat to be submitted includes only part of the tract owned or intended for development by the subdivider, a tentative plan of the proposed future street system for the unsubdivided portion shall also be prepared and submitted by the subdivider.
7. No street name shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the Planning Commission and the City Council.
8. Major Streets in the subdivision shall be planned to conform with the Major Streets Plan or Comprehensive Plan adopted by the City of Pauls Valley, Oklahoma, and provision shall be made for the extension of major and secondary thoroughfares. Except for courts, places or Cul-de-sacs, the street layout normally shall provide for a reasonable linkage with streets already dedicated in adjoining or adjacent subdivisions, provide for future connections to adjoining unsubdivided tracts, and be a reasonable projection of streets in the nearest subdivided tracts.
9. Whenever a subdivision abuts or contains an existing or proposed Major Street, the Planning Commission may require service streets, reverse frontage with screened plantings contained in a non-access reservation along the rear property line, deep lots or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
10. Minor Streets shall be laid out so that their use by through traffic will be discouraged.
11. Railroad rights-of-way and limited access highways, where so located as to affect the subdivision of adjoining lands, shall be treated as follows:
 - a. In Residential Zoning Districts, a buffer strip at least twenty-five (25) feet in depth, in addition to the normal depth of the lot required in the District, shall be provided adjacent to the railroad right-of-way or Limited Access Highway. This strip shall be part of the platted lots and shall be designated as follows on the plat: "This strip is reserved for screening. The placement of structures hereon is prohibited."
 - b. In Commercial and Industrial Zoning Districts, the nearest street extending parallel or approximately parallel to the railroad shall, wherever practicable, be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial sites.
 - c. Streets parallel to the railroad, when intersecting a street which crosses the railroad at grade, shall, to the extent practicable, be at a distance of at least one hundred and fifty (150) feet from the railroad right-of-way. Such distance

PAULS VALLEY CODE

shall be determined with due consideration of the minimum distance required for future separation of grades by means of appropriate approach gradients.

12. Reserve strips controlling access to Minor Streets by parties or persons other than public agencies shall be prohibited.

13. Half-streets shall be prohibited.

14. Whenever a Major or Minor Street is located wholly within the proposed subdivision, the total width of the right-of-way shall be dedicated; whenever a Major or Minor Street is located adjacent to the outer edge of the subdivision, one-half (½) of the right-of-way shall be dedicated, if it is determined by the Planning Commission that it is equitable and feasible from an engineering and design standpoint for the other half of the right-of-way to be dedicated front adjacent property.

15. The finished elevation of proposed streets within any designated floodplains shall be at or above the level of the one-hundred (100) year flood.

16. The criteria established in the following table (STREET DESIGN STANDARDS) shall be followed in the layout and design of all Major and Minor Streets.

SUBDIVISION

STREET DESIGN STANDARDS				
Design Element	MAJOR STREETS		MINOR STREETS	
	Primary Thoroughfare	Secondary Thoroughfare	Collector	Local
Design Speed	40 mph	30 mph	30 mph	25 mph
Grade: Maximum Minimum	5% 0.5%	7% 0.5%	10% 0.5%	10% 0.5%
Stopping Sight Distance	350'	200'	200'	200'
Number of Traffic Lanes	(4 min.)	4	2	2
Minimum Paving Thickness: Asphalt Section Concrete Section Residential Estates Section	Structurally Designed Structurally Designed ----- -----		5" 6" Bituminous Surface	5"* 6"
Minimum Right-of-Way Width	100'	80'	60'	50'
Minimum Roadway Width	50'	50'	32'	26'
Traffic Lane Effective Width	12'	12'	12'	-----
Shoulder or Parking Lane Width	10'	10'	6'	6'

*Minor Commercial streets shall have minimum paving thickness of six (6) inches.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-42. Streets: Alignment.

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

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

3. A tangent of not less than one hundred (100) feet in length shall be introduced between reverse curves on Major Streets and Collector Streets.

PAULS VALLEY CODE

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-43. Streets: Cul-de-Sacs and Dead-End Streets.

1. The maximum length of a Cul-de-Sac shall normally be five hundred (500) feet, including a turnaround which shall be provided at the closed end, with an inside curb radius of at least forty (40) feet and a right-of-way radius of not less than fifty (50) feet.

2. In the case of temporarily dead-ended streets which are incomplete but designed to provide future connection with adjoining unsubdivided areas, proper provisions shall be made for adequate storm drainage so that storm water does not collect at the ends of these temporary streets. If the adjacent property is undeveloped and the street must be a dead end street temporarily, the right-of-way and the improvements shall be extended to the property line.

SUBDIVISION

The Planning Commission may limit the length of temporary dead-end streets in accordance with the design standards of these Regulations.

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

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-44. Streets: Intersections.

1. Streets shall be laid out to intersect at right angles and may be curved, if necessary, in order to make this possible.

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

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

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

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

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

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-45. Alleys.

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

PAULS VALLEY CODE

2. Alleys for residential areas shall not be less than twenty (20) feet in width.
3. Alleys for commercial or industrial areas shall be no less than thirty (30) feet in width.
4. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall permit safe vehicular movement.
5. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities at the dead end, as determined by the Planning Commission.

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-46. Pedestrianways.

(See Article IV, Subdivision Improvements)

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-47. Easements: Street and Alley

1. Where alleys are not provided, easements not less than ten (10) feet wide shall be provided along each rear lot line, and along side lot lines where necessary for use by public and private utilities. The Planning Commission may require aerial easements and easements of greater width for the extension of main storm and sanitary sewers and other utilities, where it is deemed necessary.

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

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-48. Easements: Utility.

1. Dedicated easements centered on rear lot lines shall be provided for utilities (private and Municipal); such easements shall be at least ten (10) feet wide. Proper coordination shall be established between the subdivider and the applicable utility companies for the establishment of utility easements in adjoining properties.

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

(Ord. No. 884, § 1, 11-14-00)

Section 16.5-49. Easements: Drainage.

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

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

PAULS VALLEY CODE

3. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights and easements must be secured and indicated on the Final Plat.

4. The applicant shall dedicate, either in fee simple title or by drainage or conservation easement, land on both sides of existing watercourses, to a distance to be determined by the Planning Commission, based on the appropriate Floodway and Floodway Fringe Zoning District delineations.

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

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-50. Lots.

1. Lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing Building Permits to build on all lots in compliance with the Zoning Ordinance and Health Regulations, and in providing driveway access to buildings on such lots from an approved street. Where possible, options for driveways shall be available so as to avoid requiring vehicles to back into traffic on Major Streets or Collector Streets.
2. Lot dimensions shall comply with the minimum standards of the Zoning Ordinance. Where lots are more than double the minimum required area for the Zoning District, the Planning Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the Zoning Ordinance and these Regulations.
3. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan. Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum front yard setback from both streets.
4. The depth of residential lots, other than lots for townhouses, should not be less than one hundred (100) feet.
5. The area of residential lots, other than lots for townhouses, shall not be less than six thousand (6,000) square feet.
6. In subdivisions where septic tanks or other individual sewerage disposal devices are to be installed, the size of all lots included in such subdivision shall be subject to the approval of the County Health Department or Department of Environmental Quality. The Health Department or Department of Environmental Quality shall notify the developer and the Planning Commission in writing of its findings.
7. Double frontage and reverse frontage lots shall be avoided, except where they are needed to provide for the separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.
8. Lots shall not be required for subdivision for commercial and industrial use, but when provided, should be of appropriate size and arrangement to provide for adequate off-street parking and loading facilities based on the intended use. No individual parcel shall be created for a particular commercial or industrial use that has an area, width or depth that is less than is required for the permitted use under the applicable provisions of the Zoning Ordinance.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-51. Blocks.

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

PAULS VALLEY CODE

d. Limitations and opportunities of topography.

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

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

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

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-52. Building Lines.

1. Building lines shall be provided for all residential subdivisions, in accordance with the applicable setback requirements of the Zoning Ordinance.
2. In residential areas, a side yard building line shall be provided not less than five (5) feet back of a crosswalk right-of-way line on the side of a lot abutting a mid-block crosswalk or pedestrianway.
3. Where there is found to be a producing oil or gas well which is in or within one hundred and fifty (150) feet of the boundaries of the proposed subdivision, or an abandoned oil or gas well which is not adequately plugged according to the standards established by State Law and the Oklahoma Corporation Commission (and so certified by said Corporation Commission), and which is outside of the boundaries of a proposed subdivision but within one hundred and fifty (150) feet thereof, there shall be a building setback line so placed on the Final Plat so as to prevent the erection of any building within one hundred and fifty (150) feet of such wells. Where there is found to be an abandoned oil well which is adequately plugged according to the standards established by State Law and the Oklahoma Corporation Commission, which well is within the boundaries of a proposed subdivision, certificate or clearance from the Oklahoma Corporation Commission shall be obtained for each such well before the Final Plat of the subdivision is approved.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-53. Public Areas.

1. Except when an applicant utilizes Planned Development provisions, whenever a tract to be subdivided includes a school, recreation uses (in excess of the requirements of Section 54, below), or other public use as indicated in the Comprehensive Plan or any portion thereof, such space shall be incorporated by the applicant into his Preliminary Plat. After proper determination of its necessity by the Planning Commission and the appropriate local official or other agency involved in the acquisition and use of such site, and after a determination has been made to acquire the site by the public agency, the site shall be incorporated by the applicant into the approved Preliminary and Final Plats.
2. The Planning Commission shall discuss the proposed site acquisition, and may propose alternate areas for such acquisition; the City Council shall have thirty (30) days for consideration. The final recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired, and an estimate of the time required to complete the acquisition.
3. Upon development of an affirmative report, the Planning Commission shall notify the property owner and designate on the Preliminary and Final Plats that area proposed to be acquired by the public body.
4. The acquisition of land reserved by a public agency on the Final Plat shall be initiated within twelve (12) months of notification, in writing, from the owner that he intends to develop the land. Such letter of intent shall be accompanied by a Site Plan of the proposed development and a tentative schedule of construction. Failure on the part of the public agency to initiate acquisition within the prescribed twelve (12) months shall result in the removal of the "reserved" designation

PAULS VALLEY CODE

from the property involved and the freeing of the property for development in accordance with these Regulations.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-54. Parks, Open Spaces and Natural Features.

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

- a. In subdivisions containing eighty (80) acres or more, the subdivider shall make a dedication of suitable land for public purposes of not less than two (2) percent of the total land area of the subdivision.
- b. In Subdivisions containing less than eighty (80) acres, the Planning Commission shall require the dedication of one (1) percent of the total land area, or shall require the payment of a fee equal to the market value of one (1) percent of the total land area of the subdivision.

SUBDIVISION

Such fee is to be deposited in a fund reserved and expended for park facilities and improvements only.

- c. In lieu of either of the above standards, the subdivider may elect to retain two (2) percent of the total land area, to be designated as park or open spaces, etc.; such land shall be maintained by the subdivider or by agreement of the purchasers of lots in the subdivision (formal agreement and/or Homeowners' Association formation required).
- d. In no case will the subdivider dedicate land for public parks and open spaces unless the City of Pauls Valley, Oklahoma, agrees to develop and maintain such parks or open spaces.

2. Existing features which would definitely add value to residential development or to the City of Pauls Valley, Oklahoma, as a whole, such as tree masses, water-courses, landmarks, historic sites and similar irreplaceable assets, shall be preserved in the design of the subdivision, whenever possible. No trees shall be removed from any subdivision, nor any change of grade of the land effected, until approval of the Preliminary Plat has been granted. All trees on the Plat required to be retained shall be preserved, and all trees, where required, shall be walled and protected against change of grade. The Preliminary Plat shall show the number and location of existing trees and shall further indicate all those marked for retention, as well as the location of all proposed trees along the street side of each lot.

3. New trees provided in new subdivisions shall be approved by the Planning Commission and shall be planted in accordance with all Municipal Regulations. Only long-lived trees, acceptable to the Planning Commission, shall be planted, consistent with the Comprehensive Plan,

4. The Preliminary Plat and Final Plat shall include an easement authorizing the local government to plant trees within five (5) feet of any required access or right-of-way; this provision may be waived at the option of the Planning Commission.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-55. Non-Residential Subdivisions.

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

2. A non-residential subdivision shall be subject to all of the requirements of the Zoning Ordinance, as well as such additional standards as may be required by the Planning Commission.

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

- a. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated;

PAULS VALLEY CODE

- b. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon;
- c. Special requirements may be imposed with respect to street, curb, gutter and pedestrianway design and construction;
- d. Special requirements may be imposed with respect to the installation of public utilities, including water, sewer and storm water drainage;
- e. Every effort shall be made to protect adjacent areas from the potential nuisance of a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development, and provisions for a permanently-landscaped buffer strip when necessary; and
- f. Streets carrying non-residential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-56. Planned Development.

Whenever a subdivision is developed as a Planned Development under the appropriate provisions of the Zoning Ordinance, wherein adequate park or recreation area is provided, through traffic is cared for adequately and the majority of the Minor Streets are of the Cul-de-Sac or loop type, the Planning Commission may vary the design requirements of these Regulations, in order to allow the subdivider more freedom in the arrangement of streets and lots, but at the same time protect the convenience, health, safety and welfare of the entire Community. In no case, however, shall the overall density, intensity of use or land area coverage for the Planned Development exceed those minimums established in the Zoning Ordinance for the District in which such uses would normally be located.

(Ord. No. 884, § 1, 11-14-00)

Sections 16.5-57 through 16.5-59. (Reserved for future use.)

Article IV. Subdivision Improvements.

Sec. 16.5-60. Improvements Required.

Any Final Plat or Subdivision located within the Planning Commission's jurisdiction shall not be approved unless the developer or subdivider shall provide the improvements specified in this Article, or file surety bonds or other acceptable guarantees, to insure the actual construction and maintenance of such improvements, according to the principles and standards approved by the City Council, and contained in these and other applicable Regulations

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-61. Improvement and Maintenance Bonds.

1. Such improvement and maintenance bonds, or other acceptable guarantees, provided to ensure the installation and maintenance of the required improvements shall:

- a. Be in favor of the City of Pauls Valley, Oklahoma;
- b. Be in an amount equal to one hundred percent (100%) of the cost of improvements, installations and reasonable (one-year) maintenance thereof, as approved by the City Council; and
- c. Provide conditions satisfactory to the Planning Commission and the City Council.

2. Improvement bonds shall be in force until, and terminate ninety (90) days after the filing with the City Council of a completion affidavit obtained from the Office of the Municipal Building Inspector, unless within said ninety (90) days, said Building Inspector determines that the requirements, standards and specifications of these Regulations applicable to the construction, installation and completion of said Improvements have not been met. In such case, the Municipal Building Inspector shall notify the applicant in writing, by certified or registered mail, and the bond

PAULS VALLEY CODE

shall continue to run until the filing of proof that the deficiencies have been corrected and all standards met.

3. Maintenance bonds shall run for a period of one (1) year from the date of release of the improvement bond.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-62. Plans Required.

1. Plans for the improvements required by this Article shall be prepared by a Certified Professional Engineer, as required by State Law.

2. One (1) set of "Record Plans" and specifications, certified and signed by an Engineer registered in the State of Oklahoma, shall be filed with the City Clerk, prior to the acceptance by the City Council of any improvements installed by the subdivider, consistent with State Law.

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-63. Miscellaneous Provisions.

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

2. The construction and installation of all improvements required by these Regulations shall be completed within two (2) years of the date of approval of the Final Plat by the Planning Commission, unless good cause can be shown for the granting of an extension of time by authority of the Planning Commission or the City Council.

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

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

- a. All applicable provisions of State Statutes;
- b. The Official Comprehensive Plan, the adopted Zoning Ordinance, Building and Housing Codes and all other applicable Laws of the City of Pauls Valley, Oklahoma;
- c. The special requirements of any rules and regulations of the State Department of Environmental Quality and/or other appropriate State Agencies;
- d. The rules and regulations of the State Department of Transportation, if the subdivision or any lot contained therein abuts a State highway or connecting street; and
- e. All other applicable standards and Regulations adopted by the City Council and all Boards, Commissions, Agencies and Officials of the City of Pauls Valley, Oklahoma.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-64. Monuments and Markers.

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

2. All monuments and markers shall be properly set in the ground and approved by a Registered Land Surveyor, prior to the time the Planning Commission recommends approval of the Final Plat.

PAULS VALLEY CODE

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

4. The location of all monuments and markers shall be included on the Final Plat, including existing monuments and markers.

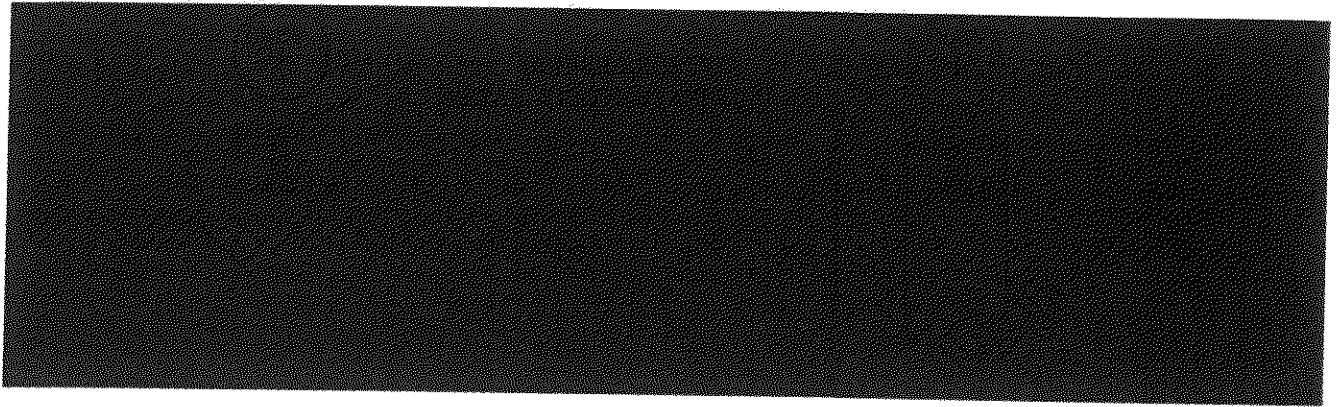
5. Three (3) types of monuments and markers shall be used for different situations. The following specifications shall be applicable to each type of situation:

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

SUBDIVISION

PLACED IN STREET PORTLAND CEMENT CONCRETE AT INTERSECTION OF CENTER LINES.

PLACED IN ASPHALTIC CONCRETE AT INTERSECTION OF CENTER LINES. (MAY USE THIS DETAIL WITH P.C.

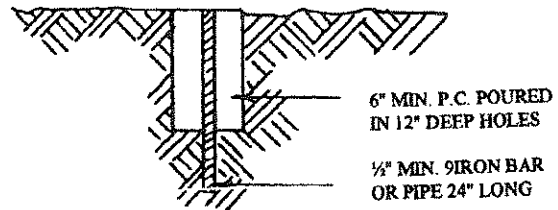


STREET)

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

- b. **Type "B"**. Permanent reference markers shall be placed at each turning point in the external boundary of the subdivision, to be set in concrete in accordance with the diagram below.

PLACED IN PORTLAND CEMENT CONCRETE AT CORNERS IN SUBDIVISION BOUNDARIES.

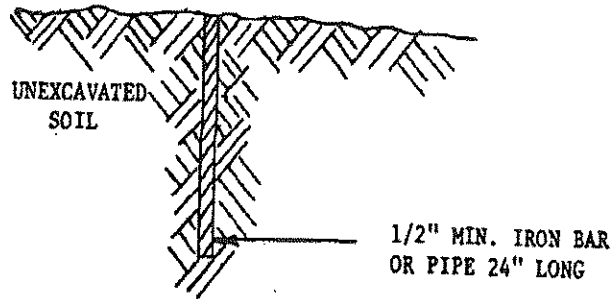


PL
CE
BU
BO

PAULS VALLEY CODE

- c. **Type "C"**. Permanent reference markers shall be placed at (1) each corner of each block, (2) each corner of each lot, (3) the points of curvature and points of tangency of all inside and outside rights-of-way lines, (4) the points of intersection of the outside line of a curve in a street right-of-way and (5) on all Quarter Section points within the subdivision or on its perimeter, to be set in unexcavated earth.

SUBDIVISION
DRIVEN AT BLOCK AND LOT
CORNERS



(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-65. Streets and Alleys.

1. The developer of any subdivision designed to be used for residential, commercial or other purposes, shall lay out, grade and otherwise improve all streets that are designated on the approved Plat or that directly serve the subdivision, in accordance with the standards and specifications of these and other applicable Regulations.
2. Streets shall conform in design and layout to the standards and principles contained in the "Subdivision Design" Article (Article III) of these Subdivision Regulations.
3. Every lot within a subdivision shall have access to a public street or an equivalent private street meeting Statutory requirements. (Private streets, where permitted, must comply with the improvements required of comparable public streets, in accordance with State Law.)
4. Whenever a subdivision contains a street that requires a street facility that is more costly than is required to serve the future occupants of the subdivision, the subdivider shall be required to pay only the portion of the cost of the street that would equal the cost of an improvement required to serve only the subdivision, as determined by the Planning Commission and the City Council.
5. Streets shall be designed, graded and improved to conform to the design and construction specifications and diagrams contained in these Subdivision Regulations. Construction plans for all street improvements shall be approved by the City Council prior to Final Plat approval and filing.
6. Due to reduced street standards for subdivisions zoned for "Residential Estates" development, a maximum of forty (40) acres should be served by one (1) Collector Street. Where such Collector Streets will serve more than forty (40) acres, the Planning Commission may require higher quality street improvement standards be met by said Collector Street.

PAULS VALLEY CODE

7. In areas where alleys are required, they shall be constructed in accordance with those standards and requirements which may be established by the Planning Commission and the City Council.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-66. Bridges, Culverts and Low Water Crossings.

1. Bridges, culverts and low water crossings of primary benefit to the developer, as determined by the Planning Commission, shall be constructed at the full expense of the developer without reimbursement from Municipal or County Government. The sharing of expense, as determined by the Planning Commission, will be fixed by special agreement between Municipal or County Government and the developer.

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

SUBDIVISION

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

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-67. Street and Regulatory Signs.

1. Street name signs shall be placed at all intersections, within or abutting the subdivision, by the developer. All such signs shall be approved as to type and location by the Planning Commission and the City Council.

2. The developer shall deposit with the City Clerk, at the time of approval of the Final Plat for the subdivision, a sum to be based on a current estimate by the Mayor, for each traffic-related regulatory sign required by the City Council at road intersections. The City shall then install all such regulatory signs within the subdivision, unless otherwise agreed to by the City Council.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-68. Street Lights.

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

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-69. Pedestrianways.

1. The developer of any subdivision, whether residential or non-residential in character, shall request a determination of the need for pedestrianways from the Planning Commission, at the time of Preliminary Plat submission.

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

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

4. Pedestrianways shall be designed in accordance with the following provisions:

- a. Minimum paving section, where pedestrianways are required, shall be four (4) feet in width;
- b. Pedestrianways shall be located within the dedicated, non-pavement, right-of-way of all roads (if located within such right-of-way at all); and

PAULS VALLEY CODE

- c. Provisions in Article III, Section 51 (“Blocks”) of these Regulations shall be met.

5. Pedestrianway design and construction shall consider the guidelines for the design and construction for the physically handicapped, contained in these Regulations.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-70. Landscaping and Natural Features.

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

2. All natural features to be preserved shall be shown on the Preliminary Plat.

SUBDIVISION

3. All trees shall be walled and protected against change of grade, wherever necessary.
 4. New trees or landscaping to be provided by the developer, shall be subject to review and approval by the Planning Commission, in accordance with the City's beautification policies and plans.
 5. Applicable provisions of the City's Code of Ordinances, as well as Article III, Section 54 ("Parks, Open Spaces and Natural Features") of these Regulations, shall be considered.
- (Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-71. Water System.

1. The developer shall install water lines and fire hydrants in accordance with the standards and specifications of these and other applicable Regulations. In no case shall the use of flexible PVC pipe or any rigid plastic with a wall thickness and strength of less than ASA Standard Schedule 40, be allowed.
2. Action shall be taken by the developer to provide a water supply system capable of providing domestic water use and fire protection. This system shall provide an adequate supply of potable water to every lot in the subdivision.
3. Fire hydrants shall be required for all subdivisions except those approved for low-density Zoning Districts in which individual wells are to be used. Fire hydrants shall be located no more than six hundred (600) feet apart and within five hundred (500) feet of any structure. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements, shall be installed before any final paving of a street shown on the subdivision plat.
4. Where a public water main is accessible, the developer shall install adequate water facilities (including fire hydrants), subject to the specifications of Municipal or Rural Water District requirements, as appropriate or directed. All water mains shall be at least six (6) inches in diameter.
5. Water main extensions shall be approved by appropriate Government agencies.
6. To facilitate the above, the location of all fire hydrants, all water supply improvements and the boundary lines of the area proposed to be served, shall be shown on the Preliminary Plat. The cost of installing the same shall be shown on the Preliminary Plat, and included in the improvement bond to be furnished by the developer.
7. In subdivisions approved by the Planning Commission for Low-Density, Residential Zoning Districts, if a Public Water System is not available, individual wells may be used or a central water system provided in such a manner that an adequate supply of potable water will be available to every lot in the subdivision. Water samples shall be submitted to the State Department of Environmental Quality for its approval, and individual wells and central water systems shall be approved by said State Department of Environmental Quality.
8. If the Planning Commission requires that a connection to a public water main be eventually provided as a condition for approval of an individual well or central water system, the applicant shall make arrangements (including the provision of necessary dedicated easements for

PAULS VALLEY CODE

future water service) at the time the Final Plat receives final approval. Improvement or cash bonds may be required to insure compliance.

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

10. Lines shall be buried a minimum depth of thirty (30) inches.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-72. Sewage Collection and Disposal Systems.

1. In accordance with the standards and specifications of these and other applicable Regulations, the subdivider shall install sanitary sewers whenever a Sanitary Sewer System is reasonably accessible, as determined by the City's Code of Ordinances or the Planning Commission. If a public sanitary sewer is placed in a street or alley abutting any property, the owner thereof shall be required to connect to said sewer for the purpose of waste disposal, and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage disposal system, consistent with the Code of Ordinances of the City of Pauls Valley, Oklahoma.

SUBDIVISION

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

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

3. All sanitary sewer improvements shall be designed by an Engineer registered in the State of Oklahoma, and shall be approved by the City Council, the Planning Commission, the State Department of Environmental Quality and other appropriate agencies. Sanitary sewer design shall be in accordance with the design criteria for sanitary sewers in this Article. In no case shall the use of flexible PVC pipe or any rigid plastic pipe with a wall thickness and strength of less than ASA Standard Schedule 40 be allowed. Locator wires shall be placed at all main connections.

4. When required, or proposed sanitary sewer improvements correspond with recommended improvements contained in the City's Comprehensive Plan (or other approved sanitary sewer report or document), said facility shall be designed in accordance with said Plan or report.

5. When an improvement required by the Comprehensive Plan (or other approved sanitary sewer report or document), exceeds the capacity needed to serve the proposed development, the City of Pauls Valley, Oklahoma, may participate in the excess cost of such facility, in accordance with said City's adopted Utility Extension Policies.

6. In **Low and Medium Density Residential Districts**, where a Public Sanitary Sewerage System is reasonably accessible, or will become available within a reasonable time (not to exceed five (5) years), the developer may choose one (1) of the following alternatives:

- a. **Central Sewerage System:** (Maintenance cost to be assessed against each property benefitted.) Where plans for future Public Sanitary Sewerage Systems exist, the developer shall install the sewer lines, laterals and mains to be in permanent conformance with such plans and ready for connection to such public sewer mains
- b. **Individual Disposal Systems:** The developer shall install sanitary sewer lines, laterals and mains from the street curb to a point in the subdivision boundary where a future connection with the public sewer main shall be made, in addition to allowing the use of individual systems on each site. As a condition of Building Permit approval on each housing tract in such an area, sewer lines shall be placed from the house to the street lines, and a connection shall be available in the home to connect from the individual disposal system to the sewer system when the public sewers become

PAULS VALLEY CODE

available. Such sewer systems shall be capped until ready for use and shall conform to all plans for installation of the public sewer system, where such exist, and shall be ready for connection to such public sewer main.

7. Sewage collection and disposal systems in **High Density Residential and Non-Residential Districts** shall connect with Public Sanitary Sewerage Systems. Sewers shall be installed to serve each lot and to grades and sizes required by local officials and approving agencies. No individual disposal systems or treatment plants (private or group disposal systems) shall be permitted. Sanitary sewerage facilities (including the installation of laterals in the right-of-way) shall at all times be subject to the specifications, rules, regulations and guidelines of the City of Pauls Valley, Oklahoma, and the State Department of Environmental Quality.

8. If public sewer facilities are not available and individual disposal systems are proposed, minimum lot areas shall conform to the requirements of the Zoning Ordinance, and percolation tests and test holes shall be made as directed by the Municipal Building Inspector and the results submitted to the Oklahoma Department of Environmental Quality. The individual disposal system, including the size of the septic tanks and size of the fields or other secondary treatment devices, shall also be approved by the Municipal Building Inspector, and be in accordance with State Statutes.

(Ord. No. 884, § 1, 11-14-00)

SUBDIVISION

Sec. 16.5-73. Design Criteria for Sanitary Sewers.

1. **Variiances.** These design criteria are not intended to cover extraordinary situations. Variances may be allowed or may be required in those instances where considered justified by the City.
2. **Design Factors.** Sanitary Sewer Systems should be designed for the ultimate tributary population. Due consideration should be given to current regulations and reports, where applicable. Sewer capacities should be adequate to handle the anticipated maximum hourly quantity of sewerage and industrial waste, together with an adequate allowance for infiltration and other extraneous flow.
3. **Maximum Size.** The diameter of sewers proposed shall not exceed the diameter of the existing or proposed outlet, whichever is applicable, unless otherwise approved by the Planning Commission.
4. **Minimum Size.** No public sewer shall be less than eight (8) inches in diameter, except that the use of six (6) inch diameter sewer may be permitted in situations where it cannot be extended and no more than four hundred (400) feet will be installed in any one (1) place.
5. **Velocity of Flow.** All sewers shall be designed and constructed with hydraulic slopes sufficient to give mean velocities, when flowing full, of not less than two (2.0) feet per second (based on Kutter's on Manning's formula, using an "n" value of 0.013) Use of other practical "n" values will be approved for the longer pipe sections, if deemed justifiable on the basis of researcher field data presented. The following are the minimum slopes which should be provided, especially where the depth of flow may be small, and are desirable minimum in all parts of the system:

MINIMUM SLOPES FOR SEWER SIZES

<u>Sewer Size (inches)</u>	<u>Minimum Slope In Feet Per 100 Feet</u>
8"	0.40
10"	0.29
12"	0.22
14"	0.17
15"	0.15
16"	0.14
18"	0.12
21"	0.10
24"	0.08

Under special conditions, if full and justifiable reasons are given, slopes slightly less than those required for the two (2) foot per second velocity, when full, may be permitted. Such decreased slopes will only be considered where the depth of flow will be 0.3 of the diameter or greater for design average flow. Whenever such decreased slopes are selected, the Engineer must furnish with his

PAULS VALLEY CODE

report his computations of the depths of flow in such pipes at minimum, average and peak rates of flow. It is recognized that such flatter grades may cause additional sewer maintenance expense and odor nuisance. The selection of the size of pipe shall be determined on the basis of the most desirable flow characteristic obtainable.

6. **Alignment.** All sewers shall be laid with straight alignment between manholes, unless otherwise directed or approved by the Planning Commission or the City Council.

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

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

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

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

11. **Relation of Sewers to Water Mains.** A minimum horizontal distance of ten (10) feet shall be maintained between parallel water and sewer lines. At points where sewers cross water mains, the sewer shall be constructed of cast iron pipe or encased in concrete for a distance of ten (10) feet in each direction from the crossing, measured perpendicular to the water line. This will not be required when the water main is at least two (2) feet above the sewer.

(Ord. No. 884, § 1, 11-14-00)

Sec. 16.5-74. Storm Drainage and Flood Hazard Areas.

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

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

SUBDIVISION

- a. **Surface drainage** is runoff of such a limited quantity and or slow rate that it does not cause erosion of a defined channel;
 - b. **A minor tributary** is any drainage channel having a drainage basin of six hundred and forty (640) acres (one square mile) or less in area;
 - c. **A major tributary** is any channel having a drainage basin of not less than one (1) square mile or greater than twenty-five (25) square miles; and
 - d. **A river** is any channel having a drainage basin of greater than twenty-five (25) square miles.
3. Responsibility for drainage shall be allocated as follows, unless otherwise designated;
- a. The developer of a subdivision is responsible for the following:
 - (1) All surface drainage in the subdivision;
 - (2) All increase in **surface drainage** outside the subdivision which results from the development of the subdivision;
 - (3) The improvement of all minor **tributaries** lying within the subdivision;
 - (4) Any significant increase in the rate or quantity of runoff in any minor or major tributary, or river, which results from the development of the subdivision; and
 - (5) Provision for the maintenance of all Floodway and Floodway-Fringe areas of major tributaries and **rivers** which have not been dedicated to the public.
 - b. The City and other levels of governments will be responsible for the following:
 - (1) The improvement of Floodways of major tributaries;
 - (2) The improvement of river Floodways; and
 - (3) The maintenance of Floodway and Floodway-Fringe areas dedicated to the public.

PAULS VALLEY CODE

4. Flood Hazard Areas are designated on the adopted, Official Zoning District Map of the City of Pauls Valley, Oklahoma. The boundaries of all Floodway and Floodway-Fringe areas shall be designated on Preliminary and Final Plats, and shall be clearly marked.

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

- a. The one hundred (100) year maximum flood shall be used as the basis for the sizing of all drainage channels, bridges and other structures, unless otherwise specified herein;
- b. The calculation of all runoff shall be based on saturated development of the drainage basin for minor tributaries and surface drainage, as reflected in the Comprehensive Plan, and shall be based on the maximum degree of development, as reflected in the Comprehensive Plan. for the drainage basin of a major tributary or river; and
- c. The calculation of stream flow and runoff characteristics of the subdivision shall be carried out in consultation with the Planning Commission and the City Council, and the methodology and formulas used shall result in quantities which would be not less than those derived front the application of the following formulas and values:

- (1) Runoff from all drainage areas shall be not less than that determined by the Rational Formula:

$$Q = AIR$$

Q	Cubic feet per second.
A	Area to be drained in acres, determined by field surveys for areas less than six hundred and forty (640) acres, and by latest government (USGS) quadrangle maps for larger areas.
I.....	Percent of imperviousness of the area; this may vary between 40% and 95%, but no value of less than 50% may be used for saturated urban development.
R	Rate of rainfall over the entire drainage area in inches per hour, based on the time of concentration and latest Government records for the area.

- (2) The size of closed storm sewers, open channels, culverts and bridges shall not be less than that determined by using the Manning Formula:

SUBDIVISION

$$Q = \frac{1,486}{N} r^{2/3} s^{1/2} A$$

	N
A	Cross-Sectional area of water in conduit (in sq. ft.).
r	Hydraulic radius of water in conduit.
s	Mean slope of hydraulic gradient, in feet of vertical rise per foot of horizontal distance.
n	Roughness coefficient, based on condition and type of material of conduit lining, but not less than 0.013.

PAULS VALLEY CODE

6. All Floodways located within the subdivision shall be designated by the developer as "Flowage Easements" and shall be maintained as permanent open space for private recreation or agriculture for which no buildings or structures are required, or dedicated to the public for drainage, recreation and utility use.

7. All Floodway-Fringe areas shall be planned for uses which are permitted in the appropriate District of the Zoning Ordinance, and in no case shall the proposed use or construction cause a displacement of flood water in the Floodway-Fringe that will increase flooding in other areas of the Floodway or Floodway-Fringe.

8. When it is determined by the Planning Commission that the development of the subdivision will significantly increase runoff in the Flood Hazard Area or will otherwise adversely affect storm water runoff, the Planning Commission may require any or all of the following to the extent needed to reduce the adverse effects of the development:

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

9. All minor tributary and surface drainage channels located within the subdivision shall be improved in accordance with the standards set forth on the following pages of these Regulations, or other equivalent standards, as determined by the City Council. All channels shall be designed to carry a one hundred (100) year maximum flood, shall be designed for self-cleaning and ease of maintenance, shall have sufficient hard surface along the flow line to prevent ponding of water, and shall have design characteristics of alignment, with materials of construction and cross-sectioned elements that will be hydraulically efficient and visually harmonious with the adjacent landscape.

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

SUBDIVISION

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

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

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

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

15. Bridges or culverts shall be provided where watercourses cross continuous streets or alleys, shall be sized to accommodate a one-hundred (100) year frequency rain (based on the drainage area involved), and shall be designed in conformance with Municipal construction specifications.

PAULS VALLEY CODE

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

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

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

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

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

(Ord. 884, § 1, 11-14-00)