

TOWN OF SLAUGHTERVILLE, OKLAHOMA

ORDINANCE NO. 75

AN ORDINANCE OF THE CODE OF ORDER OF THE TOWN OF SLAUGHTERVILLE, CLEVELAND COUNTY, OKLAHOMA.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA;

THE BOARD OF TRUSTEES OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA HEREBY ADOPT THE FOLLOWING SUBDIVISION REGULATION ORDINANCE, TO WIT:

AN ORDINANCE OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA ADOPTING AND ENACTING THE SUBDIVISION ORDINANCE, COMPILED AND PUBLISHED BY THE AUTHORITY OF THE TOWN BOARD OF TRUSTEES OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA, CONTAINING PERMANENT, SPECIFIC, AND GENERAL ORDINANCES REGARDING THE SUBDIVISION AND DEVELOPMENT OF LAND WITHIN THE JURISDICTIONAL AREA OF THE TOWN OF SLAUGHTERVILLE; DECLARING THE SEVERABILITY OF EACH PART HEREOF; AND DECLARING AN EMERGENCY.

PASSED AND APPROVED this 19th day of December, 2006.

TOWN OF SLAUGHTERVILLE, OKLAHOMA

BY: _____
Mayor

ATTEST:

TOWN CLERK

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Chapter 1. General and Administrative Provisions

Section 1. Citation and Authority.

1. These regulations shall hereafter be known, cited, and referred to as the "Subdivision Regulations of the Town of Slaughterville, Oklahoma."
2. These regulations governing the subdivision and development of land within the jurisdictional area of the Slaughterville Municipal Planning and Zoning Commission have been prepared, adopted by the Board of Trustees in and for the Town of Slaughterville and enacted in accordance with and pursuant to the authority granted by Title 11, Oklahoma Statutes, Section 45-104 (and all subsequent amendments thereto).

Section 2. Jurisdiction.

These regulations shall govern the subdivision of land within the jurisdictional area of the Town of Slaughterville, Oklahoma.

Section 3. Purposes.

The purpose of these subdivision regulations is to provide a consistent set of standards for development and to define the requirements that must be taken before land can be legally divided into smaller units and sold for building purposes. The reasons for subdivision regulations are as follows:

1. Subdivision regulations provide a legal process for registering land ownership;
2. Subdivision regulations provide a uniform set of standards to be used to review the subdivision prior to its registration;
3. These subdivision regulations explain the regulations that apply to dividing land into new parcels, tracts and lots and set out procedures for the administration of the subdivision regulations.
4. These regulations are designed, intended, adopted and administered for the following reasons:
 - a. To protect and provide for the peace, health, safety, and general welfare of the present and future residents of the Town of Slaughterville, Oklahoma;
 - b. To meet the objectives set by the Town of Slaughterville as stated in the Comprehensive Plan;
 - c. To preserve and protect the agri-business and the rural environment within the Town of Slaughterville from adverse encroachment;
 - d. To guide the future growth and development of the Town in accordance with the implementation of the Comprehensive Plan, the Growth Plan for the Town of

Slaughterville, as amended and adopted from time to time, and the Goals that have been duly adopted for the Town of Slaughterville, Oklahoma;

- e. To ensure the provision of adequate light, air, privacy and fire protection for current and future residents of the Town of Slaughterville, Oklahoma;
- f. To prevent overcrowding of land and undue congestion of population;
- g. To encourage orderly and beneficial development of all parts of the Town;
- h. To protect and conserve the value of land throughout the Town as well as the value of buildings and improvements upon the land;
- i. 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;
- j. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the Town through proper location, design and construction of streets and other trafficways;
- k. To establish reasonable standards of design and procedure for Subdivisions, Re-Subdivisions, lot line adjustments, and/or lot-splits, in order to further the orderly layout and use of the land;
- l. To promote the development of adequate, accurate and accessible public records and the preservation of the public records concerning subdivided land;
- m. To equitably distribute the costs involved in land subdivision;
- n. To aid in the prevention of pollution of air, streams and other bodies of water;
- o. To safeguard the groundwater;
- p. To encourage the wise management and use of natural resources in order to preserve the integrity, ecological stability and the beauty of the Town as well as the value of the land;
- q. To harmoniously relate the development of various tracts of land to the existing community and to facilitate future development of adjoining property, so long as it is allowed under the Comprehensive Plan, the Growth Plan and the Goals established for the Town;
- r. To provide for open spaces to allow for the most efficient design and layout of the land;
- s. To assure adequate drainage of the land; and

- t. To minimize losses resulting from periodic inundation through:
- (1) Restriction or prohibition of subdivision of land for uses which are dangerous to health, safety, or property in times of flood, or which, with reasonably anticipated improvements, will cause excessive increase in flood heights or velocities;
 - (2) Requirements that each subdivided lot in an area vulnerable to flooding be provided with a safe building site, with adequate access and that public utilities and facilities which serve such uses be installed with protection against flood damage at the time of installation, as provided in the Flood Damage Prevention Ordinance, which has been adopted by the Town; and through
 - (3) Protection of individuals from purchase of land unsuitable for intended purposes because of flood hazard through the requirements for delineated flood hazard areas on the Sketch Plan, Preliminary Plat, Final Plat, and showing suitable uses provided for areas unsuitable for development.

Section 4. Statement of Policy.

It is the Town's policy that:

1. The subdivision of land and the subsequent development of the subdivided plats will be subject to the controls of the Town pursuant to the Town's Ordinances, Comprehensive Plan, Growth Plan, and the Goals as prepared and adopted, for the orderly, planned, efficient and economical development of said Town.
2. There will be a coordinated effort between the Subdivision Review and Approval Process and the Zoning and Planning Process for the provision of essential public services and facilities to safeguard the Town's resources, and to assure a balanced relationship between the land use pattern and the capacity of streets, utilities, and community services, so that these systems are not temporarily or permanently overburdened.
3. 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, and / or other menace.
4. Land shall not be subdivided unless essential public facilities, including but not limited to water, sanitary sewerage, roads and drainage, are adequate to serve the proposed development at the time of occupancy or an agreed-to date.
5. Proper street classification must be required in new subdivisions to ensure that traffic is not routed through residential areas and that traffic control devices are provided, according to street classification and traffic use.
6. Subdivision design, especially in Special Use Areas (Planned Unit Developments) where lots and buildings must be designed together, will be considerate of solar orientation for each lot and/or building, in order to provide for the development of sites with good solar energy utilization potential.

7. Developers will be encouraged to reserve areas for parks and open space within subdivisions.
8. The sale of lots and the issuance of any building permit are prohibited until all of the requirements of the Subdivision Regulations have been fully met.
9. There shall not be any subdivisions developed closer than six hundred and sixty (660) feet from any oil well, gas well, tank batteries, oil and/or gas storage facilities. Development of a subdivision shall only be allowed after oil and gas wells are properly plugged and the site completely restored in accordance with the Oil and Gas Ordinance and the Oklahoma Corporation Commission.
10. These Regulations establish the minimum standards for designing roads, streets, parking facilities, sewage, water, landscaping, drainage and all other development of property within the Town.
11. No subdivision development shall cause any other property to be landlocked.

Section 5. Official Recording.

1. No land shall be subdivided or a Plat filed on any property located within the Town's jurisdictional boundaries, until the subdivider (or his agent) obtains the recommendation for approval from the Town's Planning and Zoning Commission and the approval from the Town Board of Trustees for the following:
 - a. Final Plat, showing all Special Flood Hazard Areas, if any;
 - b. The finalized Covenants and Restrictions, which were approved by the Board of Trustees;
 - c. Upon final approval by the Board of Trustees, in the event that a particular subdivision lies in a "Special Flood Hazard Area" as determined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM), then an affidavit shall be filed of record at the Cleveland County Clerk's Office stating the following information:
 - (1) The name of the affiant;
 - (2) His or her knowledge regarding the Special Flood Hazard Area as shown by FEMA's FIRM; and
 - (3) The defined lots affected by a Special Flood Hazard Area, including the base flood elevations for the flood zone for each lot so affected;
 - d. Any other documents that will be filed of record with the County Clerk's Office concerning the proposed subdivision.
2. No plats or other land subdivision instrument shall be filed in the office of the Cleveland County Clerk until it shall have received final approval by the Town Board of Trustees.

3. All plats of record (i.e. Final Plats) and all other approved documents shall be filed within six (6) months of the date of final approval by Town Board of Trustees, and no lot shall be recorded as transferred by the Cleveland County Clerk regarding any final plat, until such plat is filed, consistent with current state law and these Regulations.
4. Failure to record the plats within the designated time period and/or changing or modifying any document affecting the subdivision after the document has been approved shall void all approvals thereto received from the Town of Slaughterville, Oklahoma.

Section 6. Application of Regulations.

These Regulations shall apply to the following forms of land subdivision and development:

1. The division of residential land or air space into four (4) or more tracts, lots, sites or parcels; or, the division of commercial land or air space into two (2) or more tracts, sites or parcels; or when an existing plat has been filed of record.
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 or vacation of any street or alley through any tract of land, regardless of the area involved.
5. Planned Unit Developments (whether residential, commercial or industrial).
6. Any commercial shopping center or industrial park development.
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 thereof.
9. Lot splits and lot line adjustments, according to the following provisions:
 - a. 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 portions of the procedural requirements of these Regulations; HOWEVER this shall not constitute an exception from all the zoning regulations and the minimum lot size requirements.

- (1) Each lot remaining after the proposed lot split shall conform to the minimum lot size for the Zoning District.
 - (2) Each split lot shall have adequate access to existing trafficways according to the Town's Ordinances.
 - (3) In order to partially defray the administrative costs of lot splits, a filing fee shall be paid to the Town Clerk, at the time of submission of the proposed split, as set forth by resolution.
 - (4) The owner shall file a written application with a certified survey of the proposed track to be split, and the proposed re-subdivision thereof, prepared by a land surveyor registered in the State of Oklahoma, which shall be submitted to the Planning and Zoning Commission.
 - (5) The Planning and Zoning Commission shall review the proposed "Lot Split" to ensure compliance with all requirements of these Regulations, the Growth Plan, the Comprehensive Plan, all other ordinances for the Town. The Planning and Zoning Commission shall also consider any other reasons why the larger lots should be required and not split (i.e. to allow buffer zones, to preserve or set conditions indicating what should not be split). The Planning and Zoning Commission shall recommend either an approval or denial to the Board of Trustees.
- b. Lot Line Adjustments. For the purpose of adjusting the size of a building lot, known as "lot line adjustment", two lines of adjacent platted lots may be excepted from a portion of the procedural requirements of these Regulations. Said "lot line adjustment" shall be subject to the following provisions:
- (1) No additional lot shall be created by any "lot line adjustment".
 - (2) Unusable or landlocked parcels shall not be created as a result of any "lot line adjustment".
 - (3) All lots so modified shall contain the minimum acres required by the Zoning District.
 - (4) In order to partially defray the administrative costs of lot line adjustments, a filing fee shall be paid to the Town Clerk, at the time of submission of the proposed adjustment, as set forth by resolution.
 - (5) The Planning and Zoning Commission shall review the proposed "Lot Line Adjustment" to ensure compliance with all requirements of these Regulations, the Growth Plan, the Comprehensive Plan, all other ordinances for the Town. The Planning and Zoning Commission shall also consider any other reasons why the original lots should be required and not adjusted (i.e. to allow buffer zones, or to preserve or set other conditions indicating what should not be split). The Planning

and Zoning Commission shall recommend either an approval or denial to the Board of Trustees.

Section 7. Vacation of Plats.

1. Any Plat or any part thereof may be vacated by the owner of the land, 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. All state laws shall be adhered to in order to allow the vacation of the Plat.
2. In order to partially defray the administrative costs of vacating Plats, a filing fee shall be paid to the Town Clerk, at the time of submission of the proposed request, as set forth by resolution.
3. Such an instrument of vacation shall be submitted to and reviewed by the Planning and Zoning Commission who shall make recommendation to the Board of Trustees in the same manner as Plats of subdivision. The Town Board of Trustees may approve or deny the proposed vacation. The Town may reject any instrument which abridges or destroys any public rights in any of its public uses, easements, improvements, streets or alleys.
4. If approved by the Board of Trustees, the instrument of vacation shall be executed, acknowledged or approved, and recorded and filed, in the same 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.
5. 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, or as provided by State Law.

Section 8. Re-Platted Subdivisions.

All re-platted subdivisions shall go through the same review process as an original Plat as fully set forth in these Regulations, including the payment of the filing fees, in advance.

Section 9. Agenda.

Each Plat submitted for preliminary or final review shall be placed on the agenda of the appropriate Board hearing the same only after fulfilling all the appropriate requirements of these Regulations.

Section 10. Filing Fee.

1. In order to partially defray the administrative costs of plat review, a filing fee shall be paid to the Town Clerk, at the time of submission of the Sketch Plat, Preliminary Plat and Final Plat. All filing fees are set forth by resolution.
2. When there are numerous phases to a requested subdivision, each phase requires an additional fee to be paid. All fees shall be set forth by resolution.

3. All fees must be paid before any Board or Commission will hear the request for any subdivision, lot split, lot line adjustment or any other request.

Section 11. Variances.

1. The Board of Adjustment shall hear any proposed variances, after denial and upon proper application and payment of the required fee.
2. If the Board of Adjustment finds that extraordinary hardships or particular 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 HOWEVER, that such variance shall not have an effect of nullifying the intent and purpose of these Regulations.
3. The Board of Adjustment shall not approve variances unless it shall make findings based upon the evidence presented to each specific case that all of the following are met:
 - a. The granting of the variance will not be detrimental to the public peace, safety, health welfare, or injurious to the property in the area where the variance is located; and
 - b. The conditions upon which the request for the 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 particular physical surroundings, shape or topographical condition 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 variance will not in any manner conflict with, or vary from, the goals of the Zoning Ordinance, Growth Plan, and the Comprehensive Plan for the Town of Slaughterville.
4. In approving variances, the Board of Adjustment may require such conditions as will, in its judgment, substantially meet the objectives of these Subdivision Regulations.

Section 12. Interpretation.

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

Section 13. Conflicts with Public and Private Provisions.

1. 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.

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

Section 14. Definitions.

1. 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 "Subdivision Regulations"; a "person" includes a corporation, a partnership, an association, a club, or other entity or individual; "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".
2. All terms not set forth above shall be defined as set forth in the Zoning Ordinance for the Town of Slaughterville.
3. If the word to be defined is not set forth in the Zoning Ordinance, then the normal definition of the term as applied in the context of subdivision development shall apply.
4. For the purpose of these Regulations, certain numbers, abbreviations, terms and words used herein shall be used, interpreted and defined as follows:
 - a. General Plat. See Sketch Plan.
 - b. Improvement Plan. The term "Improvement Plan" shall be defined as an organized idea for the placement of streets, pedestrian ways, water mains, sanitation, storm sewers, removal or addition of trees or monuments and all other forms of modifying the existing land as prepared by an Engineer registered in the State of Oklahoma.
 - c. Plat, Final. The term "Final Plat" shall mean a map of the land subdivision (as defined herein), 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, dimensions of land, and all other information as required by law, and/or by the Planning and Zoning Commission.

- d. 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.
- e. Re-subdivision or Re-platted Subdivision. The word "re-subdivision" or "re-platted 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 plan legally recorded prior to the adoption of any regulations controlling subdivision.
- f. Sketch Plan. The term "Sketch Plan" shall be defined as the process to begin the platting of any subdivision. The Sketch Plan is the initial step that occurs for an understanding of the basic idea for the proposed subdivision so that Town officials can appropriately advise the developer of possible adversities with Town Ordinances. This is also known as the "conceptual development plan, site plan, or general plat".
- g. Street. The word "street" shall mean any public or private right-of-way which affords the primary means of access to abutting property.
- h. 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.
- i. 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 Town Board that said street dedication shall constitute only a part of the total street easement width.
- j. Street, Major. The term "Major Street" shall mean an arterial street which is so designated on the Major Street Plan or Comprehensive Plan, and is designed to carry inter-Town traffic and to relate the various neighborhoods or residential areas within the Town of Slaughterville, Oklahoma. Major Streets shall be classified as follows:
 - (1) 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 Highway Department.
 - (2) 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.
 - (3) 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 designed to carry traffic to or from traffic

generating areas, or a road which may be designated to carry traffic from collector streets to the system of primary arterials.

- k. 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:
 - (1) 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.
 - (2) Local Street. A street primarily providing access to and from abutting property and serving only occasional through traffic.
 - (3) Cul-de-sac. A street having one (1) end open to vehicular traffic and one (1) closed end, terminated by a turnaround.
 - (4) 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.
 - (5) 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.
 - (6) Dead-End-Street. A street, similar to a cul-de-sac, but providing no turn-around at its closed end.
 - (7) 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.
 - (8) 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.
- l. 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.
- m. Street Classification. The term "street classification" shall mean that, for the purpose of providing for the development of the streets, highways, roads and rights-of-way in the Town of Slaughterville, Oklahoma, and for their future improvement, reconstruction, realignment and necessary widening (including provision for curbs and sidewalks), each existing street, highway, road and right-of-way has been designated in the Comprehensive Plan of the Town of Slaughterville, 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 Town, its present and estimated future

traffic volume and its relative importance and function, as specified in the Town'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 Town's Comprehensive Plan.

- n. Subdivision. The word "subdivision" shall mean the division or re-division of land (vacant or improved) or airspace, into lots, tracts, parcels, sites, areas, units or plots, any one (1) of which, when divided, has an area established by the Zoning District, for the purpose of transfer of ownership or for development, or the dedication, vacation or re-alignment of any public or private right-of-way easement. Subdivisions shall be classified as follows:
 - (1) Major. All subdivisions not classified as minor subdivisions, including but not limited to, subdivisions of four (4) or more residential lots, or any size subdivision requiring any new street or extension or municipal facilities, or the creation of any public improvements. All commercial and industrial subdivisions will be treated as major subdivisions.
 - (2) Minor. Any residential subdivision containing not more than three (3) lots fronting on an existing street, nor involving any new street or roads, 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 provisions or portion of the Comprehensive Plan, Zoning Ordinance or any other regulations within the Town of Slaughterville. A "lot split" or "lot line adjustment" shall be considered a minor subdivision.
 - (3) 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 Town's Zoning Ordinance, or any other ordinance for the Town of Slaughterville.
 - (4) Nonresidential. A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these regulations, the Zoning Ordinance or any other ordinance for the Town of Slaughterville.
- o. Undeveloped Plats. Undeveloped plats are plats that have been approved, filed of record, but not developed (whether roads, utilities, services of any kind, structures, or any other improvements).

Section 15. 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.

Section 16. Violations, Penalty and Enforcement.

1. No building permit shall be issued for any new structure or change, improvement or alteration or any existing structure or any tract of land in a subdivision filed or recorded after the effective date of these Regulations, which does not comply with all these provisions of these Regulations.
2. A violation of these Regulations shall be deemed an offense and shall be enforceable by any means established and fully stated in the Zoning Ordinance.
3. If court action is necessary, then all attorney fees, expert fees, court costs and all other fees or costs associated with the action shall be assessed against the person in violation of these Regulations.

Section 17. Emergency Clause.

It being necessary for the preservation of the public health, safety, peace and welfare of the residents of the Town of Slaughterville, Oklahoma, that these regulations be adopted in order to accommodate the needs of the Community, an emergency is hereby declared to exist, by reason whereof the provisions of this Ordinance shall be in full force and effect immediately upon its approval and adoption as required by Law.

Sections 18 through 29. (Reserved for Future use)

Chapter 2. Plat Preparation, Review, and Approval

Section 30. General Provisions.

1. All applicable State Statutes regarding platting and development shall be complied with, specifically Title 11 O.S. Section 41 and all other statutes.
2. All applicants must follow the Subdivision Review Process, post the necessary bonds, maintain the necessary insurance and pay their appropriate fees for all subdivision development.
3. Subdivision Review Process. The Subdivision Review Process required in these Regulations shall consist of four (4) phases:
 - a. Sketch Plan.
 - b. Preliminary Plat.
 - c. Improvement Plans.
 - d. Final Plat.
4. Special Procedures. Special procedures for the following types of subdivisions shall be as provided for the following:
 - a. Lot Splits (Chapter 1, Section 6).
 - b. Lot Line Adjustments (Chapter 1, Section 6).
 - c. Planned Unit Development (as shown by Zoning Ordinance 55).
 - d. Re-Subdivision (as shown by Chapter 1, Section 8).
 - e. Vacation of Plats (Chapter 1, Section 7).
5. All submissions, whether Sketch Plan, Preliminary Plat, Improvement Plan, or Final Plat shall be provided to the Town in computerized format as the Town may request.

Section 31. Necessity of Surety Bonds.

All surety bonds shall be in a form of Guaranty acceptable to the Town Board and shall be placed on file with the Town Clerk, prior to any construction. The type of sureties made shall be satisfactory to both the Planning and Zoning Commission and the Town Board of Trustees and made in favor of the Town of Slaughterville. Any Final Plat or subdivision located within the Town of Slaughterville shall not be approved unless the developer or subdivider provides the following Subdivision Bonds:

1. A compliance bond to ensure compliance with the Town Ordinances, State laws and all Federal regulations;
2. An improvement bond to ensure all improvements, as fully set forth in this Chapter, within the proposed subdivision are completed;
3. Maintenance bond to ensure the improvements are maintained while the proposed subdivision is being developed; and

Section 32. Bond Requirements.

The surety bonds shall be provided to ensure the installation and maintenance of the required improvements, to ensure completion of the development and to ensure compliance with the law. All bonds shall meet the following requirements:

1. All bonds shall be in an amount equal to one hundred fifteen percent (115%) of the cost of improvements, installations and reasonable maintenance thereof, for a period of two (2) year(s) minimum, and shall continue each year thereafter that the subdivision is being developed as approved by the Town Board.
2. The bonds shall be in full force until ninety (90) days after the filing with the Town Board of a completion affidavit obtained from the Municipal Code Enforcement Officer, unless within said ninety (90) days, said Code Enforcement Officer determines that the requirements, standards and specifications of these Regulations applicable to the construction, installation and completion of said subdivision have not been met. In such case, the Municipal Code Enforcement Officer shall notify the developer and sub-divider in writing, and the bond shall continue to run until the filing of proof that the deficiencies have been corrected and all standards met.
3. The bonds required herein shall be executed by a reliable insurance company authorized to do business in the State, as surety, and with the Developer as principal, running to the Town for the benefit of the Town and all persons concerned, conditioned that the Developer shall comply with the terms and conditions of this Ordinance in the development of the subdivision. The bonds shall provide:
 - a. That the Developer will promptly pay fines, penalties and other assessments imposed upon them by reason of his breach of any of the terms, provisions of this Ordinance; and
 - b. That the Developer will promptly within the designated time limits, complete and install all of the required improvements, including erosion control, utilities, and all other improvements required by this Ordinance; and
 - c. That the Developer shall bear all the costs necessary and incidental to the correction of any pollution to waters caused by the Developer or Developer's agents, servants, employees, subcontractors or independent contractors.; and
 - d. That the Developer shall guarantee that the street construction work, utility work, and all other work performed by the Developer will be free of any defective materials or workmanship which became apparent during the period of two (2) years following completion of the subdivision; and
 - e. That the Developer shall indemnify and hold harmless the Town from any and all liability attributable to development of the subdivision.

Other forms may be utilized by the Developer as a substitution for the Bonds described above, provided that the Town Board of Trustees approves the substitution. Such substitutions include, but are not limited to the following: a Certificate of Deposit in the name

of the Town of Slaughterville, acceptable corporate surety bond, cash, irrevocable letter of credit drawn on a banking institution qualified to do business in the State of Oklahoma, or any other form deemed adequate by the Board of Trustees to fully compensate the Town.

4. All bonds shall run for a period of at least two (2) years after the date of the Town's completion affidavit.

Section 33. Insurance Requirements.

In addition to the bond requirements stated herein, the Developer shall obtain standard comprehensive liability insurance, in the principal sum of at least one million dollars (\$1,000,000.00) and an excess /umbrella liability policy in the amount of five million dollars (\$5,000,000.00) The insurance shall be executed by a reliable insurer licensed to do business in the State, as surety, and with applicant as principal, all persons concerned and shall provide:

1. That the Developer will comply with every applicable Federal and State law, rule, regulation, standard or directive relating to the maintenance of the safe and beneficial physical, chemical and biological properties of any natural resources of the Town.
2. That the Developer shall pay all fines, penalties, assessments or judgment resulting directly or incidentally from the Developer's activities and which result in pollution of Town waters;
3. Developer shall file with the Town certificates of said insurance as above stated, and shall provide the actual insurance policy promptly upon request.
4. Other forms may be utilized by the Developer as a substitution for the Bonds described above, provided that the Town Board of Trustees approves the substitution. Such substitutions include, but are not limited to the following: a Certificate of Deposit in the name of the Town of Slaughterville, acceptable corporate surety bond, cash, irrevocable letter of credit drawn on a banking institution qualified to do business in the State of Oklahoma, or any other form deemed adequate by the Board of Trustees to fully compensate the Town;
5. Said insurance policy or policies shall provide that it will not be cancelled without written notice to the Town at least twenty (20) days prior to the effective date of such cancellation. In the event said policy or policies are cancelled, the permit granted shall immediately thereupon terminate, and Developer's rights to operation under said permit shall cease until Developer files additional insurance as provided herein.

Section 34. Sketch Plan.

1. Purpose. The purpose of the Sketch Plan is to provide the subdivider, the Planning and Zoning Commission, and the Town Board of Trustees an opportunity to identify any problems concerning the proposed land use, general design, general character of the surrounding area, the overall approaches to installation of improvements, and other valuable information before the expenditure of large amounts of money and manpower in the preparation of more detailed platting documents. This step in the overall subdivision process is very important because it is at the initial part of the process when decisions are to be made that can have great value for the fulfillment of the Comprehensive Plan. It is important that

all of the land impacted, including adjacent property, trafficways and easements, be included in the Sketch Plan so that an overview of an entire area can be accomplished.

2. Preliminary steps. Before preparing the Sketch Plan the subdivider should review these Regulations and discuss with the Town Administrator or their representative the procedures for the adoption of a subdivision plat and the general requirements regarding the layout of streets, reservations of land, street improvements, drainage, sewerage, water supply, flood hazard area, fire protection, the availability of services and all other matters regarding the proposed plat.
3. Application. The applicant shall submit to the Town, on both computerized format (as specified by the Town) and no less than four (4) paper copies of the proposed Sketch Plan no less than forty-five (45) days before the date of the Planning and Zoning Commission meeting at which consideration is requested. The application shall contain:
 - a. The name of the proposed subdivision, including the Town, County and State.
 - b. The purpose of the proposed subdivision.
 - c. Names, addresses, and telephone numbers of all owner(s).
 - d. Names, addresses, and telephone numbers of all subdivider(s).
 - e. Names, addresses, and telephone numbers of all agents of either the owner(s) or the subdivider(s).
 - f. Names, addresses, and telephone numbers of the firm and/or person responsible for the subdivision design.
 - g. The boundary and complete written legal description of the proposed subdivision.
 - h. The area of proposed subdivision in acres.
 - i. A legible map drawn relatively close to scale, including the North point and date.
 - j. The general layout of the proposed lots, blocks, and streets.
 - k. Dimensions of all lots in feet and/or acres.
 - l. The location and description of any land to be dedicated or reserved for parks, schools, churches, streets, or other public, quasi-public, or private areas.
 - m. Location of areas subject to flooding or any other impairment to health or safety of citizens within the boundaries of the proposed subdivision.
 - n. Location of existing bodies of water, water-courses, structures, and other physical features relating thereto.

- o. Location of all oil and gas wells and/or facilities, including but not limited to tank batteries, storage facilities, and all other oil and gas related activity within six hundred and sixty (660) feet from the perimeter of the proposed development.
 - p. Location of all plugged oil and gas wells. No structure shall be built within fifty (50) feet radius from any plugged oil and gas well.
 - q. The location of any cul-de-sacs and easements to be reserved across that portion of each lot which would allow the road to be extended at a later date.
 - r. The location of any half-streets and the easement across the adjacent property that will provide for future completion of the street.
 - s. A statement indicating whether the development is one phase of a proposed multi-phased project.
 - t. A verified statement that the information contained and being provided to the Town is true and correct to the best of their knowledge and belief, which is signed by all owners of the property, all subdividers and the firm and/or persons responsible for the design of the subdivision.
4. Attachments to application:
 - a. Copy of the filed deed with book and page number.
 - b. Any other information that the Town deems relevant.
 5. Time Limitations. Unchanged Sketch Plans shall be valid for a period of one (1) year from the date the plan is accepted as consistent with the Comprehensive Plan by the Planning and Zoning Commission.
 6. All Sketch Plans must be accepted before the Preliminary Plat will be considered by the Planning and Zoning Commission.

Section 35. 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 and Zoning Commission and the Town Board of Trustees.
2. Application. The applicant shall submit to the Town, on both computerized format (as specified by the Town) and no less than five (5) paper copies of the proposed Preliminary Plat no less than forty-five (45) days before the date of the Planning and Zoning Commission meeting at which consideration is requested. The application shall contain:
 - a. The name of the proposed subdivision, including the Town, County and State.
 - b. The boundary and complete written legal description of the proposed subdivision prepared by a licensed surveyor or engineer.

- c. The area of proposed subdivision in acres.
 - d. Names, addresses, and telephone numbers of all owner(s).
 - e. Names, addresses, and telephone numbers of all subdivider(s).
 - f. Names, addresses, and telephone numbers of all agents of either the owner(s) or the subdivider(s).
 - g. Names, addresses, and telephone numbers of the firm and/or person responsible for the subdivision design.
 - h. If the Preliminary Plat is not provided simultaneous with or subsequent to a rezoning request, the applicant must provide the names and addresses of all the property owners of record within three hundred (300) feet of the boundaries of the land wherein the proposed plat is being requested.
 - i. Reference to any separate instruments filed or recorded which directly affect the land being subdivided.
 - j. A verified statement that the information contained and being provided to the Town is true and correct to the best of their knowledge and belief, which is signed by all owners of the property, all subdividers and the firm and/or persons responsible for the design of the subdivision.
3. A Preliminary Plat containing the information in the Sketch Plan and the following:
- a. The date, map scale (written and graphic), North point.
 - b. Ground elevations shown by contour lines and vertical intervals not exceeding 2 feet; elevation marked on such contours shall be based on a datum plan established by the Town of Slaughterville, Oklahoma.
 - 1. Including proposed detention ponds, ditches, channels, using two (2) foot contour lines, etc.
 - 2. A filed copy of the Notice of Intent for storm water discharges associated with industrial activity under a NPDES General Permit form for the EPA.
 - c. The location of the property to be subdivided in relation to section line roads, county/city boundaries, any adjoining subdivisions and dedicated streets.
 - d. The location and description of any land to be dedicated or reserved for parks, schools, churches, streets, or other public, quasi-public, or private areas.
 - e. Dimensions of all lots in feet and in acres, including lots and blocks within the subdivision.
 - f. All setback lines with dimensions.
 - g. Lot and block numbers in logical sequence.

- h. Locations, names and dimensions of all proposed streets, alleys, rights of way and proposed and existing easements including, but not limited to, right-of-way, utilities, pipeline, communication towers, oil well facilities, etc., within the subdivision.
- i. Street names, paving plans for all roadways, and proposed traffic control signage.
- j. Information contained in Chapter 3, Section 45, temporary dead-end street.
- k. Documentation establishing any easements to provide for the completion of proposed half- streets, as required by Chapter 3, Section 43, paragraphs 10 and 11.
- l. Location of areas subject to flooding or any other impairment to health or safety of citizens within the boundaries of the proposed subdivision, showing regulatory flood elevations, boundaries of floodplains and floodways, fills, flood protection works and areas subject to special deed restrictions and FEMA FIRM numbers and effective date.
- m. Location of existing bodies of water, water-courses, structures, tree masses, archeological sites, environmental sites, geological sites, and other physical features relating thereto.
- n. Proposed ingress/egress into the subdivision.
- o. Location and description of all section lines, section corners, benchmarks, and other government survey monuments in or near the subdivision to at least one of which the subdivision shall be referenced.
- p. The location of all plugged oil and gas wells. No structure shall be built within fifty (50) feet radius from any plugged oil and gas well.
- q. Profile sheets on all streets and sewage disposal systems, if any; with profiles to be drawn at scale 1"= 50' horizontal and 1"=10' vertical with plan shown above.
- r. Proposed certificates for signature from the following:
 - (1) Planning and Zoning Commission.
 - (2) Town of Slaughterville, Oklahoma.
 - (3) Owner's Certificate and Dedication to the Homeowner's Association or to the property owners.
 - (4) Acceptance of easements and dedications by the Town of Slaughterville (with the exception of the roads, which must be dedicated to the Homeowner's Association or the property owners if an association does not exist).
 - (5) Licensed land surveyors and/or engineers certificate, signed and sealed.
 - (6) County Treasurer's certificate.
 - (7) Department of Environmental Quality certificate regarding requirements for sewage and water for the proposed subdivision.
 - (8) All applicable utility company review certificates.

- (9) The name and seal of registered engineer or licensed land surveyor who prepared the boundary survey and topographic information, if different.
 - (10) The name of the planner, engineer, landscape architect and/or surveyor who prepared the plat.
4. Attachments to the Preliminary Plat:
 - a. Proposed Covenants and Restrictions which comply with the terms of this Ordinance.
 - b. List of utilities that will serve the subdivisions including electric, gas, and water, as applicable.
 - c. A separate plat map(s) showing:
 - (1) The soil analysis, sewage percolation tests on each and every lot within the subdivision including placement of water wells or septic systems, if any.
 - (2) Location of plugged oil and gas wells.
 - (3) Location of existing utilities structures, including but not limited to electric lines, towers and underground pipelines or cables.
 - (4) Proposed changes to the existing terrain to provide for storm water drainage, erosion and sediment control, using two (2) foot contour lines, etc., supporting the Drainage, Erosion and Sediment Control Improvement Plan.
 - d. A filed copy of the Notice of Intent for storm water discharges associated with industrial activity under a NPDES General Permit form for the EPA.
 - e. Improvement Plans as required by Section 35 of these Regulations.
 - f. Estimated anticipated costs for maintaining the common property by the Homeowner's Association as required in Section 72 of this Ordinance.
 5. Review by Planning and Zoning Commission. The Planning and Zoning Commission shall review the Preliminary Plat and make a recommendation to the Town Board of Trustees. The recommendations shall be either, approval, disapproval, or conditional approval.
 6. Approval Period. The approval or conditional approval of a Preliminary Plat shall be effective for a period of one (1) year from the date of Town Board approval, at the end of which time, unless a Final Plat on the subdivision shall have been submitted to the Planning and Zoning Commission, the Preliminary Plat shall be considered null and void. In such cases, the subdivider shall be required to re-submit a Sketch Plan or Preliminary Plat as determined by the Town for the subdivision. In reviewing a Plat which has been re-submitted by reason of being voided by the passage of time, the Planning and Zoning Commission shall not be bound by a previous approval.
 7. Sectionalizing Subdivision Plats. Prior to approval of a Final Plat, the Planning and Zoning 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.

8. Conditional Approval Provisions. The Planning and Zoning Commission or the Town Board of Trustees 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. If approval is conditional, then the Planning and Zoning Commission may require the submission of a revised Preliminary Plat, prior to consideration of a Final Plat.

Section 36. Improvement Plans.

1. Improvement Plans Required. The owner or subdivider shall, at the time of his submission of the Preliminary Plat to the Planning and Zoning 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 temporary or permanent changes to the land for the following:
 - a. Trafficways Plan, addressing:
 - (1) Street and road paving and design.
 - (2) Pedestrian ways, bicycle paths and any other trafficways.
 - (3) Parking lots with lines and dimensions meeting with ADA standards (if applicable).
 - (4) Signage.
 - (5) Easements, including information contained in Chapter 3, Sections 43 and 45, of these Regulations.
 - b. Utilities Plans, addressing the installation and maintenance of the utility and the establishment of any necessary easements.
 - (1) Water System Plan, addressing:
 - (a) Method of water delivery to each lot or unit in the subdivision.
 - (b) Location of any fire hydrants, all water supply improvements and the boundary lines of the areas proposed to be served, as provided herein.
 - (2) Sanitary Sewerage Plan, covering the method for collection and disposal of sewerage for each lot or unit in the subdivision.
 - (3) Specific plans for any other utilities to be installed or initiated by the subdivision developer.

- c. Drainage, Erosion and Sediment Control Plan, addressing:
 - (1) Storm water drainage, including any detention ponds, ditches or other storm water channels.
 - (2) The method for controlling erosion and accumulation of sediment resulting from storm water drainage.
 - (3) Any expected impact on adjacent or downstream properties.
 - (4) Drainage easements.
 - d. Landscaping Plans, addressing:
 - (1) Natural resource preservation, including tree coverage.
 - (2) Proposed changes to any existing bodies of water, water-courses, structures, tree masses, archeological sites, environmental sites, geological sites, and other physical features relating thereto.
 - (3) Fencing and screening.
 - (4) Formal landscaping and plantings.
 - (5) Landscape maintenance.
 - e. Any other plans required by Town officials.
2. Specifications. Plans shall be drawn at a scale reflected in Title 11 O.S. Section 41-108, and shall include:
- a. Plans and profiles showing the locations and typical cross-section of proposed street and parking lot improvements, including any curbs, gutters/drainage, and sidewalks, where applicable.
 - b. The location, size, profile and invert elevations of proposed sanitary sewers, including manholes, where applicable.
 - c. The location and size of proposed water mains, valves, fittings and fire hydrants, including service taps underneath proposed streets, where applicable.
 - 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.
 - 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. Improvement Plans will show compliance with the following provisions:

- a. Stands of existing trees, specifying their locations on the property, as they are to be preserved upon project completion, shall be shown on the Improvement Plans.
 - 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 State or Federal foundation standards, as well as parking and drainage requirements of this Ordinance.
 - d. Plans for development shall minimize cut and fill operations, and utilize the natural features of the land as much as possible.
 - 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 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 Town of Slaughterville, Oklahoma; and 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.
 - k. No concrete, asphalt or other impervious material paving within the tree crown zone of trees to be preserved shall be allowed.
 - l. 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.
4. Preparation of Plans. Improvement Plans shall bear the seal of an engineer registered in the State of Oklahoma and shall be verified as true and correct under the penalty of perjury.

Section 37. Final Plat.

1. Purpose. The purpose of the Final Plat is to create a record document which accurately describes the subdivided land, both as to accurate dimensions, and as to legal provisions which are pertinent to the subdivision. Much of the reason for this step is to make the transfer of the land more simple and certain. Land sales by reference to a legally filed Plat are generally less complicated. The certainty of such sales derives from the assurance of an accurate survey and processes designed to assure the provision of facilities necessary to service the land. A Certificate of Approval will be placed on each copy of the Final Plat for the signatures of the Chairman of the Planning and Zoning Commission as well as the Mayor for the Town.

2. Application. Following approval of the Preliminary Plat by the Planning and Zoning Commission and the Town Board of Trustees, the owner or subdivider shall file a written application for Final Plat approval. The application shall be made on forms available in the Office of the Town Clerk; and comply in all respects with the requirements for the Preliminary Plat and Improvement Plans, as approved by both the Planning and Zoning Commission and the Town Board of Trustees.

3. The Final Plat application shall be accompanied by at least four (4) prints of the proposed Plat, as many computerized format disks as the Town deems necessary, and either one (1) original linen tracing or a reproduction original of stable polyester base (or stable polyester base film) with the following information:
 - a. Boundary Traverse Closure. Certified boundary traverse closure data, based on the engineer's calculations thereof, shall be provided to the Office of the Town Clerk at the time of submission of the Final Plat.

 - b. Specifications. Final Plats submitted to the Planning and Zoning Commission shall be neatly drawn in accordance with the guidelines specified in Title 11 O.S. Section 41-108 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 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:
 - (1) Title Data.
 - (a) Name of the subdivision.
 - (b) Name of the Town, County and State.
 - (c) Location and description of the subdivision, referenced to Section, Township and Range.

(2) Margin Data.

- (a) Map scale, North point arrow and date.
- (b) Names and addresses of the developer and the engineer and/or surveyor.
- (c) A location map which is also known as 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.
- (d) Owner's Certificate and Dedication signed by all owners and notarized.
- (e) Surveyor's Certificate or Survey, signed and his seal.
- (f) Certificate for release of mortgage for any portion dedicated to the public, or private association, signed by the mortgage company.
- (g) The consent of the mortgage company to the plat restrictions, duly signed by the authorized representative.
- (h) Reference to any separate instruments, including restrictive covenants, filed in the Office of the County Clerk, which directly affect the land being subdivided.
- (i) County Treasurer's Certificate, for signature.
- (j) Approval certificate of the Planning and Zoning Commission (and the date) over the signature of the Planning and Zoning Commission Chairman.
- (k) Certificate of the Town Board of Trustees' acceptance of ways, easements and public land dedications.
- (l) Certificate of Department of Environmental Quality (DEQ) approval, where sanitary sewers are not proposed, signed by the authorized representative.
- (m) Bonded Abstractor's Certificate, for signature.
- (n) Complete legal description.
- (o) Curve data, if applicable.
- (p) Information contained in Chapter 3, Section 43, pertaining to half-streets and Section 45, pertaining to temporary dead-end streets.
- (q) Location of all plugged oil and gas wells. No structure shall be built within fifty (50) feet radius from any plugged oil and gas well.

- (r) The location of all monuments and markers shall be included on the Final Plat, including existing monuments and markers.
 - (s) Any other information required by Town Officials.
- (3) Existing and Proposed Conditions.
- (a) 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.
 - (b) 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.
 - (c) The lines of all streets, fully dimensioned by lengths and bearings or angles.
 - (d) The lines of all 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.
 - (e) The widths and names, where appropriate, of all streets and alleys, and of all adjacent streets, alleys and easements, which shall be properly located.
 - (f) The lines of all lots, fully dimensioned by lengths and bearings or angles, including acres and size in feet.
 - (g) The outline of any property which is offered for dedication to public use, or green spaces fully dimensioned, clearly identified and marked, and separately numbered or lettered.
 - (h) 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".
 - (i) The location and dimensions of all building lines, setback lines and easements, including but not limited to, public right-of-way, utilities, pipeline, oil well facilities, communication towers, etc., with dimensions showing their location.
 - (j) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns.
 - (k) The location and description of all section corners and permanent survey monuments in or near the tract. Reference to two (2) known survey control points shall be shown by angle and distance.
 - (l) Plats containing Floodplain Areas shall include 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; as well as complete designation of Floodplain and Floodway boundaries, with FEMA FIRM numbers and effective date.

(m) All reserved or restricted areas shall be clearly identified, including what type of restriction is made therein.

(4) Attachments:

(a) Final plans for any sanitary sewers, with grading, pipe sizes and points of discharge.

(b) Final plans for drainage systems, with grading, impacting, storage and regulating structures, pipe sizes and location of outlets.

(c) Final plans for any water supply and distribution system, with pipe sizes and location of hydrants.

(d) Two (2) hard copies and as many computerized formatted copies as the Town deems necessary of proposed Restrictive Covenants, Reservations, Dedications, Bylaws of any Homeowner's Association or other proposed restrictions or covenants pertaining to the subdivision, including private restrictions and trusteeships and their length of existence.

(e) One (1) set of "Record Plans" for any improvements already completed.

(f) Road paving and design plans.

(g) A separate plat map showing the soil analysis, sewage percolation tests on each and every lot within the subdivision including placement of water wells, if any.

(h) Estimated anticipated costs for maintaining the common property by the Homeowner's Association as required in Section 72 of this Ordinance.

(i) All other attachments deemed necessary by the Town.

(5) The Final Plat and all accompanying documents shall be delivered to the Town Clerk, not less than forty-five (45) days prior to the meeting date at which the Plat is to be reviewed.

4. Resolution. Whenever the subdivider presents to the Planning and Zoning Commission the Final Plat and Improvement Plans, and the Planning and Zoning Commission finds that the Final Plat and Improvement Plans meet all the requirements of these Regulations and the Town's Ordinances, or after revisions that were agreed upon by the applicant and the Planning and Zoning Commission have been made to the Final Plat documentation, the Commission shall approve the Final Plat and Improvement Plans by placing a certificate of approval upon each copy of the Plat and plans. Such certificate of approval shall bear the signature of the Chairman of the Planning and Zoning Commission and shall provide that the approval given thereby does not constitute approval for purposes of recording.

5. Review by Planning and Zoning Commission. The Planning and Zoning Commission shall review the Final Plat and make a recommendation to the Town Board of Trustees. The recommendations shall be either approval, disapproval, or conditional approval. All actions of the Planning and Zoning Commission approving Final Plats shall be deemed only an authorization for the subdivider to submit the Plat to the Town Board of Trustees for review and approval or denial. Planning and Zoning Commission approval shall not constitute an acceptance of dedications. The Planning and Zoning 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 and Zoning Commission for final approval within one (1) year of the date on which the Preliminary Plat was approved by the Town Board of Trustees. If not submitted for final approval within such time, the Plat shall be considered as having been disapproved unless the Planning and Zoning Commission agrees to an extension of time.
 - b. The Planning and Zoning Commission shall act upon the Final Plat within ninety (90) days after it has been submitted to the Town for final approval. 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 disapproved.
 - c. If the Plat conforms to all of the requirements provided herein, one (1) copy of the Final Plat shall be forwarded to the Town Board of Trustees for its review, along with the written recommendation of the Planning and Zoning Commission and the signature of the Chairman of the Planning and Zoning Commission on the approved Plat.
 - d. 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 and Zoning Commission, applicable to the subdivision (or on all subdivisions prior to the time of signing of the Final Plat by the Chairman of the Planning and Zoning Commission) shall be completed prior to submission of the Plat to the Board of Trustees. Where the Planning and Zoning 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.
6. Town Board of Trustees' Review. The Town Clerk shall be responsible for placing the subdivision on the agenda of the Town Board of Trustees and providing notice of said date to the applicant. The Town Board of Trustees' review of said subdivision shall be in accordance with the following provisions:
 - a. The Town Board of Trustees shall approve or disapprove the Final Plat and notify the subdivider of its action.
 - b. After final approval of the Plat and the affixing of all required signatures on the original tracing, the subdivider shall provide the Town with three (3) dark-line prints thereof and file with the Town Clerk one (1) contact reproducible tracing. The applicant shall file the original tracing and as many copies as the County Clerk deems appropriate with the Cleveland County Clerk.

7. Approval Period. The Final Plat shall be filed in the Office of the Cleveland County Clerk within one (1) year after final approval by the Town Board of Trustees if not filed within such time, said approval shall be considered null and void.

Section 38. Approval.

1. Plat Approval. For all cases wherein these Subdivision Regulations apply, a Plat shall be drawn and submitted to the Planning and Zoning Commission and the Town Board of Trustees, 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 Town of Slaughterville, Oklahoma shall be submitted to the Town Board for acceptance. The Town of Slaughterville does not have to accept any proposed dedications to the public. No easements or publicly-dedicated areas shall be effectively dedicated to the Town or to the County until such easements or areas, as shown on the Plat, have been submitted to, and reviewed and agreed to be accepted by the Board of Trustees, on behalf of Slaughterville and by the Board of Cleveland County Commissioners.

Sections 39. (Reserved for future use.)

Chapter 3. Subdivision Design

Section 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 Town of Slaughterville, Oklahoma to insure efficient and coordinated development of the entire community.
2. The sizes of lots, blocks and other areas for residential, commercial, industrial, and public uses, shall be designed to provide adequate light, air, open space, landscaping and off-street parking and loading facilities.
3. The arrangement of lots, blocks and the street system should be designed to make the most advantageous use of topography and natural physical features. Tree masses or large individual trees should be preserved. The system of pedestrian ways, roadways and the lot layout should be designed to take advantage of the visual qualities of the area.
4. 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.
5. All plans and plats must be approved before any construction and installation of any improvements required by these Regulations. Construction of improvements shall not commence until all of the required city, county, state, and federal permits are obtained.
6. 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 and Zoning 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 Town Clerk, drawn to scale and indicate the location of all lines.
7. In addition to the requirements established herein, all subdivision Plats shall comply with the following laws, rules and regulations:
 - a. All applicable provisions of State Statutes;
 - b. The Official Comprehensive Plan, the adopted Zoning Ordinance, Building and Housing Codes and all other applicable laws of the Town of Slaughterville, Oklahoma;
 - c. The special requirements of any rules and regulations of the State Health Department and/or the Department of Environmental Quality, and any other appropriate State or Federal Agencies;

- d. The rules and regulations of the Oklahoma Department of Transportation, if the subdivision or any lot contained therein abuts a State highway or connecting street; and
- e. All other applicable standards and regulations adopted by the Town Board and all Boards, Commissions, Agencies and Officials of the Town of Slaughterville, Oklahoma.

Section 41. 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 by a Registered Land Surveyor registered in the State of Oklahoma in accordance with Oklahoma Administrative Code (OAC: 245:15-13 "Oklahoma Minimum Standards for the Practice of Land Surveying"), prior to the recommendation by the Planning and Zoning Commission to the Town Board of Trustees for approval the Final Plat.
3. Existing monuments or markers shall not be disturbed, unless absolutely necessary, in which case the monuments or markers shall be replaced at the exact spot from which they were removed.
4. The location of all monuments and markers shall be included on the Final Plat, including existing monuments and markers.

Section 42. Trafficways: General Provisions.

1. No subdivision shall be approved unless the area to be subdivided shall have frontage on, and access from, an existing street. Such street must be:
 - a. An existing State or County roadway; or
 - b. A street shown upon a Plat approved by the Town and recorded in the County Clerk's Office. Such street or highway must be improved as required by highway regulations or by these Subdivision Regulations.
2. Wherever the area to be subdivided is to utilize existing road frontage, such road shall be suitably improved as provided herein.
3. The arrangement, character, extent, width, grade and location of all streets shall conform to the Town's Comprehensive Plan.
4. The developer of any subdivision, whether residential, commercial, industrial, or special use, shall design, grade and improve all trafficways, including bridges and other water crossings, designated on the Final Plat as well as any that directly serve the subdivision, in accordance with the standards and specifications of these and other applicable Regulations.
5. Subdivision development of up to forty (40) acres should be served by one (1) Collector Street. Where such Collector Streets will serve more than forty (40) acres, the Planning and

Zoning Commission may require higher quality street improvement standards be met by said Collector Street.

6. In areas where alleys are required, they shall be constructed in accordance with those standards and requirements which may be established by the Planning and Zoning Commission and the Town Board.
7. Where the Plat to be submitted includes only part of the tract owned or intended for development by the subdivider, a tentative plan of the proposed future street system for the un-subdivided portion shall also be prepared and submitted by the subdivider.
8. No street name shall be used which will duplicate or be confused with the names of existing streets. Street names and number designations are subject to the approval of the Planning and Zoning Commission and the Town Board of Trustees. All north / south streets shall be named in accordance with their numerical sequence. The developer shall obtain the approval from the appropriate 911 Address Coordinator on the street names prior to filing the application for the Preliminary Plat.
9. Construction plans for all street improvements shall be included in the Improvement Plan and approved by the Town prior to submission of the Final Plat.

Section 43. Trafficways: Layout and Design.

1. Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to provide topographic compatibility and facilitate good drainage. All streets shall be arranged to obtain as many building sites as possible at, or above, the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
2. All thoroughfares shall be properly related to special traffic generators such as industries, business districts, schools, churches and shopping centers, etc., to population densities, and to the pattern of existing and proposed land uses.
3. Every lot shall have access to a local or collector street within the subdivision. Neither driveways nor alleys shall open onto a primary thoroughfare (such as a section line road) except as approved by the Town.
4. In business and industrial developments, the streets and other access ways 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 and Zoning 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. Major Streets in the subdivision shall be planned to conform with the Comprehensive Plan adopted by the Town of Slaughterville, Oklahoma, and provision shall be made for the extension of primary and secondary thoroughfares. Except for courts, places or cul-de-sacs, streets normally shall provide for a reasonable linkage with streets already dedicated in adjoining or adjacent subdivisions, provide for future connections to adjoining unsubdivided tracts, and be a reasonable projection of streets in the nearest subdivided tracts.
7. Whenever a subdivision abuts or contains an existing or proposed Major Street, the Planning and Zoning 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 traffic and local traffic.
8. Minor Streets shall be laid out so that their use by through traffic will be discouraged
9. Reserve strips controlling access to Minor Streets by parties or persons other than public agencies shall be prohibited, unless otherwise approved by the Town.
10. Half-streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with these Regulations, and provided that an easement is obtained to ensure the development of the other half of the street. Whenever a half-street is adjacent to a tract to be subdivided, the other half of the street shall be included within the Plat for the tract which is being subdivided.
11. Whenever a Major or Minor Street is located wholly within the proposed subdivision, the total width of the right-of-way shall be dedicated, as provided in these Regulations. Whenever the Major or Minor Street is located adjacent to the outer edge of the subdivision, one-half (1/2) of the right-of-way shall be dedicated, provided that an easement is obtained that provides for the other half of the right-of-way to be dedicated from adjacent property. In said event, the developer shall enter into a contract with the adjacent property owner, for the benefit of the Town, to dedicate the right-of way and fully comply with the provisions contained in these Regulations.
12. The finished elevation of proposed streets within any designated Flood Hazard Area shall be in accordance with the Floodplain Ordinance.
13. Necessary bridges, culverts and low water crossings shall be constructed at the full expense of the developer without reimbursement from Municipal Government.
14. Bridges, culverts or low water crossings shall be provided where watercourses 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 and in accordance with the Floodplain Ordinance.

15. Design of bridges, low water crossings and culverts shall conform to Municipal, County, State, or Federal construction specifications as the Planning and Zoning Commission shall determine.
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 within all subdivisions as shown on the following chart:

STREET DESIGN STANDARDS

<u>Design Element</u>	<u>MAJOR STREETS</u>		<u>MINOR STREETS</u>	
	<u>Primary Thoroughfare</u>	<u>Secondary Thoroughfare</u>	<u>Collector</u>	<u>Local</u>
<i>Design Speed</i>	45 mph	35 mph	30 mph	25 mph
<i>Grade:</i>				
<i>Maximum*</i>	5%	7%	8%	8%
<i>Minimum</i>	.5%	.5%	.5%	.5%
<i>Stopping---Sight Distance</i>	350'	200'	200'	200'
<i>Number of Traffic Lanes</i>	2 (min)	2 (min)	2 (min)	2 (min)
<i>Minimum Paving: Thickness:</i>				
<i>Asphalt</i>	6" type A and	2" type B	(Same)	(Same)
<i>Oil and Chip</i>	2 layers: First layer:	5/8"- 3/4" chip	2nd layer:	1/2" chip
<i>Concrete</i>	5" minimum	ODOT	Class A	3000 PSI
<i>Minimum Right-of- Way Width</i>	110'	100'	60'	50'
<i>Minimum Roadway Width</i>	48'	36'	32'	24'
<i>Traffic Lane Effective Width</i>	12'	12'	12'*****	12'*****
<i>Shoulder or Parking Lane Width</i>	10'	10'	10'	10'

<i>Minimum Width for Ditches</i>	12'	12'	12'	12'
<i>Foreslope**</i>	4:1	4:1	4:1	4:1
<i>Backslope**</i>	4:1	4:1	4:1	4:1
<i>Minimum Width for Utility Easements</i>	20'	20'	20'	20'

* Unless the developer/engineer proves to the Planning and Zoning Commission that a grade less than 8% is impossible or impractical

**Unless the developer proves to the Planning and Zoning Commission that a 4:1 slope is impossible or impractical.

***All streets shall be developed on top of a stabilized subgrade consisting of at least 8" sub-base, as designed by a Registered Engineer in the State of Oklahoma.

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

*****May be adjusted to 11' at the discretion of the Town if needed due to limited right of way or easement.

Section 44. Trafficways: 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. Street jogs with centerline offsets of less than one hundred and fifty (150) feet shall be avoided.
3. A tangent of not less than one hundred (100) feet in length shall be introduced between reverse curves on Major Streets and Collector Streets.
4. Streets shall be aligned to discourage speeding, whether with curvatures in the topography or designed monuments to dissuade straight thoroughfares.
5. All trafficways shall have a crown to facilitate drainage.

Section 45. Trafficways: Cul-de-Sacs and Dead-End Streets.

1. For greater convenience to traffic and more effective police and fire protection, both temporary and permanent dead-end streets shall be limited in length. The maximum length of the road leading to a cul-de-sac/dead-end street shall be one thousand two hundred (1200) 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. The

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

2. A cul-de-sac turnaround shall be provided at the end of all permanent and temporary dead-end streets.
3. 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. A temporary turnabout shall be provided on any temporary dead-ended street, with the notation on the subdivision Plat that the land outside the normal street right-of-way, which is temporarily being used as a cul-de-sac, shall revert to abutting property owners whenever the street is continued and the cul-de-sac is no longer in use.
4. The Planning and Zoning Commission may limit the length of time for a temporary dead-end street in accordance with the design standards of these Regulations.
5. Where a road does not extend to the boundary of the subdivision and its continuation is not required by the Planning and Zoning Commission for access to adjoining property, its terminus shall normally not be nearer to such boundary than fifty (50) feet. However, the Planning and Zoning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic or utilities.
6. For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall be limited in length, in accordance with the design standards of these Regulations.
7. Cul-de-sacs must have appropriate easements through the property to ensure future development of utilities and/or the continuation of the street.

Section 46. Trafficways: Intersections.

1. Streets shall be laid out to intersect at right angles and may be curved, if necessary, in order to make this possible. In no event shall a street intersect any other street at any angle of less than seventy-five (75) degrees.
2. Street corners on local residential streets shall have a minimum radius of twenty-five (25) feet at the curb line or its equivalent.
3. Street corners on commercial and industrial streets shall have a minimum radius of forty (40) feet at the curb line or its equivalent.
4. Street intersections involving Major Streets shall have a minimum street corner radius of forty (40) 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

two feet (2), six (6) inches from the surface of the road. 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, and provide 4 way stop signs when the Town deems necessary.

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.
7. Appropriate traffic control devices must be determined at every intersection. The Developer shall have responsibility for the installation of the devices in accordance with all State and Federal regulations; and the Homeowner's Association shall be responsible for maintenance and replacement of them.

Section 47. Trafficways: Alleys.

1. Alleys shall be provided in all commercial and industrial subdivisions, except that the Planning and Zoning Commission may waive this requirement, where other definite and assured provisions are made for service access, such as off-street loading, unloading and parking, consistent with and adequate for the uses proposed.
2. Alleys for residential areas are not required, but when provided, shall not be less than twenty (20) feet in width.
3. Alleys serving commercial and industrial areas shall not be less than thirty (30) feet in width.
4. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to 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 consistent with the intended use.

Section 48. Trafficways: 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 and Zoning Commission and the Town Board.
2. The developer shall install all traffic-related regulatory signs. All regulatory signs shall meet the current Manual of Uniform Traffic Control Devices.
3. The Homeowner's Association shall be responsible for maintenance and replacement of necessary traffic-related regulatory signs and all street name signs.

Section 49. Pedestrian ways.

1. Pedestrian ways and crosswalks shall be designed and constructed to provide circulation around and access to community focal points such as schools, playgrounds, parks, shopping centers and public transportation facilities.
2. The developer of any subdivision, whether residential or non-residential in character, shall request a determination of the need for pedestrian ways from the Planning and Zoning Commission, at the time of Preliminary Plat submission. The Planning and Zoning Commission, after reviewing the request, may require that pedestrian ways be constructed and suitably surfaced, to connect with existing or future walkways in the area and provide for adequate pedestrian circulation.
3. An Improvement Plan shall address the layout and design of adequate pedestrian ways within any subdivision or portion thereof, with consideration given to walkway connections in areas adjacent to, or outside of the subdivision. Pedestrian approaches to community focal points.
4. Where pedestrian ways are required, they shall be designated and located in accordance with the following provisions:
 - a. Pedestrian ways shall be located within the dedicated, non-pavement, right-of-way of trafficways;
 - b. The minimum paving section shall be five (5) feet in width. The cross slope and grade shall meet current American's with Disability Act Standards.
 - c. A median strip of grassed or landscaped area, at least two (2) feet wide, shall separate all pedestrian ways from adjacent trafficways; and
 - d. Pedestrian way design and construction shall consider the guidelines for the design and construction of curb ramps for the physically handicapped according to Federal and State regulations and laws.
5. The Town may require bicycle paths where appropriate.

Section 50. Easements: Trafficways and Alleys.

1. 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) horizontal to one (1) vertical.
2. Easement shall be provided from all properties adjacent to major or minor streets. The easements shall provide for a minimum right-of-way as established in Section 43. Properties adjacent to primary and secondary thoroughfares shall be sized to allow for a minimum lot size to remain were the easement to be converted for trafficway expansion in the future. Setbacks shown in the Zoning Ordinance must be followed.

3. Cul-de-sacs must have appropriate easements through the property to ensure future development of utilities and/or the continuation of the street.
4. Alleys and their associated easements shall be indicated on the Preliminary and Final Plat. Utility easements and alley easements may overlap; however, utility placement within and along the alley trafficway is prohibited except for crossovers.
5. Where dedicated alleys are not provided, easement 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 and Zoning Commission may require aerial easements and easements of greater width for the extension of storm drainage and other utilities, where it is deemed necessary.

Section 51. Utilities: Water System.

1. The developer may be required, in non-residential subdivisions, to install water lines and fire hydrants in accordance with the standards and specifications of these and other applicable Regulations, as well as State and Federal Laws. 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, AWWA C-900-89, or AWWA C-905-88, be allowed.
2. In the event of a non-residential subdivision, action shall be taken by the developer to extend or create a water supply district for the purpose of providing a water supply system capable of providing to every lot in the subdivision an adequate supply of potable water for domestic water use and fire protection.
3. If required, fire hydrants shall be located no more than five hundred (500) feet apart and within four hundred (400) feet of any structure. To eliminate street shut-down, 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. To facilitate the above, the location of all fire hydrants, all water supply improvements and the boundary lines of properties to be served, shall be shown on the Preliminary Plat. The cost of installing the same shall be shown on the Preliminary Plat, and that cost shall be included in the improvement bond to be furnished by the developer.
5. In subdivisions approved by the Town for low-density, Residential Zoning Districts, 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 meet all State and Federal regulations, and individual wells and central water systems shall be approved by the Department of Environmental Quality and/or other appropriate State or Federal agencies.
6. Locator wires shall be placed at each meter and valve along all water lines.
7. Lines shall be buried a minimum depth of forty-eight (48) inches.

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

Section 52. Utilities: Sewage Collection and Disposal System.

1. In residential subdivisions, each residence shall have a private individual sewage disposal system designed in accordance with the standards and specifications of the Department of Environmental Quality. The subdivider may request approval to install sanitary sewers if a sanitary sewer system is determined by DEQ to be a reasonable alternative. The Town Board of Trustees has final approval authority on this request.
2. Subdividers of non-residential subdivisions shall show a sewage collection and disposal system plans throughout the planning process in conjunction with lot layouts and intended uses. The intended use and occupancy projections shall determine the system configuration and how extensive such utilities must be to provide for adequate health and hygiene.
3. Setback requirements contained in the Zoning Ordinance shall be met.
4. Where the Plat to be submitted for non-residential subdivisions includes only part of the tract owned or intended for development by the subdivider, a tentative plan of the proposed future sewage collection and disposal system for the un-subdivided portion shall also be prepared and submitted by the subdivider.

Section 53. Easements: Utility.

1. Utility easements shall be coordinated with all appropriate utility companies and shown on the preliminary and final plat.
2. All utility easements shall be at least fifteen (15) feet wide.
3. Utility easements shall be available for fire and safety purposes and shall be kept unobstructed to provide easy access from the roadway.
4. 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 and rear lot lines.

Section 54. Storm Drainage and Flood Hazard Areas.

1. All subdivisions of land shall comply with the design and improvement requirements established for the protection of flood hazard areas and the prevention of erosion.
2. For the purpose of these Regulations, drainage shall be classified as follows:
 - a. Surface drainage is runoff of such a limited quantity and/or slow rate that it does not cause erosion of a defined channel;

- b. A minor tributary is any drainage channel having a drainage basin of six hundred and forty (640) acres (one square mile) or less in area;
 - c. A major tributary is any channel having a drainage basin of not less than one (1) square mile or greater than twenty-five (25) square miles; and
 - d. A river is any channel having a drainage basin of greater than twenty-five (25) square miles.
3. Responsibility for drainage shall be allocated as follows, unless otherwise specified:
- a. The developer of a subdivision is responsible for the following:
 - (1) Developing and constructing a storm drainage system to accommodate 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 into 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 minor and major tributaries and rivers which have not been dedicated to the public.
 - b. The Town and other levels of governments will be responsible for the following:
 - (1) The improvement of Floodways of major tributaries;
 - (2) The improvement of river Floodways; and
 - (3) The maintenance of Floodway and Floodway-Fringe areas dedicated to the public.
4. Flood Hazard Areas are designated on the Official Zoning District Map of the Town of Slaughterville, Oklahoma. The boundaries of all Floodway and Floodway-Fringe areas shall be designated on the Preliminary and Final Plats, and shall be clearly marked.
5. For all areas not otherwise designated in a Floodway or Floodway-Fringe area, the developer shall be responsible for having an Engineer (registered in Oklahoma) prepare a drainage assessment of all of the area of the proposed subdivision, and all areas affected by runoff resulting from development of the proposed subdivision, in accordance with the following provisions:
- a. The one hundred (100) year maximum flood shall be used as the basis for the sizing of all drainage channels, bridges and other structures, unless otherwise specified herein;
 - b. The calculation of all runoff shall be based on saturated development of the drainage basin for minor and major tributaries and surface drainage, as reflected in the

Comprehensive Plan; and shall be further based on the maximum degree of development, as reflected in the Comprehensive Plan, for the drainage basin of the major tributary or river; and

- c. The calculation of all runoff shall be based on the Oklahoma Department of Transportation Drainage Manual or a method and values approved by the Planning and Zoning Commission and the Town Board of Trustees; and
- d. The calculation of stream flow and runoff characteristics of the subdivision shall be carried out in consultation with the Planning and Zoning Commission and the Town Board, and the methodology and formulas used shall result in quantities which would be not less than those derived from the application of the following formulas and values:

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

$$Q = CIA$$

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.

C ----- 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.

I ----- 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 (using 100 years storm plus one foot for primary and secondary channels).

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

$$Q = 1,486 A r^{2/3} s^{1/2} n$$

Q ----- Discharge in cubic feet per second.

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.

- 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 Homeowners' Association 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 and Zoning 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 Town may require any or all of the following to the extent needed to reduce the adverse effects of the development:
 - a. The Board may require the developer to improve an existing Floodway lying within or adjacent to the subdivision through cleaning and clearing of the channel to provide for the free flow of water, or by modifying the channel to be deeper, straighter or wider to the extent required to prevent overflow beyond the limits of the Floodway.
 - b. Improvement Plans shall provide for the situation of buildings and streets to an elevation at least one foot above base flood elevation; streets shall be designed and constructed to provide for rapid runoff of all rainfall into approved drainage channels or natural drainage channels. When the topography of the land is such that one or more proposed lots cannot meet this requirement, then the Town may require that such land be designated open space.
 - 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 roadway unless it is placed in an enclosed storm sewer, as approved by the Town.
 - e. Culverts, bridges, and other drainage structures shall be constructed in accordance with the specifications of the Town at all locations where drainage channels intersect with streets or alleys.
9. All minor tributary and surface drainage channels located within the subdivision shall be improved in accordance with the standards set forth in these Regulations, or other equivalent standards, as determined by the Town Board. 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, materials of construction and cross-sectioned elements that will be hydraulically efficient and visually harmonious with the adjacent landscape.
10. The Town Board may require enclosed storm sewers where special or unusual conditions make open channels hazardous or otherwise unfeasible. Where required, closed storm sewers shall be constructed of pre-case 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.

11. Site grading shall be carried out in such a manner that surface water from each lot shall flow directly to an approved drainage channel over designated drainage easements of no more than two (2) adjacent lots.
12. Surface water collected on streets shall be diverted to storm drainage channels at satisfactory intervals to prevent overflow typical of 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 drainage channels. In no case shall the total easement be less than twenty (20) feet.
14. 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.
15. Open, paved, storm drainage channels shall be constructed in accordance with Municipal construction specifications. Side slopes above the paved section shall be shaped and sodded on a slope of four (4) horizontal to one (1) vertical, or flatter. Fences shall be outside of the one hundred (100) year frequency flooding line, shall not be erected below the shoulder of the sodded section and in no case shall fences be closer than six (6) feet (measured horizontally) to the edge of the paved section. Hand-laid rip-rap may be substituted for sodded shoulders where desired.
16. The Town of Slaughterville, Oklahoma, reserves the right to require improvements, the provision of drainage easements, and the provision of agreements beyond the boundaries of the subdivision, to facilitate flow of water through the addition, to avoid probability of lawsuits, based on damage from changed runoff in the subdivision, and to provide continuous improvements of the overall storm drainage system. The following kinds of improvements may be required:
 - a. Enlargement or replacement of undersized drainage structures to provide free flow;
 - b. Removal of obstructions;
 - c. Straightening of 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 drainage system.
- 17. Property owner agreements, where required, shall be designed to protect the Town from lawsuits for damage caused by changed runoff conditions.
- 18. When subdivision development will result in increased runoff beyond the boundaries of the subdivision, which cannot be accommodated through channel improvements without causing downstream flooding, the Town 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 Town Board. Retention reservoirs will have some form of energy dissipaters or an engineer's study stating that the discharge velocity of the reservoir will not cause erosion downstream of the outlet structure. The construction and maintenance of retention reservoirs shall be the responsibility of the developer and the Homeowner's Association.

Section 55. Easements: Drainage.

- 1. Where a subdivision is traversed by a watercourse, drainage channel, minor or major tributary or river, there shall be a storm water drainage easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and/or construction as will be adequate for the purpose. 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 require drainage facilities in addition to those provided within road rights-of-way, 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. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities.
- 3. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights and easements must be secured and indicated on the Final Plat.
- 4. The applicant may dedicate, either in fee simple title, or by drainage or conservation easement, land on both sides of all existing watercourses. The size of the easement shall be determined by either the FIRM map, if the property is in a Special Flood Hazard Area, or as determined by the Town.
- 5. Low-lying lands within Special Flood Hazard Areas and 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 drainage ways. Such land or lands subject to periodic flooding shall not be computed in determining the number of lots proposed for the subdivision nor for computing the area of any lot.
- 6. Drainage easements shall be indicated on the Preliminary Plat and the Final Plat.

Section 56. Lots.

1. Lot dimensions shall comply with the minimum standards of the Zoning Ordinance.
2. 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 other Regulations, and in providing driveway access to buildings on such lots from an approved street. Driveways should be situated to avoid backing into trafficways.
3. 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 setback from all sides.
4. 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. A planting screen easement of at least twenty (20) feet may be required along the portion of the lots abutting such a traffic artery or other use where screening is required. There shall be no right-of-access across a planting screen easement.
5. Lots shall not be required for subdivision for commercial and industrial use, but when provided shall be of appropriate size and arrangement to provide for adequate water and sewer system facilities, 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.
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 Department of Environmental Quality. The Planning and Zoning Commission shall not act on any proposed Preliminary or Final Plat until the findings of the Department of Environmental Quality are received by the Town, in writing.

Section 57. 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 regarding lots sizes, dimensions, setback requirements and other regulations;
 - c. Convenient access, circulation, control and safety of street traffic; and
 - d. Limitations and opportunities of topography.

2. Pedestrian ways or crosswalks, not less than four (4) feet or more than ten (10) feet in width, may be required by the Planning and Zoning Commission where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.
3. 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.

Section 58. Building Lines.

Building lines shall be provided for all subdivisions, in accordance with the applicable setback requirements of the Zoning Ordinance.

Section 59. Parks, Open Spaces and Natural Features.

Existing features which would add value to residential development or to the Town 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 Final 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.

1. All natural features to be preserved shall be shown on the Preliminary Plat, the Improvement Plans and the Final Plat.
2. All trees shall be walled and protected against change of grade, wherever necessary.
3. New trees or landscaping to be provided by the developer shall be subject to review and approval by the Town, in accordance with the Town's beautification policies and plans.

Section 60. Non-Residential Subdivisions.

1. In addition to the principles and standards in these Regulations, the applicant shall demonstrate to the satisfaction of the Planning and Zoning Commission and the Board of Trustees that the street, parcel and block pattern proposed is specifically adapted to the uses anticipated, and takes into account other uses in the vicinity.
2. The following principles and standards shall be observed:
 - a. Proposed commercial and industrial parcels shall be suitable in area and dimensions to the types of development anticipated;
 - b. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon;
 - c. Special requirements may be imposed with respect to street, curb, gutter and pedestrian way 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.

Sections 61 through 69. (Reserved for future use.)

CHAPTER 4. Covenants and Restrictions

Section 70. Purpose.

The citizens within the Town have experienced major issues with residential subdivision development and appropriate road maintenance once the Developer has sold all of the lots. Therefore, the Town desires to provide regulations for the mandatory establishment and maintenance of Homeowner Associations for each subdivision. In this manner the following purposes will be accomplished:

1. The Comprehensive Plan and the Growth Plan show that the Town does not have the fiscal resources to maintain the roads that are privately owned. Setting minimum standards for Homeowner Associations will help alleviate the potential financial burden on the citizens of the Town when the Town decides to accept the roads located within private subdivisions.
2. Minimum standards for Covenants and Restrictions within Homeowner Associations will provide basic guidelines to provide for the orderly development and maintenance of areas within the subdivision for the mutual benefit of the citizens, the property owners and the Town.
3. The Town recognizes that some of the roads within private developments are in deplorable condition. Requiring minimum standards for Covenants and Restrictions within developments, including fiscal responsibility for the developer and the homeowners will help alleviate the deplorable condition of the roads.
4. The Town has historically experienced problems with road maintenance, trash dumping, animal control, speeding traffic and sewage disposal. Requiring minimum standards for Covenants and Restrictions within private subdivisions will help alleviate these problems the town has faced in the past.
5. These regulations will affect the Town's future fiscal responsibilities as well as the present fiscal resources available for improvements of dilapidated roads.

Section 71. Policies.

It is the Town's policy that:

1. The Homeowner's or Property Owner's Association is the primary agent for ensuring that residents adhere to covenants including, but not limited to, the payment of dues and maintenance of common property.
2. Property sellers must disclose the existence of the Covenants and Restrictions to buyers of property located within a subdivision in accordance with the State law.
3. Each lot shall be entitled to one vote, and each lot shall bear their proportionate share of the financial burden for the maintenance of the common property within the subdivision. Covenants and restrictions shall apply to each lot and owner equally.

Section 72. Minimum Standards.

The following minimum requirements for all residential subdivisions shall be established and not abrogated:

1. Each subdivision shall have a Homeowner's Association or Property Owner's Association.
2. The Homeowner's Association or Property Owner's Association shall collect a yearly assessment or dues for the purpose of maintaining all of the common elements within the subdivision.
3. The dues for each lot shall be directly proportionate in relation to the number of total lots in the development to pay for the future costs of maintaining common areas, including the roads. Dues shall be assessed against all of the lots when the first lot is sold and shall continue yearly thereafter, in accordance with the following formula: The total dues for the subdivision shall be equal to the costs of maintaining the common property on an annual basis (roads, parks and common areas). The dues for each lot shall be equal to the total dues for the entire subdivision divided by the number of lots in the development.

$$\text{Total dues for subdivision} = \text{Costs of maintaining the common property (roads, parks, ponds, streams, drainage facilities, and other common areas) annually}$$

$$\text{The dues for each lot} = \frac{\text{Total dues for the subdivision}}{\text{Number of lots in the subdivision}}$$

- a. The developer shall provide an estimate of the anticipated costs and present the same with the Preliminary and Final Plat.
- b. All funds shall be placed into an interest bearing account and held on behalf of the Homeowner's association.
4. The Homeowner's Association By-Laws shall state at a minimum the Association's:
 - a. Purpose;
 - b. Membership and voting, quorum and proxies;
 - c. Administration;
 - d. Association officers, selection process and their powers and duties. Once fifty (50%) of the lots have been sold, at least two-thirds (2/3) of the officers must reside within the subdivision;
 - e. Meetings;
 - f. Fiscal management; and

- g. Disposition of the common property and responsibility for maintenance thereof, in the event of dissolution of the Association in the future.
5. The Covenants and Restrictions shall include the following minimum standards:
 - a. The uses that are set forth by the Zoning Ordinance shall be allowed in appropriate Zoning Districts in the Town.
 - b. Minimum set-back standards as defined in the Zoning Ordinance, shall be followed.
 - c. The Association shall set limits to the number and kinds of animals allowed based on the size of the lots.
 - d. Animals must be contained on the owner's property.
 - e. Sewage disposal systems shall conform to State, County and Town requirements.
 - f. No garbage, trash or refuse shall be burned, buried or otherwise disposed of on property within the subdivision. Garbage disposal services shall be utilized. This restriction shall not apply to organic composting.
 - g. The Homeowners' Association is responsible for maintaining roads and rights of ways and any other common areas within the subdivision.
 - h. Any member of the Association may enforce the provisions of the Homeowner's Association by initiating a lawsuit and if done, the prevailing party in any case shall be entitled to attorney fees and costs.
 6. No person, firm or agency may change the Covenants and Restrictions once they are in place until at least 60% of the lots have sold to parties other than the developer. Provided however, in no event shall the modified Covenants and Restrictions not adhere to the minimum standards as established by this Ordinance.
 7. All homeowner covenants, restrictions, bylaws or other documents which do not contain the foregoing requirements shall be rejected by the Town; and the subdivision shall not be approved.
 8. The Homeowners covenants, restrictions, and bylaws shall contain such other information as the Town may require.