

ORDINANCE NO. 311

AN ORDINANCE ADOPTING SUBDIVISION REGULATIONS,
DETAILS FOR STANDARD LAND DEVELOPMENT AND
DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVE, OKLAHOMA:

SECTION 1. That pursuant to the authority granted to the City of Grove by the Oklahoma Statutes, Title 11, Article XLV, Sections 45-101 through 45-105 the City of Grove hereby adopts regulations for the subdivision of land within the corporate limits of the City of Grove.

SECTION 2. That a true copy of these regulations shall be kept on file in the office of the City Clerk of the City of Grove together with copies of all sheets of the detail drawings for standard land development which shall be a supporting part of the regulations.

SECTION 3. That these Regulations are self contained as to their Jurisdiction, Authority, Purpose and Intent, Policy, Administration and Amendment; and that it is the intent of the City Council of the City of Grove that the provisions of these Regulations are fully adopted by reference hereto, and that these Regulations may be published separate from the remainder of the Grove City Code.

SECTION 4. For the preservation of the peace, health, and safety of the City of Grove, Oklahoma, and the inhabitants thereof, an emergency is hereby declared to exist by reason whereof it is necessary that this Ordinance shall become operative and go into effect immediately upon its passage, approval, and publication.

PASSED AND APPROVED this 19 day of November, 1985.

H. K. Logue

Huber K. Logue, MAYOR
CITY OF GROVE, OKLAHOMA

ATTEST:

Debbie Reavis

CLERK

SUBDIVISION REGULATIONS
GROVE (MUNICIPAL) PLANNING COMMISSION

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GROVE (MUNICIPAL) PLANNING COMMISSION

SUBDIVISION REGULATIONS

CHAPTER I. GENERAL PROVISIONS.

SECTION I-1. PURPOSES.

The regulation of land subdivision for residential and other uses is widely accepted as a function of municipal and county government in the United States. It has become widely recognized as a method of insuring sound community growth and the safeguarding of the interest of the home owner, the subdivider, and the local government. The business of building a city, and this includes its environs, requires the safeguarding of these interests and the assurance that land subdivision will provide permanent assets to the locality.

These subdivision regulations seek to prevent excessive governmental operating costs. At the same time they seek to assure to the maximum degree possible the means whereby land can be developed for the highest possible use as determined by consideration of social, economic and environmental factors with all of the necessary protections for the prevention of deterioration, obsolescence, slums, and blight.

These regulations are adopted for the following purposes:

- A. To protect and provide for the public health, safety, and general welfare of the City of Grove.
- B. To provide for adequate light, air and privacy, to secure safety from fire, flood and other physical dangers and to prevent overcrowding of the land.
- C. To implement the Comprehensive Plan.
- D. To insure proper legal descriptions, monumenting of land, and adequate and accurate platting and records of land subdivision.
- E. To insure that public facilities are available that will have sufficient capacity to serve the proposed subdivision and the general community.
- F. To protect and conserve the value and desirability of land and neighborhoods throughout the community.
- G. To harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of adjoining tracts.
- H. To provide opportunities and guidance toward the best possible design for each tract of land, and thereby preserve the natural beauty and topography of the community and insure appropriate development with regard to natural features and the aesthetics of the community.
- I. To establish reasonable standards of design and procedures for subdivision, resubdivisions, and other land divisions, in order to further the orderly layout and use of land.

SECTION I-2. POLICY.

It is the policy of the Grove Planning Commission and the City of Grove that these regulations are adopted for the purpose of establishing standards for the reviewing of plans, plats, and replats as provided for in the Oklahoma Statutes, Title 11, Article XLV, Section 45-104.

SECTION I-3. AUTHORITY.

These subdivision regulations and minimum standards for land development are adopted by resolution of the Grove Regional Planning Commission and ratified by ordinance of the City of Grove in accordance with the provisions of the Oklahoma Statutes, Title 11, Article XLV, Sections 45-101 through 45-105.

For all instances where these regulations provide for matters to be submitted to the Secretary of the Grove Planning Commission such submissions may be made to the Building Inspector of the City of Grove, or alternatively to the City Manager of the City of Grove. In all instances where these regulations or administrative policies adopted pursuant to these regulations provide for actions to be taken by or that approvals may be granted by the Secretary of the Grove Planning Commission such actions may be requested of or through the Building Inspector or alternatively the City Manager of the City of Grove.

SECTION I-4. JURISDICTION.

The provisions of these regulations shall apply throughout the jurisdiction of the City of Grove. This jurisdiction consists of all lands inside the incorporated limits of the City of Grove.

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

- A. The division of land into two or more tracts, (lots), (sites) or parcels, any part of which, when subdivided, shall contain less than (10) acres in area; or
- B. The division of land, previously subdivided or platted, into tracts, lots, sites or parcels, or less than ten (10) acres in area.
- C. The dedication, vacation or reservation of any public or private easement through any tract of land regardless of the area involved, including those for use by public and private utility companies; or
- D. The dedication or vacation of any street or alley through any tract of land regardless of the area involved.

SECTION I-5. AMENDMENT.

The Grove Planning Commission and the City of Grove, Oklahoma, may, from time to time, adopt, amend, and make public, rules and regulations for the administration of these regulations to the end that the public be informed and that the approval of plans and plats be expedited.

SECTION I-6. VIOLATION AND PENALTY.

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

B. A violation of these Regulations shall be deemed an offense and shall be punishable by fine or imprisonment or both in accordance with Oklahoma Statutes, Title 11, Article XLV, Section 45-105. Any person, partnership or corporation violating any of the provisions of these Regulations, upon conviction thereof, shall be fined not less than Two Hundred Dollars (\$200.00) nor more than One Thousand Dollars (\$1,000.00), or imprisonment in the county jail for a term of not less than thirty (30) days nor more than six (6) months, or may be subjected to both such fine and imprisonment.

C. The City of Grove may issue citations to suspected violators of these Regulations, which citations shall state the violation that is alleged, the time of the observation of the offense, any correction of the violation which is sought, the time allowable for the accomplishment of said corrections, and the further action which will be taken to seek remedy should correction not be accomplished. The issuance of such citations does not preclude the filing of charges in District Court, nor shall the issuance of such citations be a mandatory process precedent to the filing of charges in District Court.

SECTION I-7. DEFINITIONS.

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

Block means a parcel of land, intended to be used for urban purposes, which is entirely surrounded by public streets, highways, railroad rights-of-way, public walks, parks or greenstrips, rural land or drainage channels, or a combination thereof.

Building setback line means a line parallel to the street right-of-way, indicating the limit in front of which buildings or structures may not be erected.

Comprehensive Plan means a plan for the development of the City of Grove and the surrounding Region in Delaware County, prepared in pursuance of authority granted by the Oklahoma Statutes, Title 11, Sections 45-103 and 46-103.

Lot means a portion of a subdivision or any parcel of land intended as a unit of transfer of ownership of for development.

Lot, corner means a lot which has at least two adjacent sides abutting for the full lengths on a street, provided that the interior angle at the intersection of such two sides is less than one hundred thirty-five degrees (135).

Lot, double frontage means a lot which runs through a block from street to street and which has two nonintersecting sides abutting on two or more streets.

Lot-split means a subdivision which involves the dividing or redividing of a lot or lots in not more than one block of a recorded subdivision, and which does not involve the extension, opening, vacating, narrowing, or change of alignment of any thoroughfare, street, alley or easement.

Owner's certificate and dedication means a notarized statement by the owners of the land being subdivided certifying that they are the sole owners, all streets and alleys shown on the plat are dedicated to public use, and all easements for utilities and drainage are reserved as shown on the plat.

Planning Commission or Grove Planning and Zoning Commission are terms which refer to the Planning Commission having jurisdiction over the incorporated jurisdiction of the City of Grove, Oklahoma, in accordance with Oklahoma Statutes, Title 11, Section 45-101 through 45-105.

Plat:

Sketch plat means a plat of a proposed subdivision which indicates in general the area to be subdivided, the street layout, lots and blocks, and the general nature of improvements; and which may be prepared in freehand pencil form to approximate scale on a base map which is to scale.

Preliminary plat means the preliminary or tentative plat, plan, or drawing on which the layout and design of a proposed subdivision is submitted to the Planning Commission for consideration and preliminary or conditional approval.

Final plat means a map or chart of a land subdivision, given in form suitable for filing in the office of the county clerk, necessary affidavits, dedications, and acceptances, and containing a complete engineering description, including references to field markers, to locate on the ground all streets, alleys, blocks, lots, and other divisions of the subdivision.

Lot-split plat means a plat describing a lot-split.

Plat certificate means the various statements required by these regulations to be placed on final plat and instruments of conveyance showing various approval and affidavits.

Restrictive Covenant means a condition upon the ownership of land which is contracted between seller and buyer (and may involve other parties when enacted as a part of a plat).

Roadway means that portion of any street so designated for vehicular traffic and where curbs are normally placed, or that portion of the street between the curbs.

Street, major, means an arterial street which is designated on the Major Street Plan or Comprehensive Plan.

Street, minor, means any street not classified as a major street on the Major Street Plan whose primary purpose is to provide access to adjacent properties.

Street, collector, means a minor street as designated on the Major Street Plan as a street which collects traffic from other minor streets and serves as the most direct route to a major street or a community facility.

Street, cul-de-sac, means a minor street having one end open to vehicular traffic and having one closed end terminated by a turnaround.

Subdivider means any person, partnership, company or corporation proposing to create a subdivision or lot-split as defined in this chapter.

Subdivision means any division of land into two or more lots, parcels, tracts or areas, or any division of land involving the dedicating, vacating, widening, narrowing or change of alignment of any thoroughfare, street, alley or easement or the resubdivision of land heretofore divided into lots, sites, or parcels.

CHAPTER II. GENERAL PROCEDURES.



SECTION II-1. PLAT APPROVAL.

To obtain the approval of a proposed subdivision or land development the subdividing party shall prepare and submit to the Planning Commission a Sketch Plat, Preliminary Plat and Final Plat; or a Lot-split Plat of the tract or parcel to be subdivided or developed.

SECTION II-2. TIME LIMITATIONS.

SKETCH PLAT. The applicant shall submit to the Secretary of the Planning Commission (see: Chapter I, Section 3) two (2) copies of the proposed Sketch Plat seven (7) days before the date of the meeting at which consideration is requested. The approval of a Sketch Plat by the Planning Commission shall be valid for a period of two (2) years. If a Preliminary Plat covering all or part of the land shown in a Sketch Plat has not been filed with the Secretary of the Planning Commission within two (2) years of the date of approval of the Sketch Plat, than all approvals shall be void and the land owner(s) shall have no rights or privileges based upon the formal approval.

PRELIMINARY PLAT. The applicant shall submit to the Secretary of the Planning Commission four (4) copies of the Preliminary Plat and one (1) copy of the Preliminary Plat Check List fifteen (15) days before the meeting at which consideration is requested. At the option of the applicant a Preliminary Plat may be submitted without the necessary improvement plans with a request for "conditional approval" from the Planning Commission. After the granting of a conditional approval of such a partial submission of a Preliminary Plat the applicant shall submit the necessary improvement plans within six (6) months. If the improvement plans are not submitted within six (6) months all conditional approvals shall be void. The Planning Commission shall act upon all submissions related to Preliminary Plats within sixty (60) days of the receipt of materials or the Plat shall be considered to have been approved. In so far as a Preliminary Plat may be approved through this provision that approval relative to the dedication of easements or rights-of-way shall only constitute an authority for the subdivider to submit the plat to the City Council of the City of Grove as provided in Chapter III, Section 3. If a Final Plat covering all or part of the land shown in a Preliminary Plat has not been filed with the Secretary of the Planning Commission within one (1) year after the approval of the Preliminary Plat, than all approvals shall be void.

FINAL PLAT. The applicant shall submit to the Secretary of the Planning Commission (see: Chapter I, Section 3) two (2) copies of the Final Plat, and two (2) copies of the "As Built" plans for all improvements installed fifteen (15) days before the meeting at which consideration is requested. The Planning Commission shall act upon all submissions related to Final Plats within sixty (60) days of the date of receipt of materials or the Plat shall be considered to have been approved. In so far as a Final Plat may be approved through this provision, that approval relative

to the dedication of easements or rights-of-way, shall only constitute an authority for the subdivider to submit the Plat to the appropriate local government body as provided in Chapter III, Section 3. If a Final Plat is not filed on record with the County Clerk of Delaware County within six (6) months after the approval of the Planning Commission, then all approvals shall be void.

LOT-SPLIT PLAT. The applicant shall submit to the Secretary of the Planning Commission (see: Chapter I, Section 3) one (1) copy of the Lot-Split Plat materials within seven (7) days of the meeting at which consideration is requested. The Planning Commission or the Secretary of the Planning Commission acting as the Designated Representative shall act upon the Lot-Split Plat within sixty (60) days of the receipt of materials or the Plat shall be considered to have been approved.

SECTION II-3. OFFICIAL RECORDING.

No plat or other land subdivision instrument shall be filed in the office of the County Clerk of Delaware County, Oklahoma, until it shall have been approved by the Planning Commission and the City of Grove. It shall be unlawful to receive or record any plan, plat, or replat in any public office unless the same shall bear thereon, by endorsement or otherwise, the approval of the Grove Planning Commission. The disapproval of any such plan, plat, or replat by the Planning Commission or City Council of the City of Grove shall be deemed a refusal of the proposed dedications shown thereon.

SECTION II-4. FILING FEES.

A. At the time of submitting each of the respective plats to the Secretary of the Planning Commission or other designated agent, the following fees shall be payable to the City Clerk of the City of Grove.

1. The Preliminary Plat fee shall be twenty-five dollars.
2. The Final Plat fee shall be ten dollars, or fifty cents per lot plus five dollars, whichever is larger.
3. The Lot-Split Plat fee shall be five dollars.

B. No part of the subdivision plat or lot-split plat fees shall be refundable.

SECTION II-5. VARIANCES AND EXCEPTIONS.

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual condition that the strict application of the design requirements contained in these regulations would result in real difficulties and substantial hardships or injustices, the developer shall submit written justification and proof of such condition. The Planning Commission may vary or modify such design requirements so that the subdivider is allowed to develop his property in a reasonable manner, but so, at the same time, the public welfare and interests of the Grove Community are protected and the general intents of these regulations are preserved. Such variances may be granted only by the affirmative vote of no less than three-fourths (3/4) of the Planning Commission and confirmed by a simple majority vote of the City Council.

Plat - \$50
Lot split \$50

SECTION II-6. SURETY BONDING.

In lieu of the improvements as approved in connection with a Preliminary Plat, the Subdivider may elect to file a surety bond with the City of Grove to secure the actual construction of such improvements according to plans and specifications within a time period of not to exceed two years from the date of the approval of the Final Plat. Such bond shall be in the amount of one hundred percent (100%) of the estimated cost of the improvements as determined by the Planning Commission and the City Council of the City of Grove to which such improvements will be proposed for dedication, and the form of the surety shall be made satisfactory to both the Planning Commission and the City Council of the City of Grove to which such improvements will be proposed for dedication.

CHAPTER III. SUBDIVISION PLATTING PROCEDURES.

SECTION III-1. SUBDIVISION CLASSIFICATION.

Whenever any subdivision of land is proposed, before any contract is made for the sale of any part of the land, and before any permit for erection of a structure in such proposed subdivision shall be granted, the owner of the land or his agent shall apply for and secure Planning Commission approval of such proposed subdivision. The proposed subdivision may be processed as a standard Subdivision or a Lot-Split Subdivision as follows:

- A. Standard Subdivision
 - 1. Sketch Plat
 - 2. Preliminary Plat
 - 3. Final Plat
- B. Lot-Split Subdivision as required.

Upon initial receipt of a subdivision proposal the Secretary of the Planning Commission (see: Chapter I, Section 3) shall determine if the proposal shall be classified as a Standard Subdivision or a Lot-Split Subdivision. If a subdivision proposal is determined to be a Lot-Split Subdivision, the Secretary of the Planning Commission shall determine what information, drawings, and procedures will be necessary for submission of the Plat to the Planning Commission in accordance with these regulations and the policies of the Planning Commission. The Secretary of the Planning Commission shall consider in each case the nature of a proposed Lot-Split Subdivision and the relationship of the proposal to: surrounding land uses, topography, property shape, property size, adjacent ownership, public access, and public facilities in order to determine the extent to which the Platting process must be followed. The above determinations of the Secretary may be reviewed and revised by the Planning Commission upon request of the subdivider.

SECTION III-2. SKETCH PLAT.

The purpose of the Sketch Plat is to provide the subdivider, the Grove Planning Commission, and the governing bodies an opportunity to identify any problems concerning the land use, general design, and overall approaches to installation of improvements 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; or, conversely decisions wrongly made at this point can be very damaging to the fulfillment of the Comprehensive Plan. It is important that all of the land to be included in the proposed subdivision shall be included in the Sketch Plat so that an overview of an entire area can be accomplished.

Before preparing the Sketch Plat the subdivider should review these regulations and discuss with the Secretary of the Planning Commission the procedures for the adoption of a subdivision plat and the general requirements as to the layout of streets and for any reservations of land, street improvements, drainage, sewerage, water supply, fire protection, the availability of services and similar matters. The Sketch Plat shall include and be accompanied by all information shown in Chapter VI of these regulations.

SECTION III-3. PRELIMINARY PLAT.

The purpose of the Preliminary Plat is to provide an interim step in the procedure at which point the subdivider shall present drawings of the detail features of the subdivision. It is at this point that the items discussed at the Sketch Plat stage and as set down herein are prepared in a form from which determinations can be made as to the technical workability of the development proposal.

After the Planning Commission has approved the Sketch Plat, the Subdivider may proceed with the preparation of the Preliminary Plat. After the subdivider has prepared the Preliminary Plat, he may take either of the following actions:

A. He may present the Preliminary Plat and Preliminary Plat Checklist to the Planning Commission and obtain approval thereof before proceeding with preparation of the improvement plans; or,

B. He may present the Improvement Plans and Improvement Plans Checklist to the Planning Commission at the time the Preliminary Plat and Preliminary Plat Checklist are presented.

Whenever the Subdivider presents to the Planning Commission a Preliminary Plat and Preliminary Plat Checklist, without Improvement Plans, the Planning Commission may "conditionally" approve the Preliminary Plat, subject to the Planning Commission approval of the improvement plans within six (6) months following the Preliminary Plat Conditional Approval.

All actions of the Planning Commission whether Conditional Approvals or Approvals shall, in so far as the Plat involves dedications to the public, constitute only an authorization of the Subdivider to submit the Plat for consideration of the local government to which the dedications are proposed. Such Planning Commission actions shall not constitute an acceptance of dedication or a commitment to accept dedication.

Whenever the Subdivider presents to the Planning Commission the Preliminary Plat, Preliminary Plat Checklist, Improvement Plans, and Improvement Plans Checklist, and the Planning Commission finds that the Plat and Improvement Plans meet all the requirements of these regulations, it shall approve the Preliminary 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 and Secretary of the Planning Commission and shall provide that the approval given thereby does not constitute approval for purposes or recording.

The Preliminary Plat shall include and be accompanied by all information shown in Chapter IV of these Regulations.

SECTION III-4. FINAL PLAT.

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 and more likely to provide the precise legal situation sought. 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.

At the time the Final Plat and Final Plat Checklist are submitted to the Secretary of the Planning Commission (see: Chapter 1, Section 3), the subdivider shall take one of the following courses of action:

A. If the Subdivider elects to complete all improvements as specified in the construction plans submitted with the Preliminary Plat, he shall submit the "as built" specifications and "as built" original tracings of all improvements. If the Secretary of the Planning Commission finds that the "as built" plans and specifications comply with requirements, and that the actual construction is as shown in the plans and specifications, he shall endorse his approval thereon.

B. If the subdivider elects to deposit the surety bond as specified in Chapter II, Section 6, he shall submit plans for all improvements required under this title, such plans to bear the approval of the Planning Commission. Upon completion of a portion of the construction of the required improvements, the Planning Commission may release a portion of the surety bond in the amount of the costs of the constructed improvements, as estimated by the Planning Commission. Before any portion of the surety bond may be released, the Planning Commission Secretary shall approve the "As Built" plans and specifications for that portion of the improvements for which the Subdivider has requested release of the surety bond.

All actions of the Planning Commission whether approving Final Plats for all or part of an area shown in a Preliminary Plat shall, in so far as the Plat involves dedications to the Public, constitute only an authorization for the Subdivider to submit the Plat to the City Council of the City of Grove. Such Planning Commission actions shall not constitute an acceptance of dedication or a commitment to accept dedication.

SECTION III-5. LOT-SPLIT PLAT.

The purpose of providing for the processing of Lot-Split Plats is to facilitate the conveyance of simple property division. Those matters which shall be considered as Lot-Splits shall be those which involve the dividing or redividing of a single parcel of land into not more than four (4) resulting parcels, and which dividing shall not involve the extension, opening, vacating, narrowing, or change of alignment of any thoroughfare, street, right-of-way, or easement. The determination of eligibility for

processing as a Lot-Split Plat shall be determined from the records of the ownership of the property as of the date these regulations may be officially adopted. The division of properties may be processed as Lot-Split Plats only to the extent of the creation of three divisions, resulting in four (4) parcels, additional to those properties on file with the County Clerk of Delaware County as of the above stated date.

The Planning Commission may empower the Secretary and other designated representatives to approve such Lot-Split applications as meet the following conditions:

- A. Where the resulting parcels are all larger than ten (10) acres.
- B. Where the proposal is for the purposes of shifting property lines with the result that there are no more land parcels created than before the action.
- C. Where the proposal does not involve the dedication or vacation of any public rights-of-way or easements.

In cases where the proposed Lot-Split cannot be approved by the Planning Commission Secretary acting as the designated representative of the Planning Commission, the proposal shall be set for consideration by the Planning Commission.

The proposed Lot-Split Plat shall include and be accompanied by all information shown in Chapter VI of these regulations, except that the Secretary of the Planning Commission upon receipt of the initial proposal may modify the requirements as a part of the classification of the subdivision as provided in Chapter III, Section 1. As a minimum the processing of a Lot-Split shall require the presentation of the instruments by which the interests in the land shall be conveyed.

The evidence of any approval of a Lot-Split Plat by either the Planning Commission or the Secretary shall be placed upon the face of the Plat or the instrument by which the land is to be conveyed.

SECTION III-6. OTHER PROPERTIES.

To facilitate the administration of these regulations the Grove Planning Commission shall review the conveyance of all properties within the jurisdiction of the Planning Commission which are of less than ten (10) acres in size. The Planning Commission hereby empowers the Secretary (see: Chapter I, Section 3) to place the approval of the Grove Planning Commission on such conveyances as represent properties which were recorded as separate parcels in the office of the County Clerk of Delaware County on the effective date of these regulations. This approval shall be placed upon the instrument conveying the property, and it shall be necessary to acquire the approval only once for any given property which may subsequently be sold by the same description. This approval shall be provided free of charge.

CHAPTER IV. PLAT INFORMATION REQUIREMENTS.

In the following table whenever the letter "x" appears in a column headed by the name of a plat and opposite an item in the "Required Information" column, then the information set forth in the item shall be shown on such plat at the time the plat is presented to the Secretary of the Planning Commission, or other designated agent.

SKETCH PLAT	PRELIMINARY PLAT	FINAL PLAT	LOT-SPLIT PLAT*	REQUIRED INFORMATION
X	X	X	X	1. Boundary and written legal description of the property in the proposed subdivision or the lot-split.
X	X	X	X	2. Names and addresses of the owner(s) and subdivider(s).
	X			3. Name of planner, engineer, landscape architect, or surveyor who prepared the plat.
	X			4. Name and seal of registered engineer or licensed land surveyor who prepared boundary survey and topographic information.
		X		5. Name and seal of licensed land surveyor who prepared the plat.
X	X			6. Names of adjacent subdivisions, and names and addresses of record of adjacent platted lots which are two hundred fifty feet or more in width and adjacent unplatted land as such owners are shown in the records of the County Clerk or County Treasurer.
		X		7. Names of adjacent subdivisions, and names of owners or adjacent unplatted land, as such owners are shown in the County Clerk's record.
X	X	X		8. Plat title, including name of subdivision and name of city, county and state.
			X	9. Identification (subdivision, block number, lot number) of lots proposed to be split.
X	X	X	X	10. Area of the proposed subdivision or lot-split, in acres.
X	X		X	11. Locations, names and dimensions of all existing streets, alleys, and utility easements within, bordering, or abutting the proposed subdivision or lot-split.
				*These requirements may be modified by the Planning Commission Secretary according to Chap. III Secs. 1 and 5.

SKETCH PLAT	PRELIMINARY PLAT	FINAL PLAT	LOT-SPLIT PLAT*	REQUIRED INFORMATION
X	X	X	X	12. Date, map scale (written and graphic), and North point.
X				13. General Layout of the proposed lots, blocks and streets.
X				14. Tentative street names.
	X			15. Ground elevations shown by contour lines at vertical intervals not exceeding two feet; elevations marked on such contours shall be based on a datum plane established by the City of Grove.
X	X		X	16. Location of existing bodies of water, water-courses, structures and other physical features relating thereto.
X	X			17. Location of areas subject to flooding or any other impairment to the health or safety of citizens within the boundaries of the proposed subdivision.
	X	X		18. Locations, names and dimensions of all proposed streets, alleys and easements for public service utilities within the proposed subdivision.
	X			18a. Profile sheets on all streets and sanitary sewers, if any. Profiles to be drawn at scale 1"=50' horizontal and 1"=10' vertical, with plan shown above.
X	X	X		19. Location and description of any land to be dedicated or reserved for parks, schools, churches, or other public or quasipublic purposes.
X				19a. Locations of any public facilities shown on the comprehensive plan.
	X	X	X	20. Lot and block numbers in a logical sequence.
				*These requirements may be modified by the Planning Commission Secretary according to Chap. III Secs. 1 and 5.

SKETCH PLAT	PRELIMINARY PLAT	FINAL PLAT	LOT-SPLIT PLAT*	REQUIRED INFORMATION
		X	X	21. Dimensions in feet and hundredth parts thereof, bearings, and curve data for all lot, block, and street lines.
	X			22. Dimensions of all lots.
	X	X		23. Location and description of all section line corners and government survey monuments in or near the subdivision, to at least one of which the subdivision shall be referenced.
	X	X	X	24. Building setback lines with dimensions.
		X		25. Locations and descriptions of all subdivision monuments.
X	X	X	X	26. Restrictive covenants which shall state as a minimum: a. the land use(s) permitted in the plat or various parts thereof, b. the type construction permitted in the plat, and c. whether movable structures or mobile home will be permitted within the plat.
		X		27. The following certificates and references: a. Owner's certificate and dedication, b. Licensed Land Surveyor's certificate of survey, signed, and his seal, c. County Treasurer's Certificate, d. Certificate for Planning Commission action e. Certificate of City of Grove approval, f. Certificate for City of Grove acceptance of easements and dedications, g. Reference to any separate instruments filed or record which directly affect the land being subdivided.
		X		
X	X	X	X	
	X	X		
	X	X		
		X		
		X		
		X		28. Borderlines bounding the sheet; all lettering, signatures, and seals shall be within the margin.
*These requirements may be modified by the Planning Commission Secretary according to Chap. III Secs. 1 and 5.				

SECTION IV-2. INFORMATION TO BE SUBMITTED WITH VARIOUS TYPES OF PLATS.

In the following table, wherever the letter "x" appears in a column headed by the name of a plat and opposite an item in the "Required Information" column, then the information set forth in the item shall be submitted with such plat at the time the plat is presented to the Secretary of the Grove Planning Commission or other designated agent.

SKETCH PLAT	PRELIMINARY PLAT	FINAL PLAT	LOT-SPLIT PLAT	REQUIRED INFORMATION
X	X			1. Four darkline prints of improvement plans and related information (See Preceding Chart)
	X	X	X	2. Four (4) copies of the State Health Department approval of the water supply and/or sewerage system if the subdivision or lot-split is to be served other than by connection to a water supply system or sewerage system operated by a governmental agency.
				3. Two (2) darkline prints of the proposed plat drawn on a base to a scale of one inch equals two hundred feet, or larger scale.
	X		X	4. Four (4) darkline prints of the proposed plat drawn to a scale of one inch equals one (1) hundred feet, or larger scale.
		X		5. One (1) original India ink tracing of plat on drafting cloth or mylar, plus two (2) reproducibles (mylar, sepias, or equal) bearing original signatures, plus four (4) darkline prints, drawn to a scale of one inch equals one hundred feet.
	X			6. A completed fully executed checklist for Preliminary Plats.
			X	7. A completed fully executed checklist for final plats.

CHAPTER V. DESIGN STANDARDS. COMMUNITY -- GENERAL.

The quality of the design of the community, both in the urban area and on the fringes of the urban development, is dependent on the quality of design of the individual subdivisions in the area. Good community design can be accomplished by following a few principles. These better approaches to the layout of new areas result in a more livable community. The violation of some of the basic rules concerning design of streets, ditches, and other features can lead to such unpleasant situations as: streets that deteriorate and are expensive to maintain, street intersections that are dangerous, drainage ditches that clog up and cause flooding, building lots that are difficult or expensive to construct upon, or difficulties with erosion during the time of development and even throughout the life of the homes.

The figures which follow show some of the better ways of creating a subdivision. The use of good design, and holding to these methods of development can provide for the least expense in the building of a subdivision. This is especially true considering the costs that come to the purchasers of property that has been improperly developed, and the fact that there is no cheaper time to solve development problems than before houses are built and lots are sold.

FIGURE 1.

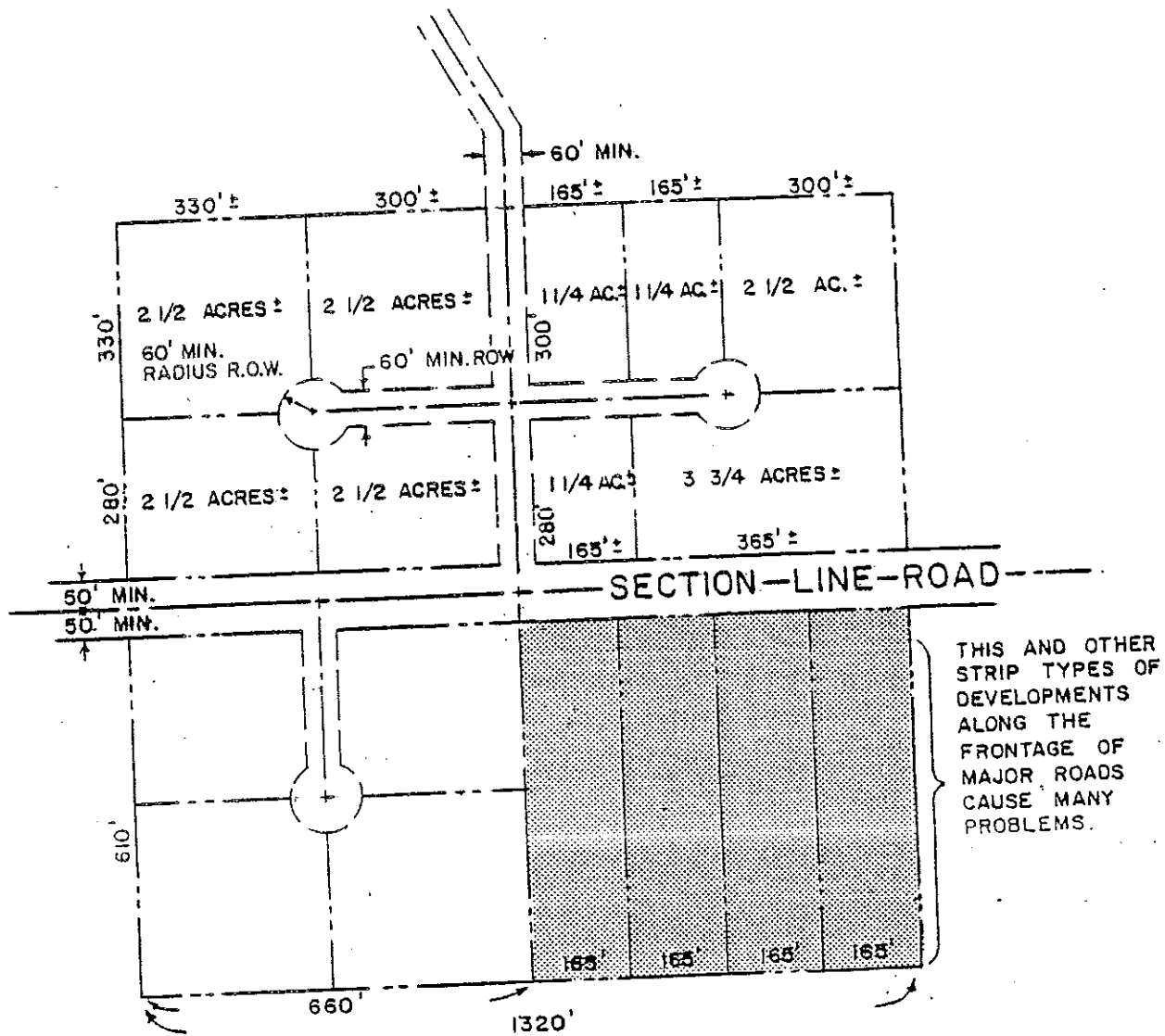
Figure 1 shows some of the patterns of streets and lots that might be possible in the development of areas in large, "rural estates" type lots. In the shaded area is shown an all too frequent approach to the creating of lots in rural settings. There are a number of problems from the arrangement of lots in a road frontage strip as in the shaded area, such as:

1. long narrow parcels which are of reduced usefulness to the buyer,
2. increased numbers of driveways intersecting the section line road (this is a major problem to the County as it tries to keep ditches and culverts clean and working),
3. the narrower lots result in closer spacing of houses with less privacy and greater possibility of failure in the operation of individual sewer systems, and
4. the frontage of each house upon a section line road means greater exposure to the dust, traffic, litter and drainage problems which occur along the major roads (also there is a loss of privacy, and the danger that the road may have to be widened at some time in the future--taking part of the front lawn).

On the other hand, some of the other styles of lot arrangements shown can provide lots of much more usable shape, more privacy, safer traffic, more workable utility layout, better spacing of buildings, etc.

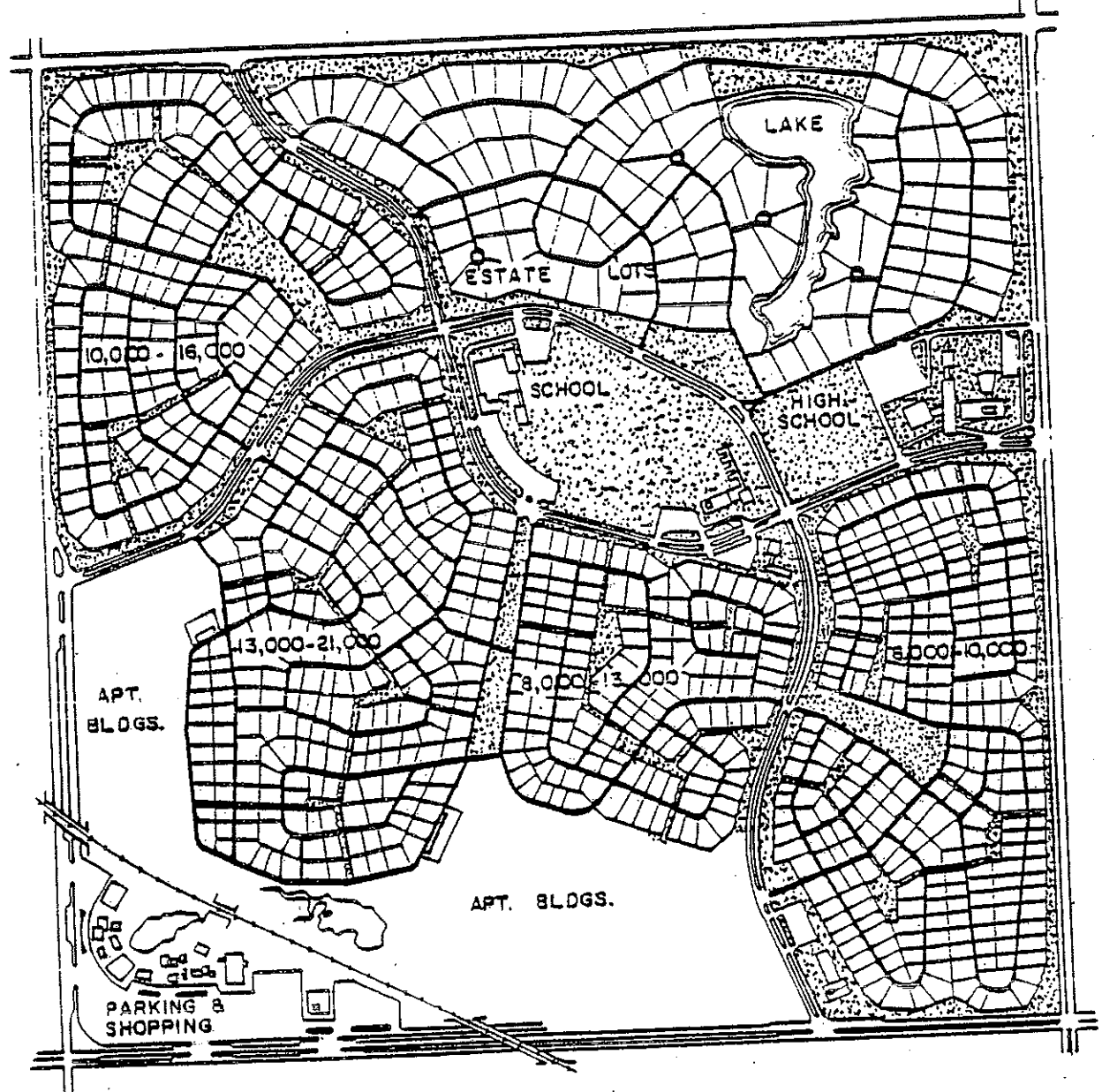
From the standpoint of planning for the future there is one major advantage to the unshaded lots over those in the shaded area, road frontage, strip-type lots. That is, development in rural areas such as this usually occurs without the availability of public sewer (and sometimes without water). However, at a later time these utilities are often made available as the population of the area increases. Once utilities are available there may be a desire to divide some of the lots again. It can be seen that with the long narrow lots of the road frontage type development there is little that can be done in the way of redividing a lot. On the other hand, the more square shaped lots of the other layouts would be much easier to change and divide. This has been proven to be of value numerous times as towns have grown out and around areas that were developed when they were "out in the country".

RURAL PLATTING PATTERNS



- NOTES: 1. PROPERTY DIMENSIONS IN MANY CASES ARE SHOWN AS LESS THE RIGHT-OF-WAY DIMENSION. THIS REFLECTS THE IMPROVEMENT OF THE STREET OR ROAD, AND DEDICATION OF IT TO THE PUBLIC.
2. COVENANTS SHOULD PROVIDE FOR ACCESS TO LOTS TO BE ONLY FROM SIDE ROADS.

AN EXAMPLE OF GOOD SUBDIVISION DESIGN



MINOR STREETS SHOULD BE DESIGNED TO PROVIDE ACCESS IN A MANNER TO DISCOURAGE USE BY THROUGH TRAFFIC.
COLLECTOR STREETS SHOULD BE DESIGNED TO PROVIDE A DIRECT ROUTE FROM MINOR STREETS TO MAJOR STREETS.
INGRESS AND EGRESS TO RESIDENTIAL PROPERTIES SHOULD BE PROVIDED ONLY ON MINOR STREETS.
PEDESTRIAN WAYS SHOULD BE SEPARATED FROM ROADWAYS.
THE URBAN AREA SHALL BE DESIGNED AS A GROUP OF INTEGRATED RESIDENTIAL NEIGHBORHOODS WITH APPROPRIATE INDUSTRIAL, COMMERCIAL, AND PUBLIC FACILITIES.
LOTS, BLOCKS, AND STREET SYSTEMS SHOULD BE DESIGNED FOR THE MOST ADVANTAGEOUS USE OF TOPOGRAPHY AND NATURAL PHYSICAL FEATURES.

SECTION V-2. DESIGN OF NEIGHBORHOOD FEATURES.

V-2-a. STREETS. The arrangement, character, extent, width, grade and location of all streets shall conform to all of the elements of the Comprehensive Plan and shall be designed in accordance with the following provisions:

(A) Major streets shall be planned to conform with the major streets shown in the Comprehensive Plan. (These are all Arterials and Collectors.)

(B) Whenever a subdivision abuts or contains an existing or proposed major street, the Planning Commission may require service streets, reverse frontage with screen planting contained in a nonaccess 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 from traffic.

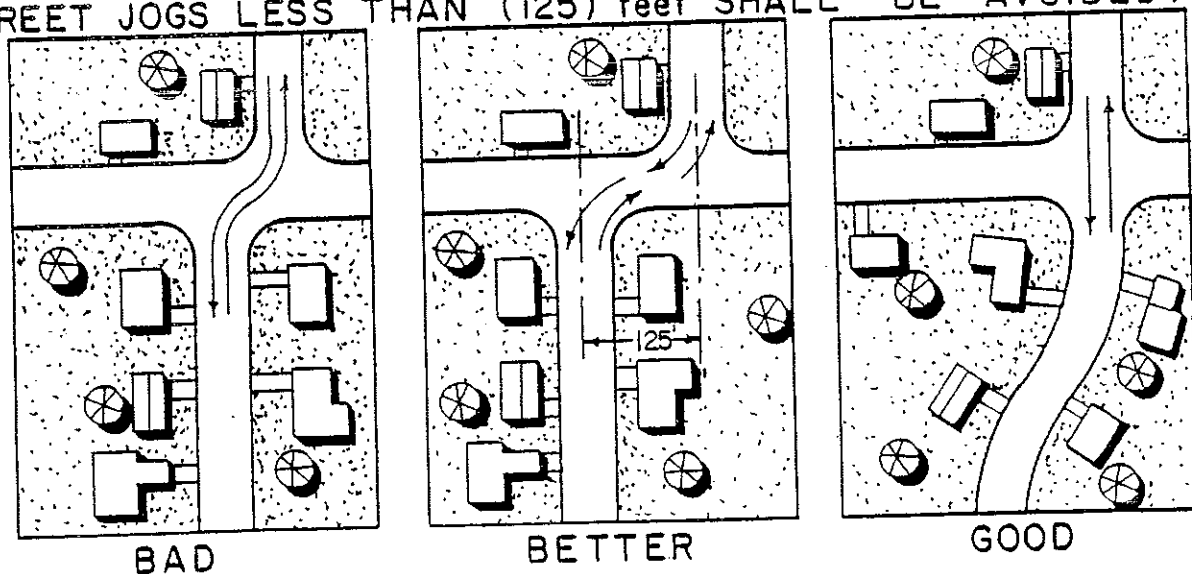
(C) Reserve strips controlling access to streets shall be prohibited except where their control is placed in the City of Grove under conditions approved by the Planning Commission and acceptable to the subdivider.

(D) Where the plat to be submitted includes only part of the tract owned or intended for development by the subdivider, a tentative plan of a proposed future street system for the unsubdivided portion may be required by the Planning Commission.

(E) Where a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be arranged to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements.

(F) Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.

STREET JOGS LESS THAN (125) feet SHALL BE AVOIDED.



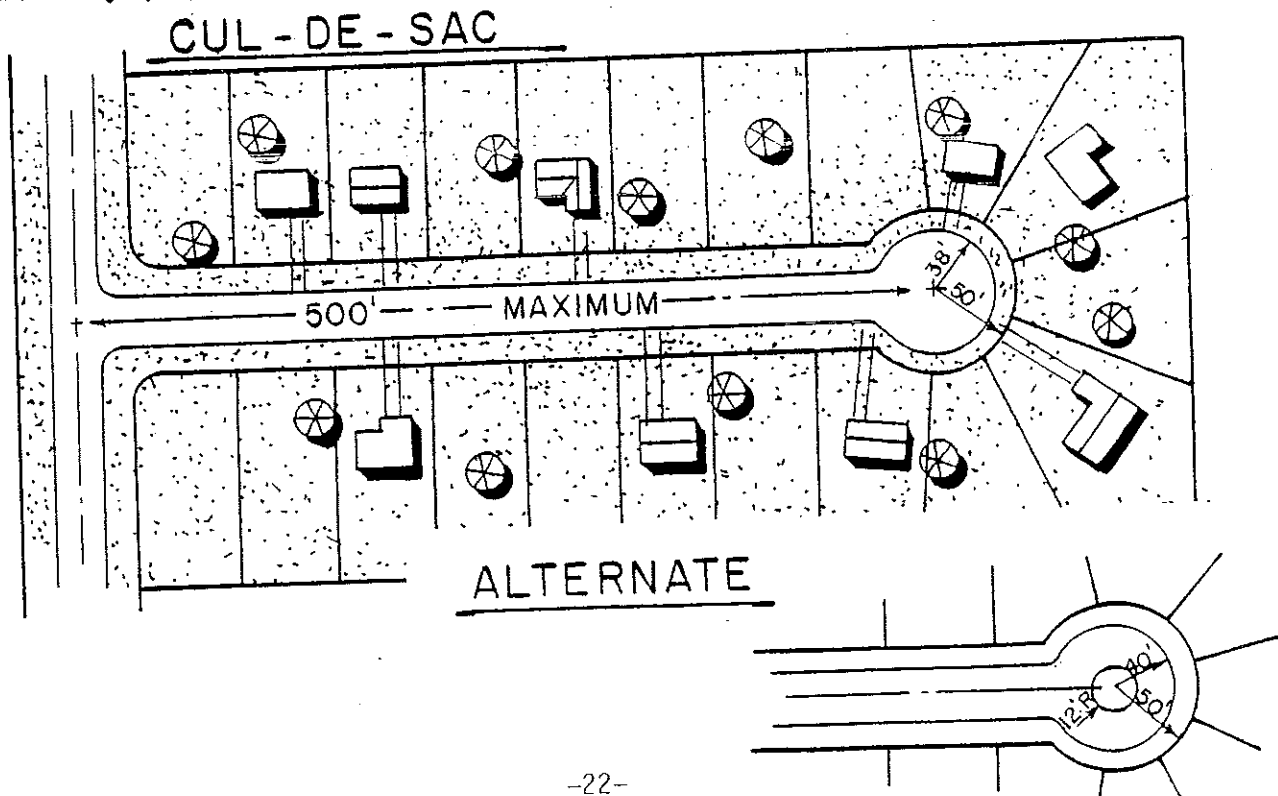
(G) Street right-of-way widths shall be in accordance with the Comprehensive Plan and, where not designated therein, shall be not less than the following:

<u>Major Streets</u>	<u>R.O.W. Width</u>
Primary Arterial Streets	100 feet
Secondary Arterial Streets	80 feet
Collector Street	60 feet
Residential Streets	50 feet

(H) The paved width of all streets shall be adequate to serve the existing and future estimated traffic load for the facility. Lane width for all streets shall be as follows:

- (1) All major streets shall have lanes for traffic movement of not less than eleven (11) feet or more than twelve (12) feet in width, and lanes for parallel parking or emergency stopping of not less than ten (10) feet in width.
- (2) All minor streets shall have lanes for traffic movement of not less than nine (9) feet or more than twelve (12) feet in width and lanes for parallel parking of not less than eight (8) feet in width. Streets should be developed in accordance with the standards shown in Section VI-5.

(I) A cul-de-sac should not exceed five hundred (500) feet in length, measured from the entrance to the center of the turn around, and if more than one hundred fifty (150) feet in length shall be provided with a turn around having a radius of not less than fifty (50) feet at the property line and not less than thirty-eight (38) feet at the curb line. If there is provided in the center of the turn around an unpaved island, it shall be improved with landscaping that will not interfere with sight distance, it shall have a radius of not less than twelve (12) feet, and the radius to the outside curb line shall be forty (40) feet.



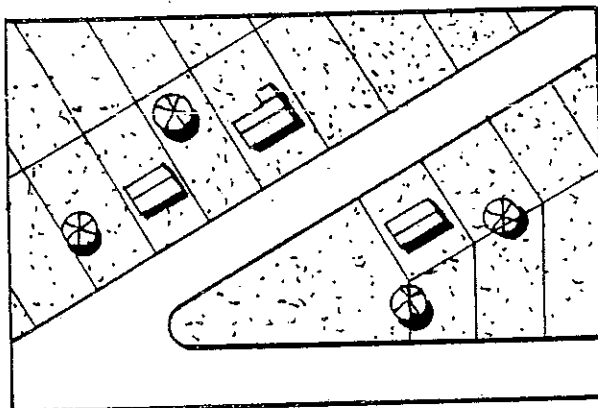
(J) Half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations; and provided that the Planning Commission finds it will be practical to obtain the dedication of the other half of the street easement when the adjoining property is subdivided. Wherever a half street is adjacent to the tract to be subdivided, the other half of the street shall be platted within the tract being subdivided.

(K) The arrangement of streets shall be such as to cause no hardship in the subdividing of adjacent properties. The Planning Commission may require the dedication of street rights-of-way to facilitate the development of adjoining properties.

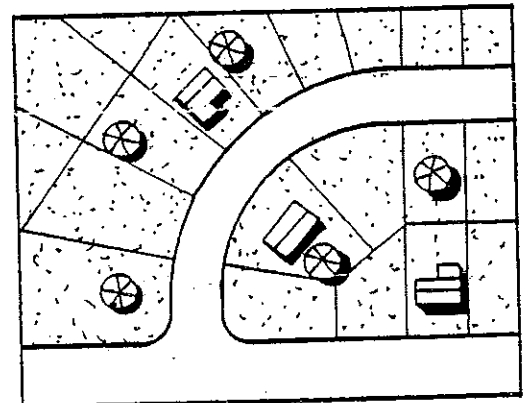
(L) No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the Planning Commission.

(M) Minor streets shall be laid out so that their use by arterial traffic will be discouraged.

(N) Streets shall intersect at approximately right angles.



BAD



BETTER

(O) Street grades shall be as follows:

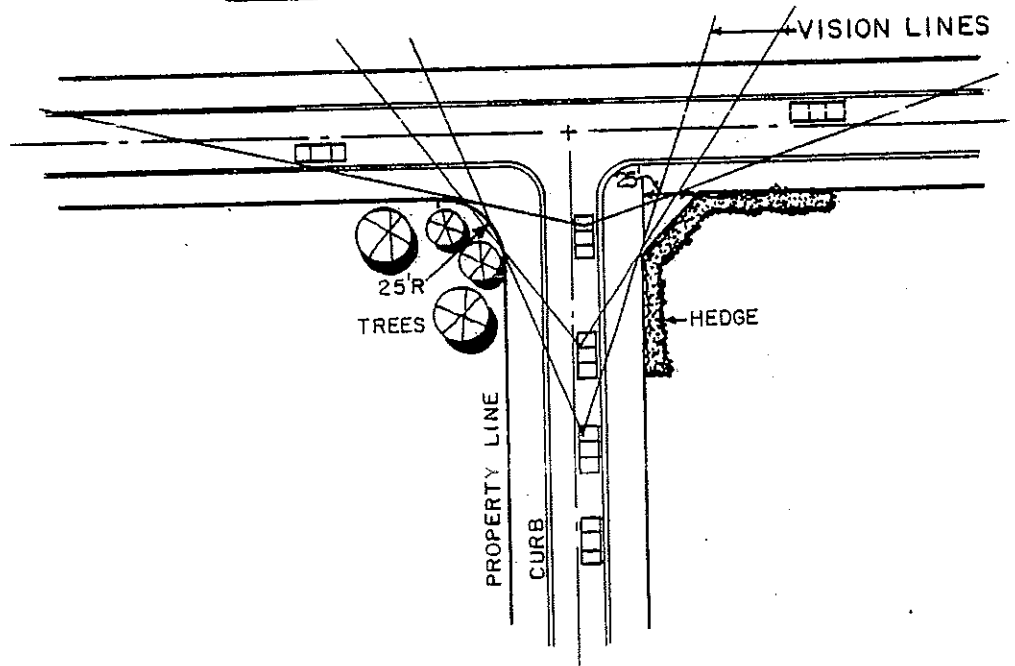
- (1) The minimum grade of all streets shall be 0.4%.
- (2) Except where unusual topographic conditions justify it, the maximum grade of all streets shall not be greater than the following:

<u>Street Type</u>	<u>Grade</u>
Major	5%
Collector	7%
Residential streets	10%

(P) Street corners shall be as follows:

- (1) Street corners on local residential streets shall have a minimum radius of twenty (20) feet at curb line or its equivalent.
- (2) Street corners on collector streets shall have a minimum radius of twenty-five (25) feet at the curb line or its equivalent.
- (3) Street intersections involving major thoroughfares shall have a minimum street corner radius of thirty (30) feet at the curb line or its equivalent.
- (4) In order to provide for traffic safety, there shall be platted on each corner of each intersection of two streets a sight triangle which shall be described as a triangle having twenty-five (25) foot sides on each of the street rights-of-way, or a radius of twenty-five (25) feet. The plat or the covenants of the addition shall clearly prohibit any construction or planting of landscaping materials that reach greater than two (2) feet in height in this right-of-way.

HORIZONTAL SIGHT DISTANCES



V-2-b. ALLEYS. Alleys shall be as follows:

(A) Alleys shall be provided in commercial and industrial districts, except that the Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading and parking consistent with and adequate for the uses proposed.

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

(C) Alleys are not required for residential areas, but when provided shall be not less than twenty (20) feet in width.

(D) Alley intersections and sharp changes in alignment should be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.

(E) Dead-end alleys should be avoided, but if necessary, shall be provided with adequate turn around facilities at the dead end, as determined by the Planning Commission.

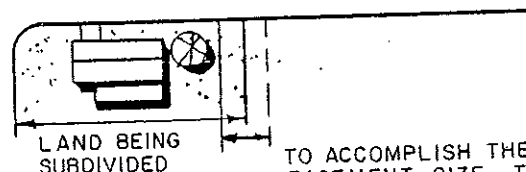
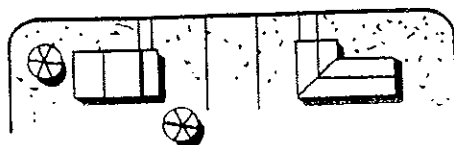
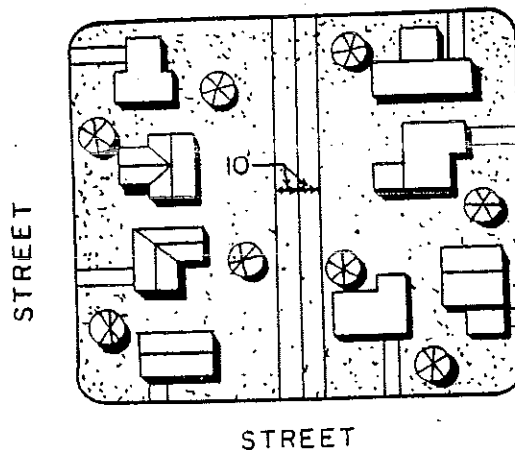
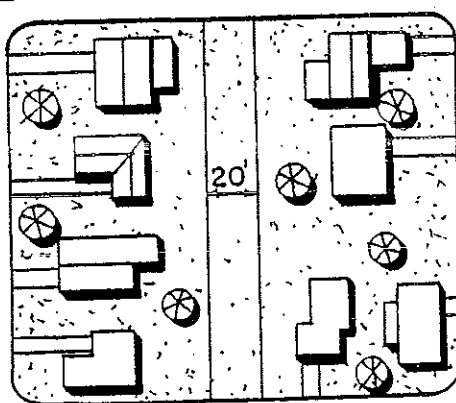
V-2-c. EASEMENTS.

(A) Where alleys are not provided, easements not less than ten (10) feet wide shall be provided along each rear lot line. A five (5) foot easement along side lot lines of individual lots may be required where necessary for use by public and private utilities. The Planning Commission may require air rights and easements of greater width for the extension of main storm and sanitary sewers and other utilities where it is deemed necessary.

(B) When a subdivision is adjacent to unplatted land, the easements for public and private utilities shall be:

- (1) Provided as twenty (20) feet wide on the land being subdivided;
or,
- (2) Provided as ten (10) feet wide on the land being subdivided with an easement ten (10) feet wide being presented adjacent and simultaneous to the presentation of the final plat.

EASEMENTS



TO ACCOMPLISH THE PROPER EASEMENT SIZE, THIS MAY BE 20' ON LAND BEING SUBDIVIDED OR 10'+10' ON ADJACENT UN-PLATTED LAND.

V-2-d. BLOCKS.

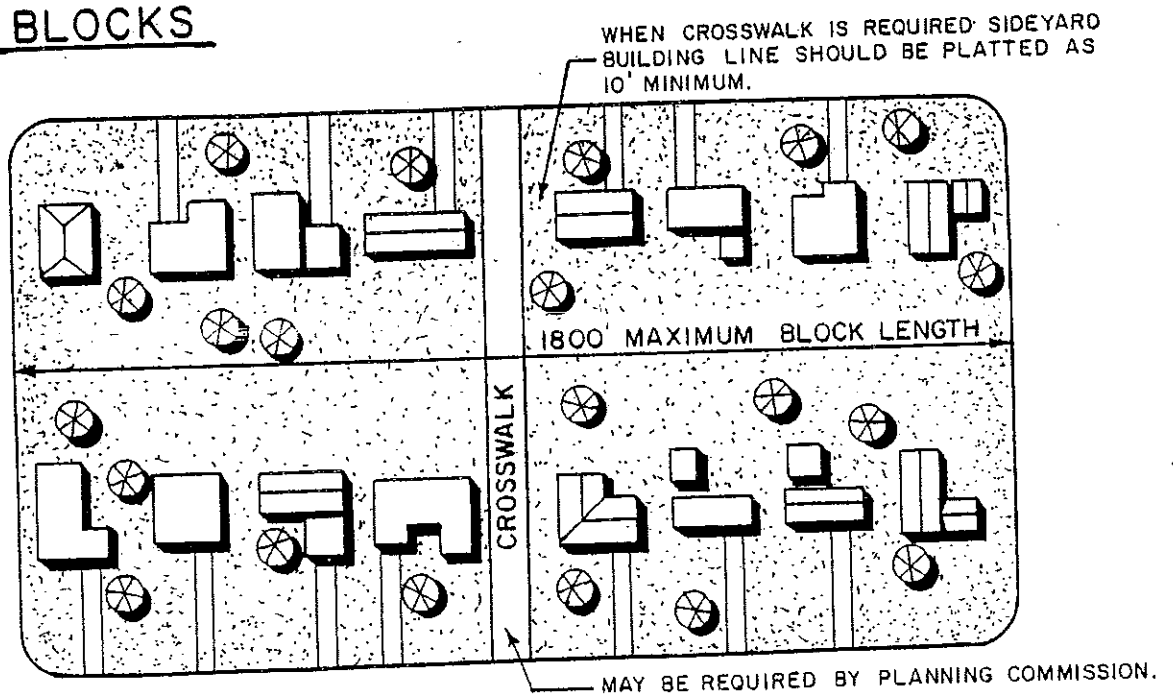
(A) The lengths, widths, and shapes of blocks shall be determined with due regard for the following:

- (1) Provision of adequate building sites suitable to the special needs of the type of use contemplated.
- (2) Zoning requirements as to lot sizes and dimensions.
- (3) Needs for convenient access, circulation, control and safety of street traffic.
- (4) Limitations and opportunities of topography.

(B) Blocks for residential use shall not be longer than eighteen hundred (1800) feet, measured along the center line of the block. When a block exceeds six hundred (600) feet in length, the Planning Commission may require a dedicated easement not less than five (5) feet in width and a paved crosswalk not less than five (5) feet in width to provide pedestrian access across the block.

(C) Blocks used for residential purposes should be of sufficient width to allow for two (2) tiers of lots of appropriate depth (not less than two hundred (200) feet in width). Blocks intended for business and industrial use should be of a width suitable for the intended use, with due allowance for off-street parking and loading facilities.

BLOCKS



V-2-e. LOTS.

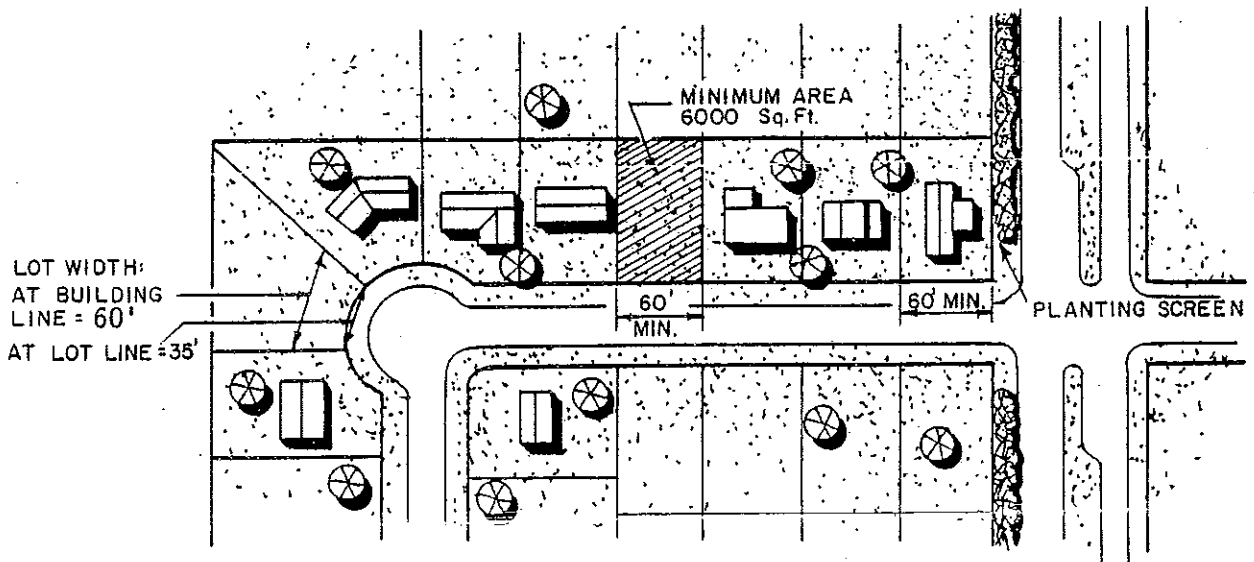
(A) Residential lots shall be not less than sixty (60) feet in width at the front building line and shall abut a street a distance of not less than thirty-five (35) feet.

(B) The area of residential lots shall be not less than six thousand (6,000) square feet.

(C) In residential subdivisions where septic tanks or individual sewage disposal devices are to be installed, the area of the lot shall be not less than required under Section VI-7 of these Regulations.

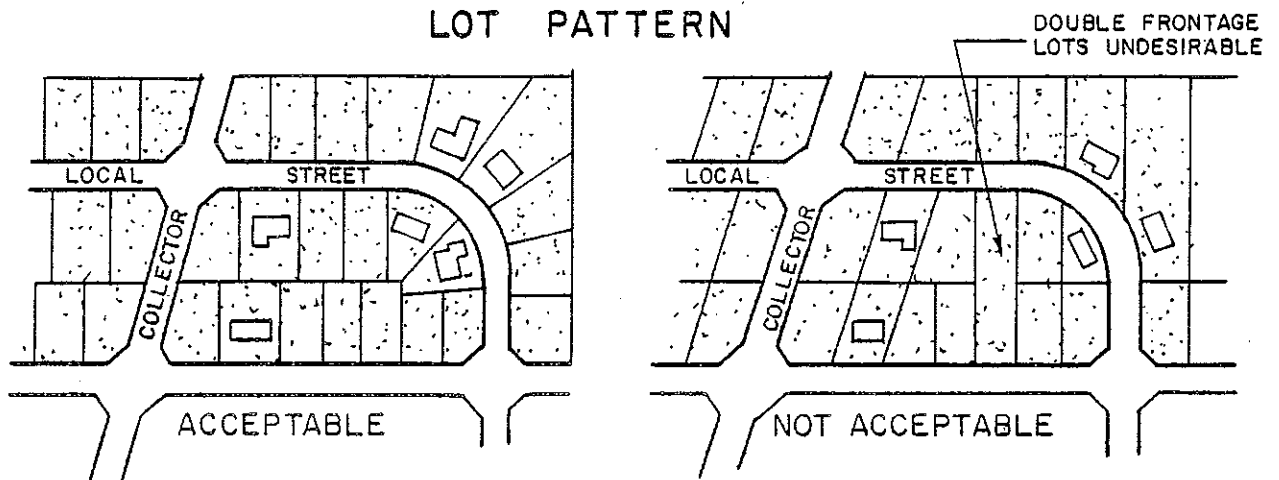
(D) Lots are not required for subdivisions for commercial and industrial use, but when provided should be of appropriate size and arrangement to provide for adequate off-street parking and loading facilities based on the intended use.

LOTS



(E) Side lot lines should be approximately at right angles or radial to street lines.

(F) Double frontage and reverse frontage lots should be avoided except where they are needed to provide for the separation of 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.



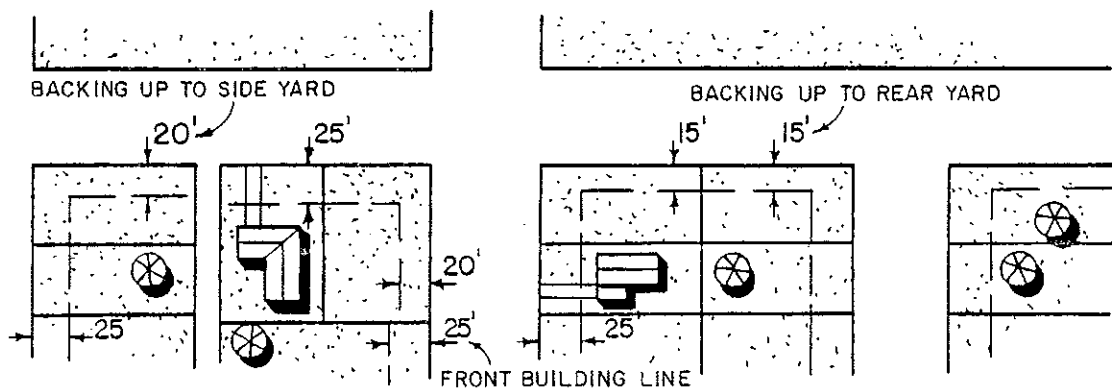
V-2-f. **BUILDING LINES.** Building lines shall be provided for all residential subdivisions as follows:

(A) A front building line shall be located twenty-five (25) feet back of the street right-of-way line.

(B) A side yard building line on the side of a corner lot abutting the street shall be located not less than fifteen (15) feet back of the street right-of-way when such lot is back to back with another corner lot, and not less than twenty (20) feet back of the street right-of-way line in every other case.

(C) A side yard building line shall be provided not less than ten (10) feet back of a crosswalk right-of-way line on the side of a lot abutting a midblock crosswalk.

(D) Restrictions requiring buildings to be located within the building lines shown on the plat shall be set forth on the plat or on a separate recorded instrument.



CHAPTER VI. LAND IMPROVEMENTS.

SECTION VI-1. GENERAL PROVISIONS.

All improvements shall be designed and installed in accordance with all of the elements of the Comprehensive Plan and shall meet the minimum standards established by the ordinances and regulations relating thereto.

Improvement Inspection Fees

Streets	\$35. + \$5. per lot
Water	\$35.
Sewer (Sanitary)	\$35. + \$5. per lot
Storm Drainage	-0-

SECTION VI-2. PLAN PREPARATION.

Plans for the improvements herein required shall be prepared by a qualified engineer, registered to practice in the State of Oklahoma. Two sets of prints of the proposed plans and specifications for all improvements shall be filed with the Secretary of the Planning Commission at the time of the submission of the Preliminary Plat. One (1) set of "as built" plans and specifications, certified and signed by an engineer registered to practice in the State of Oklahoma, shall be filed with the Secretary of the Grove Planning Commission prior to the acceptance by the City Council of any improvement installed by the subdivider.

SECTION VI-3. IMPROVEMENT ALTERNATIVES.

In lieu of completion of the improvements herein required, the Planning Commission may require the subdivider to file an executed Surety Bond using the form provided as Appendix A of these regulations. These instruments shall be conveyed to the Secretary of the Planning Commission, and he shall deposit them with the City Clerk where after acceptance by the City Council they shall be on file as the Subdivider's good and faithful assurance of the installation of surety, and sufficient to cover one and one-half (1 1/2) times the entire cost, as estimated by the Subdivider and approved by the City Engineer, of the installation of all specified improvements. The term of the bond shall be until the completion of the installation of the improvements according to the plans and specifications as approved by the Planning Commission, but not to exceed two (2) years.

In lieu of filing the Surety Bond as outlined above and shown in Appendix A to these regulations, the subdivider may secure and place on deposit with the City Clerk an irrevocable Letter-of-Credit written by a bank certified to do business in the State of Oklahoma. Such Letter-of-Credit shall be drawn in favor of the City of Grove, shall be irrevocable for the surety term of two years, and shall be for one and one-half times the entire cost of improvements as estimated by the Subdivider and approved by the City Engineer.

SECTION VI-4. PERMANENT MARKERS.

Each lot and block corner shall be marked with iron pipes or pins not less than one-half (1/2) inch in diameter and not less than eighteen (18) inches long at least one (1) inch below the finished grade.

SECTION VI-5. STREET IMPROVEMENTS.

The subdivider of any subdivision designed to be used for residential, commercial, industrial and or other purposes shall lay out, grade and otherwise improve all streets that are designated on the approved plat or that directly serve the subdivision in accordance with the specifications of the Grove Planning Commission and the City of Grove and in accordance with the following provisions:

A. The design of an improvement of an intersection of any new street with an existing state of federal highway shall be in accordance with the specifications of the Oklahoma State Highway Department, but in no case shall the standard be less than the applicable specifications of the City of Grove.

B. Whenever a subdivision contains a major street that requires a street facility that is more costly than is required to serve the future occupants of the subdivision, the subdivider shall be required to pay only the portion of the cost of the major street that would equal the cost of an improvement required to serve only the subdivision, as determined by the Grove Planning Commission and the City of Grove.

C. All driveways which connect with public streets shall be constructed in accordance with "Standard Design of Driveway Entrances for Oklahoma Highway", revised, September, 1960, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation.

D. These regulations shall apply jointly with the adopted standard construction details of streets of Arterial, Collector and Local types. These regulations provide for both portland cement concrete construction and asphaltic concrete as alternates.

E. The following standards illustrate the street construction standards (and alternates) for the Grove Planning Jurisdiction.

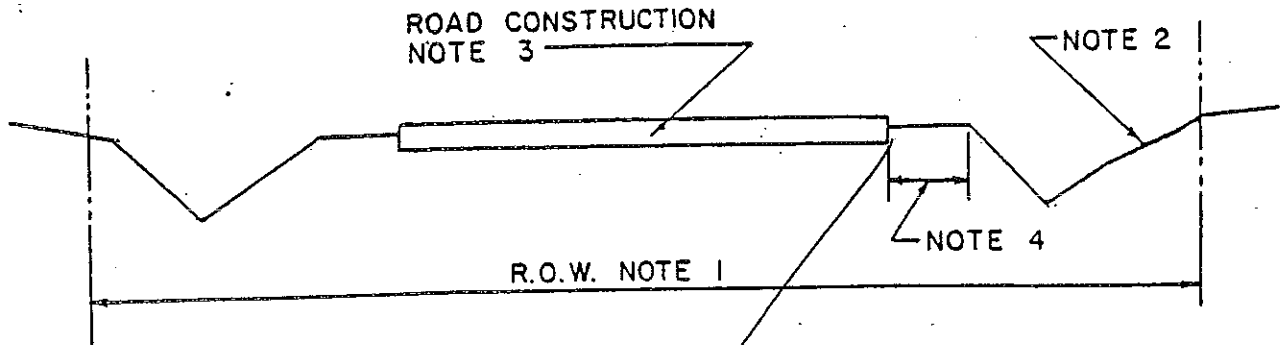
F. The third drawing following this page illustrates the construction of drainage improvements to be built in conjunction with streets and driveways within the Grove Planning Commission Jurisdiction.

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ALTERNATE STREET DEVELOPMENT STANDARDS'



NOTES:

1. R.O.W. dimensions will vary depending upon situation and needs for construction of proper ditches; minimum dimensions are:

Section Line Roads - 100' minimum
Subdivision Streets - 60' minimum

2. R.O.W. must be sized to include entire ditch, both front and back slopes.

3. Minimum construction of streets and roads shall be:

Roadbed - 5 inches of gravel base to a width of foot beyond each side of surfacing. This base should be wetted and compacted.

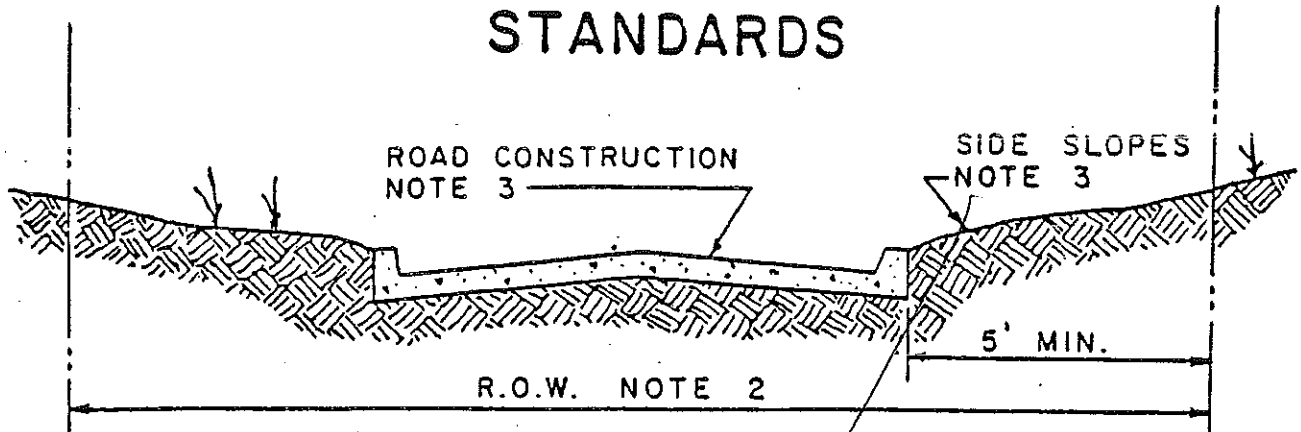
Surfacing - 2½ inches of hot asphalt at least 22 feet wide for dead end streets, not greater in length than 800 feet. 2½ inches of hot asphalt at least 26 feet wide for dead end streets longer than 800 feet, and all streets which connect with other streets or are so laid out that they may be extended beyond 800 feet in the future.

Streets and roads shall be crowned and/or sloped so as to provide adequate side drainage. Grading shall be:

Side slope - .5% minimum
Grade - 10% maximum
 .5% minimum

4. Road shoulders must be a minimum of 3 feet on each side of required roadbed construction width.

STREET DEVELOPMENT STANDARDS



NOTES:

1. Alternate Standards for Street Development shall be used in subdivisions having average lot frontage of less than 100 feet.
2. Right of Way dimensions may vary depending upon situations and needs for construction of proper drainage and side-slopes; minimum dimensions are:

Section Line Roads - 100' minimum
Subdivision Streets - 50' minimum

3. Minimum construction of streets shall be:
Roadbed - 5 inches of gravel base to a width of one foot beyond each side of surfacing. This base shall be wetted and compacted.

Surfacing - 5 inches of portland cement concrete (min. 3500 lb. test) or 5 inches of hot asphalt with portland concrete curb and gutter. Surfaced shall be 24 feet wide for dead end streets, not greater in length than 800 feet. Surfaces shall be 26 feet wide for dead end streets longer than 800', and all through connecting streets.

Streets and roads shall be crowned and/or sloped so as to provide adequate side drainage. Grading shall be:

Side Slope - .5% minimum
Grade - 10% maximum
 .5% minimum

4. Road side slopes shall be a minimum of five feet wide from curb to easement.

SECTION VI-6. DRAINAGE.

A. Purpose and Scope. These regulations and standards are designed, intended, and should be administered in a manner to protect the various drainage areas in the City of Grove from flooding; to provide clean and sanitary channels for runoff; to prevent pollution of watersheds, streams and natural drainage channels; to prevent the encroachment of buildings and improvements on natural drainage channels; to equitably apportion the cost of improvements; to protect natural scenic areas; and to provide for the conservation of the natural resources of the area, and to fulfill the requirements of the Flood Insurance Administration. The regulations and standards herein contained shall apply to the incorporated area of the City of Grove. All subdivisions of land and all improvements of any character which affect drainage in any portion of the City of Grove shall be subject to the drainage in any portion of these regulations.

Development within the limits of the 100 year flood shall be designed in such a manner that all finished floor elevations shall be at least one (1) foot above the 100 year flood level, provided however that all earth fills within the 100 year flood level shall be approved by the Planning Commission and provided further that development within the 100 year flood shall not in any case plan for structures in the floodway as shown on the official flood maps.

B. Classification of Drainage Channels. The two classes of drainage channels shall be:

1. Primary drainage channels.
2. Secondary drainage channels.

In general, it is intended that channels which are designated as primary channels serve a drainage area of one thousand acres or more. It is intended by these regulations that the improvement of primary drainage channels shall be primarily the responsibility of the community as a whole, since the whole community is materially benefitted. However, the developer of the land containing a primary channel is expected to layout, design, and otherwise plan and carry out his improvements in a manner that will not interfere with or restrict the natural flow of water or materially change the condition of runoff. Increased runoff and changes in primary channels which are created by improvements of an individual subdivision shall be the responsibility of the developer of the subdivision, and shall be made in accordance with the provisions of these regulations. It is intended by these regulations that the improvement of a secondary channel shall be the responsibility of the area served by the channel, since the primary benefit is to the area served by the secondary channel and not to the community as a whole.

C. Method for Calculating Stream Flow and Runoff. The maximum condition of rainfall for a one hundred year interval plus one foot of freeboard shall be used for the purposes of determining all runoff for the sizing of the drainage channels and structures for the City of Grove, unless otherwise specified herein. Values used in formulas for runoff and size of drainage structures shall reflect the degree of urbanization set forth in the projected land use pattern contained in the Comprehensive Plan for the City of Grove. The following formulas and values shall be used for calculating all stream flow and runoff for the policies and regulations established herein:

1. Runoff from all drainage areas shall be determined by the Rational Formula:

Q = AIR, in which

Q = Cubic feet per second

A = Area to be drained in acres, determined by field surveys for areas less than 1,000 acres, and by latest government quadrangle maps for larger areas

I = Percent of imperviousness of the area, may vary between 40% and 95%

R = Rate of rainfall over entire drainage area in inches per hour, based on time of concentration and latest government records for area (using 100 year storm plus one foot for primary and secondary channels).

2. The size of closed storm sewers, open channels, culverts and bridges shall be determined using the Manning Formula:

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

Q = Discharge in cubic feet per second

A = Cross-sectional area of water in conduit in square feet

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.

D. Primary Drainage Channels. All primary drainage channels which are located within, or immediately adjacent to an improvement or a subdivision shall be protected and improved by the developer as follows:

1. All land having an elevation below the fifty (50) year maximum flood elevation and not protected by levies or dikes, shall be dedicated to the City of Grove for the purpose of providing drainage and for public park and utility easement use. The developer may retain unto himself an easement for landscaping, for installation and maintenance of ornamental elements and for fencing. Access for proper maintenance to the area of the one hundred (100) year flood shall not be obstructed.

2. The existing channel lying within or immediately adjacent to the subdivision shall be cleaned to provide for the free flow of water, and the channel shall be straightened, widened, and improved to the extent required to prevent overflow beyond the limits of the dedicated drainage area.
3. Site improvement shall provide for the grading of all building sites and streets to an elevation where all lots, building areas and streets will not be subject to overflow, and in a manner that will provide for the rapid runoff of all rainfall.
4. Whenever channel improvement is carried out, sodding, 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. Planting of appropriate species for landscape beauty is encouraged.
5. A drainage channel shall not be located in a street easement unless it is placed in an enclosed storm sewer.
6. Culverts, bridges and other drainage structures shall be constructed in accordance with the specifications of the City of Grove at all locations where drainage channels intersect with continuous streets or alleys.

E. Secondary Drainage Channels and Surface Drainage. Surface drainage and all secondary channels within, or adjacent to, the addition shall meet the following conditions:

1. When a subdivision is traversed by a secondary drainage channel, watercourse, or stream which drains one hundred sixty (160) acres or more of land, there shall be provided a right-of-way for drainage and public parks and public utility purposes adequate to contain all of the floodway of a one hundred (100) year maximum flood. The right-of-way shall include all of the land within the subdivision that is within the floodway as established by the official flood maps.
2. Secondary drainage channels which have a primary function of collecting surface water from adjacent properties or intercepting and diverting side hill drainage shall be provided with an improved open channel.
3. Secondary drainage channels which have a primary function of transporting water through the block or collecting water from cross channels, and which have a drainage area of less than 40 acres shall be improved with closed storm sewers, or an improved open channel when approved by the Planning Commission. Where the secondary drainage channel has a drainage area of greater than 40 acres, an improved open channel or closed storm sewer shall be provided.
4. A drainage channel shall not be located in a street easement unless it is placed in a closed storm sewer.
5. Site grading shall be carried out in such a manner that surface water from each lot will flow directly to a storm sewer, improved channel or paved street without crossing more than two adjacent lots.

6. Surface water collected on streets shall be diverted to storm drains at satisfactory intervals to prevent overflow of six (6) inch high curbs during a ten (10) year frequency rain for the area and grades involved. However, the minimum finished grade at the building line shall be such that it will not be affected by storms equivalent to a one hundred (100) year frequency plus one foot of freeboard.
7. Drainage area allowed for surface flow on streets at point of diversion shall not exceed twenty (20) acres, regardless of flow.
8. Drainage easements of satisfactory width to provide working room for construction and maintenance shall be provided for all storm sewers.
9. Channel improvements shall be as follows:
 - a. Open Channels shall be improved by providing a paved section that will carry the runoff from a rain of five (5) year frequency and a sodded section to carry the runoff from a rain of ten (10) year frequency. However, the minimum finished grade at the building line shall be such that it will not be affected by storms equivalent to a one hundred (100) year frequency plus one foot of freeboard. The design of the channel improvements shall be in accordance with the standards set forth on the three following figures. Where turbulence is sufficiently limited, where natural beauty is thereby preserved and where erosion will not result, the Grove Planning Commission may approve omitting the paved section.
 - b. Whenever an open improved channel is required or authorized for a secondary drainage channel under the provisions of these regulations and the channel crosses large residential lots (area of not less than ten thousand {10,000} square feet) and the channel improvement is to be designed as an integral part of the landscaping of the area that will be maintained by the property owners of the area; then the Planning Commission may modify the requirements of the first part of this provision to permit a channel improvement design in accordance with the third of the design alternatives shown.

F. Requirements Relating to Improvements.

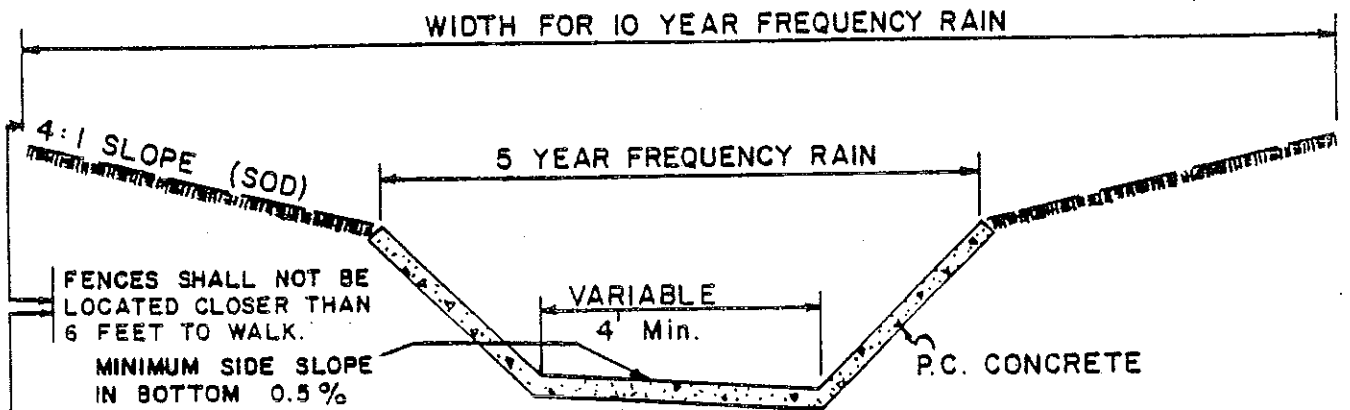
1. Easements. All storm drainage features shall be placed in proper easements as set out in these regulations.
2. Bridges and culverts shall be as follows:
 - a. All flow of water across continuous streets or alleys shall be through culverts or bridges.
 - b. Bridges and culverts on primary drainage channels shall be sized to accommodate a one hundred (100) year frequency rain, plus one foot of freeboard, based on the drainage area involved.

- c. Bridges and culverts on secondary drainage channels which drain one hundred sixty (160) acres or more of land shall be sized to accommodate a one hundred (100) year frequency rain, plus one foot of freeboard, based on the drainage area involved. However, a fifty (50) year frequency may be used when overflow provisions are incorporated to accommodate a one hundred (100) year frequency rain.
 - d. Bridges and culverts on secondary drainage channels which drain less than one hundred sixty (160) acres of land shall be sized to accommodate a ten (10) year frequency rain, based on the drainage area involved. Provided that all building elevation shall have one foot of freeboard above overflows of the one-hundred year storm.
 - e. Design of bridges and culverts shall be submitted to and have the approval of the Planning Commission.
- 3. Closed Storm Sewers. Closed storm sewers shall be constructed of pre-cast or pre-fabricated pipe or built in place of closed box design to serve a ten (10) year frequency rain for the drainage area involved.
 - 4. Open Paved Storm Drainage. Open paved storm drainage channels shall be approved in accordance with specifications approved by the Grove Planning and Zoning Commission. Side slopes above the paved section shall be shaped and sodded on a slope of four horizontal to one vertical or flatter. Fences capable of limiting water flow or which would prevent proper maintenance and care of the drainage facility shall not be erected below the shoulder of the sodded section. Retaining walls or other decorative elements which do not prevent necessary access for maintenance may be erected.

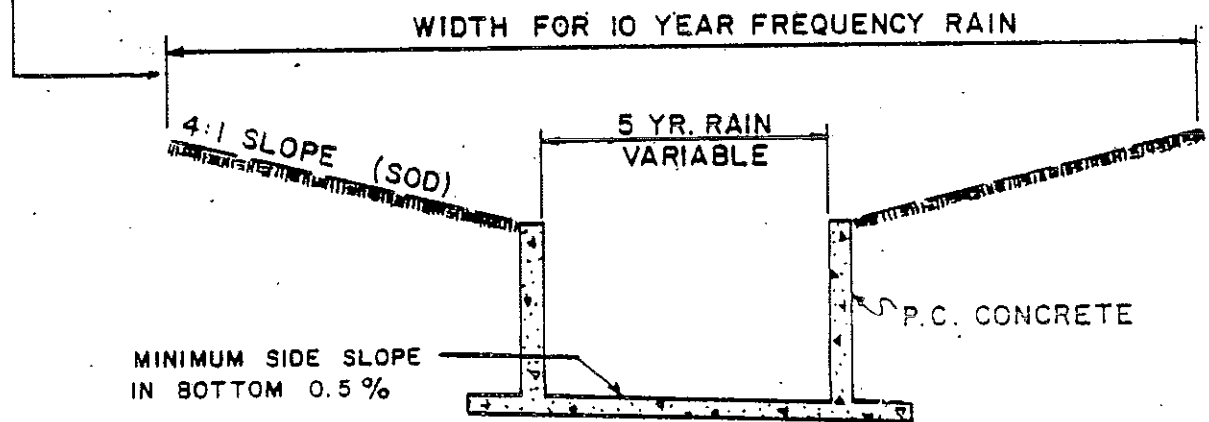
G. Drainage Channels and Storm Sewers Outside Addition Boundaries.

The Planning Commission reserves the right to require improvements, provision of drainage easements, and for provision of agreements beyond the boundaries of the addition to facilitate flow of water through the addition, and to provide continuous improvement of the overall storm sewer system.

IMPROVED DRAINAGE CHANNEL



TYPICAL SECTION - SLOPING WALLS

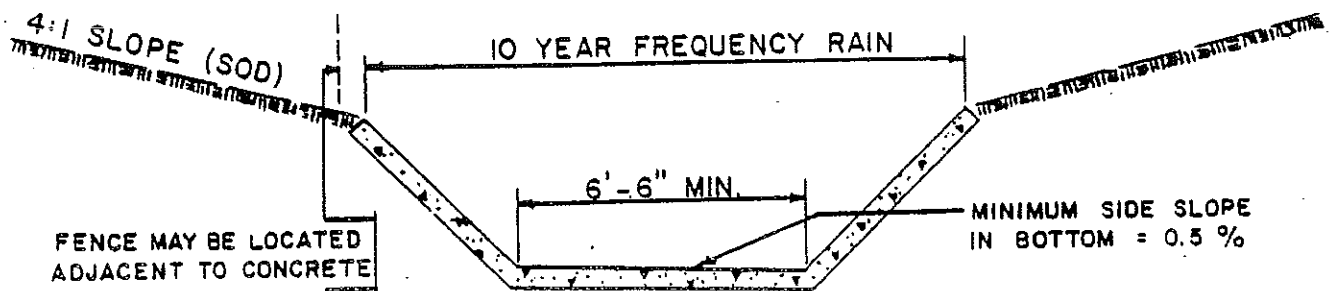


TYPICAL SECTION - STRAIGHT WALLS

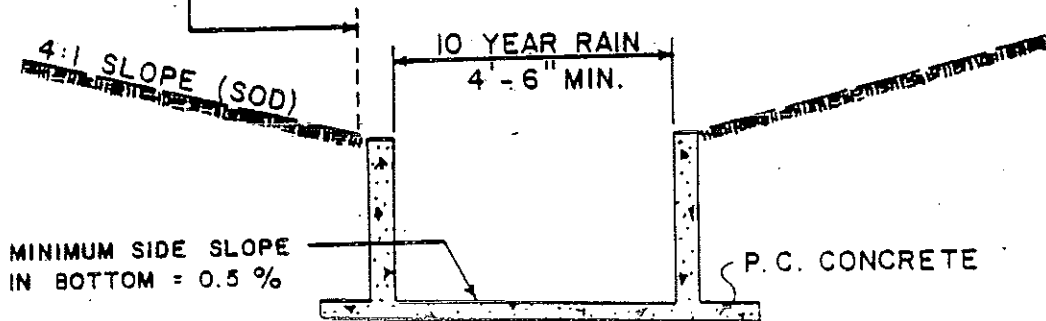
GENERAL SPECIFICATIONS

1. USE OF SLOPING WALLS OR STRAIGHT WALLS IS OPTIONAL.
2. CONSTRUCTION OF CONCRETE LINING SHALL CONFORM TO CITY SPECIFICATIONS.
3. STRAIGHT WALLS SHALL BE DESIGNED TO WITHSTAND EARTH PRESSURES.
4. SLOPING WALLS SHALL HAVE SLOPE RATIO OF 1 HORIZONTAL TO 1 VERTICAL, OR FLATTER.
5. SODDED SLOPE RATIO SHALL BE 4 HORIZONTAL TO 1 VERTICAL, OR FLATTER.
6. CONCRETE LINERS SHALL BE STRUCTURALLY DESIGNED FOR CALCULATED HYDRAULIC LOAD TO BE MINIMUM 4" - MAXIMUM 6" OF 3500 LB. CONCRETE.

IMPROVED DRAINAGE CHANNEL



TYPICAL SECTION - SLOPING WALLS

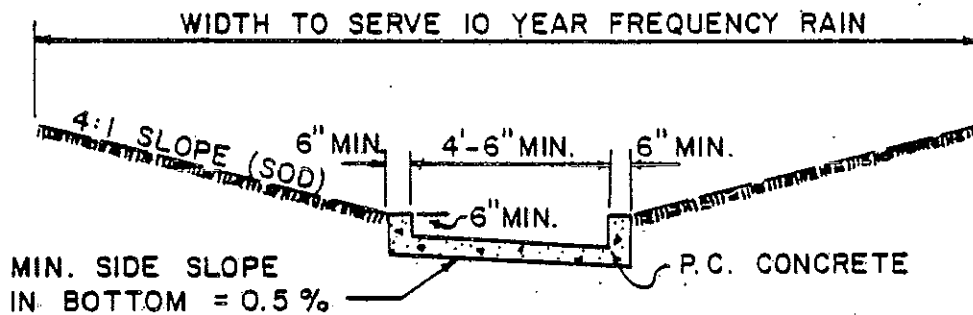


TYPICAL SECTION - STRAIGHT WALLS

GENERAL SPECIFICATIONS

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5. SODDED SLOPE RATIO SHALL BE 4 HORIZONTAL TO 1 VERTICAL OR FLATTER.
6. CONCRETE LINERS SHALL BE STRUCTURALLY DESIGNED FOR CALCULATED HYDRAULIC LOAD TO BE MINIMUM 4" - MAXIMUM 6" OF 3500 LB. CONCRETE.

IMPROVED DRAINAGE CHANNEL



TYPICAL SECTION

GENERAL SPECIFICATIONS

1. SLOPES BACK OF CURB SHALL HAVE A RATIO OF 4 HORIZONTAL TO 1 VERTICAL, OR FLATTER.
2. SLOPES SHALL BE SODDED UNIFORMLY TO PERMIT MOWING.
3. CONCRETE CONSTRUCTION SHALL CONFORM TO CITY SPECIFICATIONS.
4. THIS SECTION SHALL BE CONSTRUCTED ONLY IN THOSE LOCATIONS OUTLINED IN GENERAL POLICIES AND REQUIREMENTS.
5. CONCRETE LINERS SHALL BE STRUCTURALLY DESIGNED FOR CALCULATED HYDRAULIC LOAD TO BE MINIMUM 4" - MAXIMUM 6" OF 3500 LB. CONCRETE.

SECTION VI-7. WATER LINES.

The subdivider shall install water lines and fire hydrants, and installation shall be in accordance with the specifications governing water line construction adopted by the City of Grove or the Grove Municipal Utility Authority.

SECTION VI-8. SANITARY SEWERS.

A. The subdivider shall install sanitary sewers whenever a sanitary sewer is reasonably accessible as determined by the Planning Commission. Sanitary sewers shall be installed in accordance with the specifications governing sanitary sewer construction adopted by the City of Grove or the Grove Municipal Utility Authority.

B. Whenever a sanitary sewer is not reasonably accessible, septic tanks or other unit disposal systems may be used in accordance with the following provisions:

1. The lot sizes for residential use on which a unit disposal system is used shall not be less than:
 - a. 35,000 sq. ft. when percolation rate is 1 inch in 30 minutes or less, or
 - b. 43,560 sq. ft. when percolation rate is 1 inch in 31 to 60 minutes, or
 - c. 22,500 sq. ft. when percolation rate is 1 inch in 30 minutes or less and the lots are served by an adequate approved public water system.
2. No portion of any unit disposal system shall be located closer than twenty (20) feet to the lot line of the lot on which the system is located.
3. All unit disposal systems shall comply with the requirements of the State and County Health Departments.

C. When subdivisions contain ten (10) acres or more, the GPC may require the subdivider to install sanitary sewers, and a disposal system that is adequate to serve all of the lots within the subdivision.

SECTION VI-9. PARKS.

This article shall apply to all residential subdivision plats having a dwelling unit density of greater than one unit per acre, and/or the owners or applicants for approval thereof. All Record Plats submitted to the City from and after the effective date of these regulations shall meet the requirements of these regulations.

A. All persons, firms or corporations subdividing land under provisions of these regulations for residential purposes within the boundaries of said City shall, prior to the recording of their respective Final Plats, and subject to the other provisions listed below:

1. dedicate land to be used solely and exclusively for public park and recreation purposes, or
2. make an equivalent monetary contribution based upon a value of the land required to be dedicated, in lieu of the actual transfer of land.

Future public park and recreation sites shall be designated on the Preliminary Plat and reserved for dedication or purchase. The Secretary of the Planning Commission upon request shall inform the County Tax Assessor of the property involved, that it has been reserved for the public benefit, and shall request that it be assessed on the tax rolls at the minimum value.

B. The acreage to be contributed prior to the final approval by the City Council of any residential subdivision plat shall be determined by the following formula:

$$1 \text{ acre} \times \begin{matrix} \text{Each 1,000 persons projected} \\ \text{to occupy the fully developed} \\ \text{subdivision} \end{matrix} = \begin{matrix} \text{Amount of land to be} \\ \text{contributed} \end{matrix}$$

WHICH IS

$$.001 \text{ acres} \times \begin{matrix} \text{No. persons per} \\ \text{dwelling unit} \end{matrix} \times \begin{matrix} \text{No. dwelling units} \\ \text{projected for sub-} \\ \text{division} \end{matrix} = \begin{matrix} \text{Amount of} \\ \text{land to be} \\ \text{contributed} \end{matrix}$$

In determining the number of persons projected to occupy a subdivision the Planning Commission is authorized and directed to make such projections utilizing the following table:

<u>Zoning District</u>	<u>Number Persons Per Dwelling Unit</u>	<u>Number Dwelling Units Per Gross Acre of Subdivision</u>
RE	2.8	1 or no. of platted lots, if shown.
R-1 & LFR	2.8	3 or no. of platted lots, if shown.
R-2	2.5	6 or no. of platted lots, if shown.
R-3* & RMH	2.0	12 or no. shown on building permit application.

*Private park space provided as a part of an apartment complex may be accepted by the Planning Commission in lieu of this requirement.

The standards provided in the table above shall be used for calculating the number of persons per dwelling unit and the number of dwelling units projected for a subdivision.

If the public park land is to be required, then the amount of land determined by the above methods shall be reserved and delineated on the Preliminary Plat in an appropriate location, and the appropriate portion thereof (as determined by the above formula) shall be dedicated or conveyed to the City at the time of recording the Final Plat. Whenever a Final Plat is submitted which includes only part of the land included in a Preliminary Plat the Planning Commission and the City of Grove shall withhold approval of the Final Plat until a proportionate part of the delineated park location is either conveyed or a written surety thereof is presented.

C. If a fee in lieu of a land contribution is agreed upon, the amount of fee shall be determined at the time of Final Platting, according to the following formula:

$$\begin{array}{rcl} \text{Fair market value} & \times & \text{Amount of land required to} \\ \text{of land per acre} & & \text{be dedicated according to} \\ & & \text{this section} \end{array} = \begin{array}{r} \text{Fee in lieu} \\ \text{of land} \\ \text{dedication} \end{array}$$

The subdivider shall tender and pay over to the City a cashier's check for said fee immediately prior to recording the Final Plat.

The fair market value shall be determined by negotiations between the subdivider and the City. If negotiations have failed to reach agreement by the time the Final Plat is submitted, then within five (5) days an Appraisal Board shall be appointed to determine the fair market value, whose appraisal shall be final and binding on both parties. The Appraisal Board shall consist of three qualified real estate appraisers, one (1) selected by the City, one (1) selected by the subdivider, and one (1) selected by the chosen appraisers. The appraisers' fee shall be paid jointly by the City and the subdivider. Within ten (10) days, the Appraisal Board shall tender a report of the fair market value of the land as of the date the Appraisal Board was appointed.

D. In such case as the Council, upon the recommendation of the Planning Commission, shall determine, a subdivider may dedicate more land than would be required by the formulas herein set out and receive a written credit against future mandatory public park land dedications. Where a subdivider dedicates land against future requirements, the development which is thereby relieved of all or part of its mandatory park land dedication requirement must be in the same general areas as that served by the dedicated credit land, regardless of change in ownership thereof.

E. In the event a subdivider deviates from the approved Preliminary Plat in Final Platting or rezoned land within the Preliminary Plat which has the effect of increasing the density of population over the earlier population density estimates made under this, the subdivider shall be obligated to provide additional land or fee to compensate for the increase in population.

F. A separate fund to be deposited at the highest interest rate permitted by law to be entitled "Park Fee Fund" shall be and is hereby created and the money paid in by owners, subdividers, and applicants at final approval of subdivision plats in lieu of the dedication of land and interest thereon, shall be held in said fund in trust to be used solely and exclusively for the purpose of purchasing and/or developing public park and recreational land in the general area in which the subdivision is located.

At such time as the Council, based upon the recommendations of the Planning Commission, determines that there are sufficient funds derived from a certain area in the Park Fee Fund to purchase usable park land, the Council shall cause negotiations to be undertaken to purchase the site by mutual agreement or by condemnation proceedings.

G. Land accepted for dedication under the requirements of this Ordinance shall be conveyed by either of the following methods:

1. By dedication within the plat to be filed for record in the Office of the County Clerk of Delaware County, Oklahoma; or
2. By Warranty Deed transferring the property in fee simple to the City of Grove.

In any event, land must be free and clear of any mortgages or liens at there time of such dedication or conveyance.

SECTION VI-10. MAINTENANCE AND SUPERVISION.

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

At the time of the acceptance of subdivision improvements, the developer shall be required to post a maintenance bond for ten percent (10%) of the construction cost of the subject improvements. This bond shall be for the assurance of the servicibility of facilities installed and shall be given as an irrevocable guarantee. The term of maintenance bonds shall be one year on water and sewer improvements and two years on street and drainage improvements. These maintenance bonds shall be irrevocable. In lieu of filing the above stated maintenance bond, the Subdivider may secure and place on deposit with the City Clerk an irrevocable Letter-of-Credit written by a bank certified to do business in the State of Oklahoma. Such Letter-of-Credit shall be drawn in favor of the City of Grove and shall be irrevocable for the stated term.

*Ordinance #596
added street light responsibilities*

3/16/10

CITY OF GROVE

ORDINANCE NO. 596

AN ORDINANCE AMENDING CHAPTER VI, LAND IMPROVEMENTS, MORE PARTICULARLY SECTION VI-10 MAINTENANCE AND SUPERVISION OF THE CITY OF GROVE, OKLAHOMA SUBDIVISION REGULATIONS, TO ESTABLISH TERMS ON ACCEPTING RESPONSIBILITY OF STREET LIGHTS.

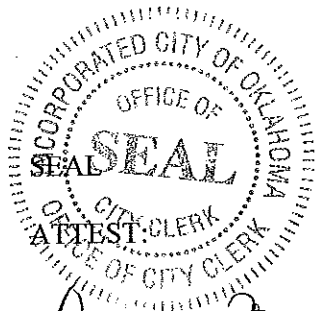
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVE, OKLAHOMA, THAT, TO-WIT:

SECTION ONE: Chapter VI Land Improvements of the Subdivision Regulations of the City of Grove, Oklahoma, more particularly, Section VI-10 Maintenance and Supervision shall be amended by adding the following:

SECTION VI-10. MAINTENANCE AND SUPERVISION

The City of Grove shall accept the responsibility for utility expenses for street lights within all Subdivisions platted after the date of this Ordinance and located within the corporate limits upon the expiration of the two-year Maintenance Bond required for street improvements. Prior to expiration of the two year maintenance bond required for street improvements, the developer shall be responsible for utility bills associated with the street lights.

PASSED AND ADOPTED by the City Council of the City of Grove, Oklahoma on the 16th day of March, 2010.



Juonne Buzzard
City Clerk

CITY OF GROVE

By: *Gary Bishop*
Gary Bishop, Mayor

CITY OF GROVE

ORDINANCE NO. 580

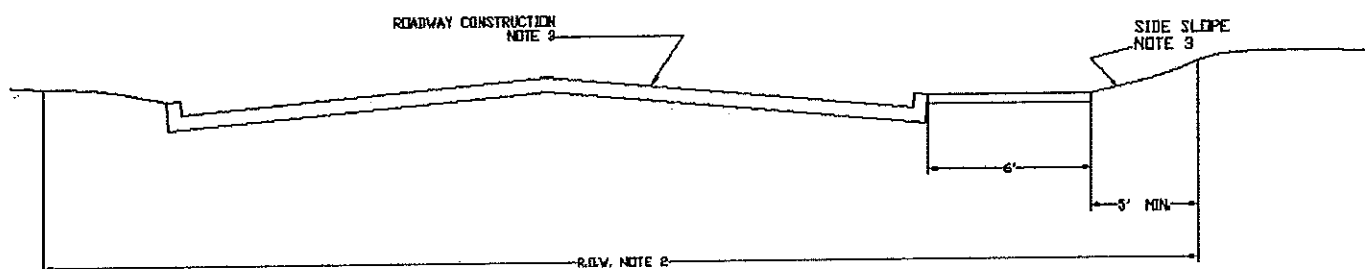
AN ORDINANCE REPEALING AND REPLACING CHAPTER VI, SECTION VI-5 STREET IMPROVEMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF GROVE, OKLAHOMA, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVE, OKLAHOMA, THAT, TO-WIT:

SECTION ONE: Part Chapter VI, Section VI-5 Street Improvements, of the City of Grove, Oklahoma, Subdivision Regulations shall be Repealed and Replaced to read in its entirety as follows:

The developer of any subdivision designed to be used for residential, commercial or industrial and or other purposes shall at developer's sole expense lay out, grade and otherwise improve all streets and driveways that are designated on the approved plat or that directly serve the subdivision in accordance with the specifications of Grove Planning and Zoning Commission and the City of Grove and in accordance with the following provisions:

STREET DEVELOPMENT STANDARDS



Average Lot Size is Less than 2 Acres.

- A. The design of an improvement of any new street intersecting with an existing state or federal highway shall be in accordance with the Oklahoma Department of Transportation, but in no case shall the standard be less than the applicable specifications of the City of Grove.
- B. Whenever a subdivision contains a major street that requires a street facility that is more costly than is required to serve the future occupants of the subdivision, the developer shall be required to pay only the portion of the cost of the major street that would equal the cost of an improvement required to serve only the subdivision, as determined by the City of Grove.
- C. Right-of-Way dimensions may vary depending upon situations and needs for construction of proper drainage and side-slopes; minimum dimensions are:
 - Section Line Roads – 100' minimum
 - Subdivision Streets – 50' minimum
- D. All Streets within the city limits of Grove shall be constructed in accordance with the 1999 Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation - Roadway Base: 6 inches of Type "A" Aggregate Base compacted

to 98% of Standard Density on a stabilized sub-grade. One Density test shall be performed every 1000 ft. or at the discretion of the City of Grove. Gradation tests shall be performed every 1000 tons. Aggregate Base shall meet the requirements of Sections 303 and 703.01 of the 1999 ODOT Standard Specifications. The Aggregate Base shall extend 1 foot beyond the width of the surfacing. Proof Rolling shall not replace Standard Density Testing.

Surfacing: 3 inches of hot asphalt Type "B" 64-22 OK the asphalt shall be compacted to 94% Standard Density +or_ 2% with a vibrating roller. The density shall be tested by using a thin lift gauge. Gradation tests shall be performed every 1000 tons. Oil Content tests shall be performed at the same increments of the gradation tests. All tests shall be performed by a State Certified Laboratory. Asphalt shall meet the requirements of Section 411.00 of the 1999 ODOT Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation.

Concrete Surfacing: Shall meet the requirements of the 1999 Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation.

All testing required per street specifications must be inspected and approved by the City of Grove and will be at the sole expense of the developer.

- E. All Streets shall meet the minimum requirements of the International Fire Code, but in no case shall the standard be less than the applicable specifications of the City of Grove.

REQUIREMENTS FOR DEAD-END STREETS			
LENGTH	WIDTH	TURNAROUNDS REQUIRED	ON-STREET PARKING
0-150'	22' minimum Without On-Street Parking	None required	Width of street shall be an additional 10' per side for On-Street Parking.
151-500'	22' minimum Without On-Street Parking	120' Hammerhead, 60' "Y" or 96' diameter cul-de-sac in accordance with the International Fire Code.	Width of street shall be an additional 10' per side for On-Street Parking.
501-750'	26' minimum Without On-Street Parking	120' Hammerhead, 60' "Y" or 96' diameter cul-de-sac in accordance with the International Fire Code.	Width of street shall be an additional 10' per side for On-Street Parking.
Over 750'	Special approval required.		

All Through Streets, Connecting Streets or Streets which are designed to and may be extended beyond seven hundred-fifty (750) feet in length shall be a minimum of twenty-six (26) feet in width, without On-Street Parking. Width of street shall be an additional ten (10) feet per side for On-Street Parking.

All Streets with a fire hydrant shall be a minimum of twenty-six (26) feet wide.

- F. All Streets shall have Concrete Curb and Gutter.
- Curb and Gutter shall be a six (6) inch mountable design with a one (1) foot gutter.
 - The Curb shall be sawed every fifteen (15) feet, and the joints shall be filled with an expandable material.
 - Concrete used for construction of Curb and Gutter shall meet the 1999 Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation.

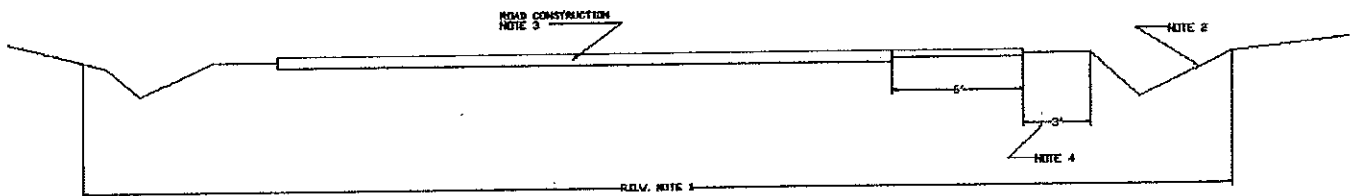
- G. Streets and Roads shall be crowned and/or sloped so as to provide adequate side drainage; as listed:

Side Slope: .5% minimum
Grade: 10% maximum
.5% minimum

Road Side Slope shall be a minimum of five (5) feet wide from Curb to property line. All Drainage must be inspected by the City of Grove, and shall meet the regulations set forth in the City of Grove Subdivision Regulations.

- H. All Streets shall have a minimum of one attached Sidewalk on either side. The Sidewalk shall be a minimum of six (6) feet wide. Sidewalks shall be four (4) inches of 3500 psi concrete that meets the 1999 Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation. Internal walking systems that connect to the arterial street would be acceptable.

COUNTRY TYPICAL STREET STANDARDS



Average Lot Size is 2 acres or more.

- A. The design of an improvement of any new street intersecting with an existing state or federal highway shall be in accordance with the Oklahoma Department of Transportation, but in no case shall the standard be less than the applicable specifications of the City of Grove.
- B. Whenever a subdivision contains a major street that requires a street facility that is more costly than is required to serve the future occupants of the subdivision, the developer shall be required to pay only the portion of the cost of the major street that would equal the cost of an improvement required to serve only the subdivision, as determined by the City of Grove.
- C. Right-of-Way dimensions may vary depending upon situations and needs for construction of proper drainage and side-slopes; minimum dimensions are:
Section Line Roads – 100' minimum
Subdivision Streets – 60' minimum
Right-of-Way must be sized to include entire ditch, both front and back slopes.
- D. All Streets within the city limits of Grove shall be constructed in accordance with the 1999 Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation - Roadway Base: 6 inches of Type "A" Aggregate Base compacted to 98% of Standard Density on a stabilized sub-grade. One Density test shall be performed every 1000 ft. or at the discretion of the Project Inspector. Gradation tests shall be performed every 1000 tons. Aggregate Base shall meet the requirements of Sections 303 and 703.01 of the 1999 ODOT Standard Specifications. The Aggregate Base shall extend 1 foot beyond the width of the surfacing. Proof Rolling shall not replace Standard Density Testing.

Surfacing: 3 inches of hot asphalt Type "B" 64-22 OK the asphalt shall be compacted to 94% Standard Density +or_ 2% with a vibrating roller. The density shall be tested by using a thin lift gauge. Gradation tests shall be performed every 1000 tons. Oil Content tests shall be performed at the same increments of the gradation tests. All tests shall be performed by a State Certified Laboratory. Asphalt shall meet the requirements of Section 411.00 of the 1999 ODOT Standard Specifications.

Concrete Surfacing: Shall meet the requirements of the 1999 Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation.

All testing required per street specifications must be inspected and approved by the City of Grove and will be at the sole expense of the developer.

- E. All Streets shall meet the minimum requirements of the International Fire Code, but in no case shall the standard be less than the applicable specifications of the City of Grove.

REQUIREMENTS FOR DEAD-END STREETS			
LENGTH	WIDTH	TURNAROUNDS REQUIRED	ON-STREET PARKING
0-150'	22' minimum Without On-Street Parking	None required	Width of street shall be an additional 10' per side for On-Street Parking.
151-500'	22' minimum Without On-Street Parking	120' Hammerhead, 60' "Y" or 96' diameter cul-de-sac in accordance with the International Fire Code.	Width of street shall be an additional 10' per side for On-Street Parking.
501-750'	26' minimum Without On-Street Parking	120' Hammerhead, 60' "Y" or 96' diameter cul-de-sac in accordance with the International Fire Code.	Width of street shall be an additional 10' per side for On-Street Parking.
Over 750'	Special approval required.		

All Through Streets, Connecting Streets or Streets which are designed to and may be extended beyond 750 feet in length shall be a minimum of twenty-six (26) feet in width, without On-Street Parking. Width of street shall be an additional ten (10) feet per side for On-Street Parking.

All Streets with a fire hydrant shall be a minimum of twenty-six (26) feet wide.

- F. Curb and Gutter is NOT required. If developer installs Curb and Gutter it shall be constructed of concrete and shall meet the following requirements:
- Curb and Gutter shall be a six (6) inch mountable design with a one (1) foot gutter.
 - The Curb shall be sawed every fifteen (15) feet, and the joints shall be filled with an expandable material.
 - Concrete used for construction of Curb and Gutter shall meet the 1999 Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation.

- G. Streets and Roads shall be crowned and/or sloped so as to provide adequate side drainage; as listed:

Side Slope: .5% per foot
 Grade: 10% maximum
 .5% minimum

Road Shoulders shall be a minimum of three (3) feet wide on each side of required roadbed construction width. All Drainage must be inspected by the City of Grove, and shall meet the regulations set forth in the City of Grove Subdivision Regulations.

- H. Construction of Sidewalks is NOT required. However, if developer constructs an attached Sidewalk on either side the Sidewalk shall be a minimum of six (6) feet wide. Sidewalks shall be four (4) inches of 3500 psi concrete that meets the 1999 Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation. Internal walking systems that connect to the arterial street would be acceptable.

DRIVEWAY STANDARDS

- A. All driveways which connect with public streets shall be constructed in accordance with the 1999 Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation.
- a. Driveways intersecting a public street shall have adequate drainage, inspected and approved by the City of Grove.
 - b. Driveways shall have either a drivable swale or a culvert pipe. The swale shall be no greater than 15:1 or 6.5%. If this criteria can not be met a culvert pipe of no less than twelve (12) inches in diameter shall be used with a culvert end treatment. The pipe shall be constructed of CGSP or HDPE.
 - c. The Culvert End Treatment shall meet the requirements set forth in Standard #CET 4S-2, and subsequent amendments.
 - d. Driveways shall be constructed of a stabilized sub-grade with 3" Type "A" Aggregate Base with adequate compaction, as determined by the City of Grove. Compaction must be inspected and approved by the City of Grove. The Aggregate Base shall be covered with 4" of 3500 psi Type "A" Concrete of 4" of Type "B" 64-22 OK Asphalt. All In-Turns shall be 6" thick for a distance of 6' from the edge of the street.
 - e. Aggregate Base shall meet the requirements of Section 303 of the 1999 ODOT Standard Specifications and subsequent amendments, thereto.
 - f. Gradation shall meet the requirements of Section 703.01 of the 1999 ODOT Standard Specifications and subsequent amendments, thereto.
 - g. Asphalt shall meet the requirements of Section 411 of the 1999 ODOT Standard Specifications and subsequent amendments, thereto.
 - h. The entire driveway area must conform to the previously listed standards from the street to the edge of the right-of-way.
 - i. Concrete Driveways shall be constructed of concrete that meets the requirements of the 1999 Standard Specifications, and subsequent amendments, thereto, as prepared by the Oklahoma State Department of Transportation.
- B. All testing required per driveway specifications must be inspected and approved by the City of Grove and will be at the sole expense of the developer.

SECTION 2 ENFORCEMENT

Street and Driveway Standards will apply only to subdivisions designed and developed after the effective date of this Ordinance.

SECTION 3 PENALTY

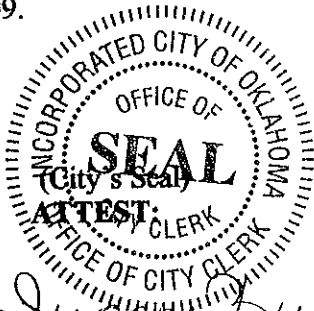
*Revised
2018
class*

Any person violating any provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished as provided in Section 1-108 GENERAL PENALTY of the City of Grove Code of Ordinances.

SECTION 4 EFFECTIVE DATE

This Ordinance shall be effective within thirty (30) days following adoption by the City Council of Grove, Oklahoma.

PASSED AND ADOPTED by the City Council of the City of Grove, Oklahoma on the 21st day of July, 2009.



[Handwritten Signature]

City Clerk
City of Grove, Oklahoma

[Handwritten Signature]

Mayor
City of Grove, Oklahoma

CITY OF GROVE STREET LIGHT POLICY & PROCEDURE

1. GENERAL

Street lights should provide a general illumination along the street. Street lights are not normally intended to illuminate the driving route (headlights are preferred), but to reveal signs and hazards outside of the headlights' beam. The primary purpose of street lights is to provide drivers with quick, accurate, and comfortable visibility at night. A major cause of accidents at night is poor visibility. Street lights aid in reducing these accidents and facilitating the traffic flow.

Citizens should realize that street lights are provided for the traffic safety, not property security. It is true that street lights do provide some amount of security in residential areas. This however, is not their primary intent and they are never installed for security reasons alone. Misuse of street lights can cause accidents, and security lighting is an entirely different type of lighting than used for automobile navigation.

All designs, plans and specifications for street light installation shall be reviewed and approved by the City. Requests for approval of designs other than the City's standard design must include calculations of average, maximum and minimum light levels; and installation, operation and maintenance costs.

Developers shall install and fund all street lights within a subdivision or commercial area at the time of construction. All street lights shall meet the City's standard design, unless otherwise approved.

Installation of additional or requested street lights is subject to location and distance between existing street lights per this policy. In addition, additional or requested street lights are subject to available funding as authorized by the City Council in the City's annual budget.

The City of Grove will pay the monthly electrical cost of street lights installed in accordance with this policy. **EXCEPTIONS:** Developers are responsible for the monthly electrical cost of street lights in new subdivisions or developments for two years after installation per Ordinance No. 596.

2. STREET LIGHTING ON RESIDENTIAL AND COLLECTOR STREETS

Street lights will be installed on Residential and Collector Streets as follows:

- At the Intersection of two constructed and accepted streets;
 - For the purpose of this policy, Intersection shall be defined as the space occupied by two streets at the point where they cross each other.
- At the end of all cul-de-sac and dead-end streets longer than 200 feet;

- At significant changes in direction of the roadway; generally defined as those where, when standing in the center of the roadway at one street light, you cannot see the next street light due to horizontal or vertical changes in the roadway.

Mid-block street lights may be allowed in residential districts provided the spacing between the lights is 300 feet or greater, and shall not exceed one light per three lots. Street light spacing in the Commercial Districts and City parks may be reduced to 200 feet or less.

In RE-1 Residential Estates Districts where the lots are a minimum of one acre, mid-block street lights will be allowed provided the spacing between the lights is 600 feet or greater.

The standard underground design for residential and collector streets shall consist of 150-175 watt high pressure sodium vapor luminaire, mounted on a 23 foot fiberglass or 30 foot wood pole.

The standard overhead design for residential and collector streets shall consist of 150-175 watt high pressure sodium vapor luminaire mounted on a 30 foot wood pole. Overhead wiring will be allowed only in areas where the existing electric service is overhead.

Existing utility poles may be used when available at the proper locations.

3. STREET LIGHTING ON ARTERIAL STREETS

The standard underground design for arterial street lights shall consist of a 250 watt high pressure sodium vapor luminaire mounted on a 23 foot fiberglass or 30 foot wood pole.

The standard overhead design for arterial streets shall consist of a 250 watt high pressure sodium vapor luminaire mounted on a 30 ft. wood pole. Overhead wiring will be allowed only in areas where the existing electrical service is overhead.

Street lights should be installed at intersections of two constructed and accepted arterial streets, and at a spacing of 300 feet along the street.

Existing utility poles may be used when at the proper locations.

Street lights shall not be installed on arterial streets in an undeveloped area.

4. EXISTING DEVELOPMENTS

When an existing neighborhood or developed area does not meet the criteria set forth in this policy, the City will arrange to have standard light poles and fixtures installed in accordance with this policy, subject to:

- A majority of the property owners within 300' of the proposed street light location petition the City for street lights;

- The property owners provide the necessary utility easements for electrical service to the light at no cost to the City;
- Property owners pay all the expenses associated with the cost of installing the street light.

EXCEPTIONS: The City will incur the expenses associated with the cost of installing street lights in existing developments if traffic studies and accident reports indicate the site is unsafe and additional street lights will improve the vehicular traffic safety and aid in facilitating traffic flow.

5. GENERAL CRITERIA

All street lighting installations shall be in accordance with design criteria approved by the City.

Existing utility poles, where available at specific locations, and overhead wiring may be used under certain circumstances, subject to approval by the City.

Developers shall furnish, at his sole expense, on a plat at a standard engineering scale, the street light design for the development. For developments scheduled to be done in phases, the developer shall submit a plat showing the total development with the master plan for the street lights.

Developers shall provide all necessary utility easements required for the street lighting system.

Developers shall pay all costs associated with the installation of light poles and fixtures.

Developers shall provide a two-year Maintenance Bond to the City for the street lights. Developer shall be responsible for the monthly utility costs to operate the street lights prior to the expiration of the two-year Maintenance Bond.

The City will not install or maintain street lights along private streets or alleys.

6. REQUEST FOR STREET LIGHTS

Under specific circumstances, on a case by case basis, certain lights may be installed where the public benefit or warrant for the light is not certain, or is shared with a significant private benefit subject to:

- A majority of the property owners within 300' of the proposed street light location petition the City for street lights;
- The property owners provide the necessary utility easements for electrical service to the lights at no cost to the City;
- Property owners pay all the expenses associated with the cost of installing the street light;

- Funding approval by City Council for monthly electrical costs to operate the street light.

7. REQUEST FOR RELOCATION OF EXISTING STREETLIGHT

All requests to relocate an existing street light shall be submitted to the electric company providing service to the street light and is subject to their approval.

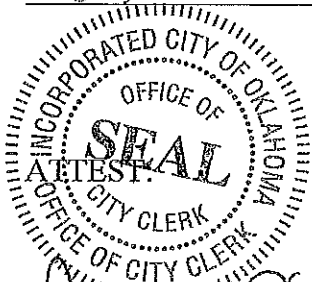
If the electric company approves relocating the street light, the street light will be relocated at the expense of the City subject to:

- A majority of the property owners within 300' of the proposed and existing street light location petition the City for the relocation;
- Traffic studies and accident reports indicate the site is unsafe and additional street lights will improve the vehicular traffic safety and aid in facilitating traffic flow;
- The property owners provide the necessary utility easements for electrical service to the light at no cost to the City;
- Funding approval by the Council;
- Individual making the street light request shall submit written approval to the City of Grove from the electric company.

If the electric company approves relocating the street light and traffic studies and accident reports indicate the site is NOT unsafe and additional street lights will NOT improve the vehicular traffic safety and aid in facilitating traffic flow the street light will be relocated subject to:

- A majority of the property owners within 300' of the proposed and existing street light location petition the City for the relocation;
- The property owners provide the necessary utility easements for electrical service to the light at no cost to the City;
- Property owners pay all the expenses associated with the cost of relocating the streetlight;
- Individual making the street light request shall submit written approval to the City of Grove from the electric company.

APPROVED AND ADOPTED BY THE CITY COUNCIL THIS 19th Day of July, 2011.



Quonne Zucc

 City Clerk

Marty Foller

 Mayor

APPENDIX A. IMPROVEMENT BONDING FORM A1 - A3
APPENDIX B. CHECK LIST FOR PRELIMINARY PLATS B1 - B2
APPENDIX C. CHECK LIST FOR FINAL PLATS C1 - C2
APPENDIX D. CERTIFICATES FOR FINAL PLATS D1 - D4

APPENDIX A

(FORM OF CERTIFICATE TO BE FURNISHED)

SUBDIVISION BOND

KNOW ALL MEN BY THESE PRESENTS:

That I, _____ as Principal and the undersigned as Surety, are held and firmly bound unto the Planning Commission and the City of Grove, in the full sum of _____ DOLLARS, (\$ _____), for the payment of which, well and truly to be made, we, and each of us, bind ourselves, our heirs, executors, administrators, successors and assigns jointly and severally, by these presents.

Dated this _____ day of _____ A.D., 19____.

The condition of this obligation are such that, WHEREAS, PRINCIPAL has submitted to the Planning Commission a Preliminary Plat for subdivision of a tract of land described as follows:

AND WHEREAS, PRINCIPAL has, pursuant to the Subdivision Regulations of the Planning Commission, elected to file this bond in lieu of actual completion of improvements and utilities in the above subdivision.

NOW THEREFORE, if the PRINCIPAL SHALL, WITHIN TWO (2) years from date of approval of the Final Plat of the subdivision, faithfully install and complete improvements and utilities in the subdivision according to requirements, approved plans, specifications and subdivision rules and regulations of the Grove Planning Commission, and pay all bills for contractors, sub-contractors, labor and materials incurred in completion thereof; and shall hold harmless and indemnify the Grove Planning Commission, the City of Grove, and Delaware County and all interested property owners against liability, loss or damage by reason of failure of PRINCIPAL to faithfully perform the conditions hereof, then this obligation shall be null and void, otherwise to remain in full force and effect. It is hereby understood and agreed that in the event that any required improvements have not been installed as provided in the Preliminary Plat, within the term of this bond, the City of Grove may thereupon declare this bond to be in default and collect the sum stated on the face of this bond for the purpose of installing such improvements. PROVIDED, however, that actions upon this bond by contractors, subcontractors, laborers, or materialmen shall be limited to six months from and after completion of the improvements and utilities above referred to.

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

Principal

Surety

Surety

ATTEST:

Secretary

BY: _____

ATTEST:

Secretary

BY: _____

STATE OF OKLAHOMA, COUNTY OF DELAWARE, SS:

I, _____ being first duly sworn on
oath say: That I am one of the sureties whose name is subscribed to the
above bond; that I am a resident, householder, and freeholder within the
State of Oklahoma and am worth the sum of _____ Dollars
(\$ _____) over and above all my just debts and liabilities,
exclusive of property exempt from execution.

Surety

Subscribed and sworn to before me this _____ day
of _____, 19____.

Notary Public

STATE OF OKLAHOMA, COUNTY OF DELAWARE, SS:

I, _____ being first duly sworn on oath say: That I am one of the sureties whose name is subscribed to be above bond; that I am a resident, householder, and freeholder within the State of Oklahoma, and am worth the sum of _____ Dollars (\$ _____) over and above all my just debts and liabilities, exclusive of property exempt from execution.

_____, Surety.

Subscribed and sworn to before me this _____ day of _____, 19 _____.

Notary Public

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

Attorney

Approved by the Grove Planning Commission this _____ day of _____ A.D., 19 _____.

Chairman

ATTEST:

Secretary

APPENDIX B

CHECK LIST FOR PRELIMINARY PLATS

Name of Proposed Subdivision: _____
 Name and address of Owner or Subdivider: _____

Name and address of Engineer preparing this Plat: _____

Please check all items below against the Preliminary Plat before submitting to the Grove Planning Commission.

	YES	NO
1. Required for submittal:		
a. Four (4) prints of the Preliminary Plat	_____	_____
b. Four (4) prints of paving, water, drainage and sanitary sewer plans.	_____	_____
c. One (1) copy of this check list.	_____	_____
2. The Preliminary Plat should show:		
a. Name of proposed subdivision and legal description	_____	_____
b. Name and address of property owner	_____	_____
c. Name and address of subdivider	_____	_____
d. Name and address of all adjacent property owners	_____	_____
e. Name and address of Engineer preparing plan and his seal	_____	_____
f. The following information relative to the land being platted and adjacent property		
(1) All existing property lines	_____	_____
(2) Section and quarter section lines	_____	_____
(3) Widths of existing R/W for streets alleys and easements	_____	_____
(4) Existing water courses and structures (Size)	_____	_____
(5) Contours at intervals not to exceed two (2) feet	_____	_____
(6) Existing buildings or other improvements	_____	_____
(7) Names of all adjacent plats and if unplatted land, note as such	_____	_____
g. The proposed location and width of:		
(1) Streets, their name and street signs	_____	_____
(2) Lots and blocks	_____	_____
(3) Alleys	_____	_____
(4) Easements and purpose	_____	_____
(5) Building lines	_____	_____
h. The paving, drainage, sanitary sewer, and grading plans may be combined with the Preliminary Plat or as a separate set of plans. They should show:		
(1) Contours at intervals not to exceed two (2) feet	_____	_____
(2) Width of all proposed street surfacing and type (Face to face curb dimensions) profiles of all proposed streets	_____	_____

- | | YES | NO |
|--|-------|-------|
| (3) Flow arrows indicating surface water on pavements | _____ | _____ |
| (4) Turning radii of all corners | _____ | _____ |
| (5) Width and type of all existing roads and road rights-of-way | _____ | _____ |
| (6) Proposed storm sewer system including all pipes, culverts, bridges, open ditches, etc. to adequately handle all storm drainage | _____ | _____ |
| (7) Location and size of proposed sanitary sewers showing all manholes, lampholes, and other structures | _____ | _____ |
| (8) The grading plan showing contours to which the land will be changed with vertical intervals of not less than two (2) feet | _____ | _____ |
| (9) Estimated total cost of all improvements | _____ | _____ |
| i. All land under one ownership contemplated for the entire eventual subdivision | _____ | _____ |
| j. North arrow, scale and date | _____ | _____ |
3. What is the proposed water supply for this subdivision?
-

4. Do the sanitary sewers connect to a Public Sewerage System? _____
 Septic Tank? _____ Other? _____
5. Does this Preliminary Plat comply with all of the Regulations for the Subdivision of land for the City of Grove? _____
6. Do this Preliminary Plat and the accompanying construction plans in your opinion meet all of the requirements of good engineering practices? _____

 Engineer Preparing Plat

(SEAL)

NOTE: If any of the above answers are "NO", give explanation below.

APPENDIX C

CHECK LIST FOR FINAL PLAT

Name of Proposed Subdivision: _____

Name and address of Owner or Subdivider: _____

Name and address of Licensed Land Surveyor preparing this Plat: _____

Please check all items below against the Final Plat before submitting to the Grove Planning Commission.

	YES	NO
1. Required for submittal:		
a. Original tracing of Plat in ink on cloth or mylar	_____	_____
b. "As built" tracing of Paving, Sanitary Sewers and Drainage Plans. Specifications for each.	_____	_____
c. Closure sheet showing boundaries of Subdivision	_____	_____
d. Two (2) copies of restrictive covenants (if separate)	_____	_____
e. One (1) copy of this check sheet	_____	_____
2. The Final Plat shall show:		
a. Name of proposed subdivision and legal description, City, County and State	_____	_____
b. Key map showing relationship to section and major streets	_____	_____
c. North arrow and scale	_____	_____
d. Certificates as follows:		
(1) Owner's Certificate and Dedication	_____	_____
(2) County Treasurer's Certificate	_____	_____
(3) Surveyor's Certificate and Seal	_____	_____
(4) Certificate for Planning Commission approval	_____	_____
(5) Certificate for acceptance of easements and public land dedications by the local governing body	_____	_____
(6) Restrictive covenants. Reference to any separate instruments filed in the Office of County Clerk including restrictive covenants, easements, etc., which directly effect the land being subdivided.	_____	_____
e. The boundary of all land included within this plat	_____	_____
f. The names and dimensions of adjacent subdivisions, its lots and blocks, unplatted land, easements, and dedicated streets	_____	_____
g. The location and description of all section corners and other permanent survey monuments in or near the tract with reference ties	_____	_____
h. Boundary monuments of adjacent subdivisions	_____	_____
i. Accurate outline and dimensions of property dedicated for public use	_____	_____
j. Names and street numbers of all lots and blocks	_____	_____
k. Lot line dimensions and descriptions of monuments in place	_____	_____

- | | YES | NO |
|---|-------|-------|
| 3. Clearly indicate all linear and angular measurements needed to locate: (Curve distances to be given as arc lengths). | | |
| a. Boundaries of the subdivision | _____ | _____ |
| b. Lots and Blocks (Show all angles unless perpendicular or radial to center line of streets). | _____ | _____ |
| c. Alleys | _____ | _____ |
| d. Easements and reserves | _____ | _____ |
| e. Building lines | _____ | _____ |
| f. Streets | | |
| (1) Center line measurement to indicate intersections | _____ | _____ |
| (2) Center line curve data (Central angle, radius, tangents) | _____ | _____ |
| (3) Curve data for all other curves not parallel to center line of street | _____ | _____ |
| (4) All PCs and PTs clearly marked on plat and monumented on ground | _____ | _____ |
| 4. Paving "As Built" Plans shall show: | | |
| a. Plan of proposed street giving necessary curve data, radius of returns, locations of storm drains, etc. | _____ | _____ |
| b. Profile or spot elevations giving all grades for construction of street pavement, drainage facilities, and alleys | _____ | _____ |
| c. All necessary typical sections, special details, etc., relating to construction of pavement, storm sewer inlets, pipes, culverts, paved channels, etc. | _____ | _____ |
| d. All hydraulic design computations | _____ | _____ |
| 5. Sanitary "As Built" Sewer Plans: | | |
| a. Plans showing location relative to property lines, easements, etc. | _____ | _____ |
| b. Profiles, details of manholes, lampholes and any special structures | _____ | _____ |
| c. Plans and profiles shall conform to requirements of Oklahoma State Health Department | _____ | _____ |
| 6. Does this Final Plat comply with all the regulations for the Subdivision of Land for the Grove Planning Commission? | _____ | _____ |
| 7. Does this plat and the accompanying "As Built" construction plans in your opinion meet all the requirements of good engineering practices? | _____ | _____ |

Registered Professional Engineer
or Licensed Land Surveyor

(SEAL)

NOTE: If any of the above answers are "NO", give explanation below.

APPENDIX D

(TO APPEAR ON ALL FINAL PLATS)

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That _____, being the sole owner in fee simple of the following described real property to wit:

We hereby offer for dedication to the public use all streets and avenues, parks and public facilities, and easements as shown on the annexed plat of _____ to _____. The transaction of this irrevocable offer of dedication shall be consummated upon the execution of the Certificate for Acceptance of Dedication. For the purpose of providing an orderly development of _____, do hereby provide restrictive covenants filed in Book _____, Page _____, of the records in the office of the County Clerk, Delaware County, Oklahoma.

In witness whereof, _____, has caused these presents to be signed this _____ day of _____, 19____.

(Title)

(Title)

STATE OF OKLAHOMA)
COUNTY OF DELAWARE) SS:

Subscribed and sworn to before me this _____ day of _____,
19 _____.

Notary Public

(SEAL)

My Commission Expires:

(TO APPEAR ON ALL FINAL PLATS)

ACCEPTANCE OF DEDICATION BY _____: Be it
resolved by _____, that the dedications shown
on the attached plat of

_____ are hereby accepted.

Adopted by the _____ this _____
day of _____, 19 ____.

ATTEST:

Clerk

(TO APPEAR ON ALL FINAL PLATS.
WHERE SEPTIC TANKS ARE TO BE USED)

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

and that this test shows that soil to be sufficiently porous to permit septic
tanks for each lot shown on the plat. I further certify that the Oklahoma
State Health Department has approved the sewer provisions of this subdivision.

Signature

SEAL

(TO APPEAR ON ALL FINAL PLATS)

LICENSED LAND SURVEYOR'S CERTIFICATE

I, _____, a Licensed Land Surveyor in the State of Oklahoma, certify that I have made a careful and accurate survey of the foregoing described property designated _____, and that the above foregoing plat is correct representation of said survey and that iron pins have been placed on all lot corners.

Witness my hand and seal this _____ day of _____, 19____.

(SEAL)

Subscribed and sworn before me this _____ day of _____, 19____.

Notary Public

(SEAL)

My Commission Expires:

(TO APPEAR AS NEEDED ON ALL FINAL PLATS
OF LAND SUBJECT TO MORTGAGES, LIENS, ETC.)

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

Witness my hand this _____ day of _____, 19____.

Signature

(Acknowledgement)

(TO APPEAR ON ALL FINAL PLATS)

COUNTY TREASURER'S CERTIFICATE: I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Delaware County, State of Oklahoma. That the tax records of said County shown all taxes are paid for the year _____ and prior years on the land shown on the annexed plat of _____ Addition in Delaware County, Oklahoma.

In witness whereof, I have executed this instrument at _____, Oklahoma, on this _____ day of _____, 19____.

County Treasurer