

Section 600 Requirements for Improvements

601 Installation, Inspection and Testing of Improvements

601.01 General

Following the approval of the final construction plans, and prior to the final plat approval, the subdivider shall complete all required improvements in a manner satisfactory to the County, and said improvements shall be free and clear of all liens, claims, and encumbrances.

601.02 Construction of Improvements

All construction shall be in accordance with the details provided in the construction plans, with the Wagoner County Standards and Specifications and with the Oklahoma Department of Transportation Standard Details and Specifications.

Should any deviations be encountered in the “as built” conditions or other basis of the approved design, modifications and reconstruction may be required.

601.03 Inspection of Improvements

All roadways, drainage and other County improvements are subject to inspection during construction at any time. The contractor shall be responsible to provide adequate notification to the County Inspector to allow for inspection of the improvements. Failure to provide adequate notice for inspection or failure to meet the Standards in these Subdivision Regulations may result in rejection of the improvements by the County and the owner / developer may be subject to a fee in accordance with section 113.

Installation of all utility crossings across County roadways shall be coordinated with and inspected by a County Inspector prior to acceptance of the roadway.

601.04 Material Testing Requirements

The roadway contractor is responsible for testing costs and shall provide the County with compaction test results and Plasticity Index (P.I.) testing and locations to be determined by the County Road Foreman and/or County Engineer. The contractor shall utilize an approved testing lab and coordinate all testing. A copy of the approved testing lab list may be obtained from the County Engineer’s office.

- a) All roadways shall be compacted to a minimum of ninety five percent (95%) standard proctor density I.A.W. ASTM-D698.

- b) Sub-grade shall be constructed of material with a P.I. of less than ten (10). Sub-grade with a P.I. greater than ten (10) shall be modified with lime or in accordance with the project's geotechnical report, refer to section 502.11 Paving Materials and Street Design. Sub-grade shall be inspected, have acceptable P.I. results, and accepted density reports submitted and approved by the County prior to placement of any base or sub-base materials.
- c) Base and sub-base materials shall have acceptable P.I. and compaction testing results prior to the placement of further paving materials.
- d) Other material testing may be required as determined by the County Engineer.
- e) Testing frequency shall meet the following at a minimum, or as directed by the County Engineer, County Inspector, and/or the County Road Foreman:
 - i. Compaction – One (1) every two hundred (200) linear feet of street for sub-grade and aggregate base. Fill and trench backfill shall have compaction testing per specifications or as required by inspector to ensure compaction greater than (>) ninety five percent (95%) standard proctor density.
 - ii. Plasticity Index (P.I.) – Test shall be conducted at locations not separated by a distance greater than five hundred (500) feet, or as required by inspector for sub-grade to ensure P.I. is less than ten (10).
 - iii. Asphalt – Minimum of three (3) cut cored specimens of placed materials to determine final thickness and density testing. Target density is ninety four percent (94%) of Maximum Theoretical Specific Gravity and the acceptable density range is eighty eight point one to ninety seven percent (88.1% - 97%). Temperature of asphalt may be required to be monitored to insure conformance with specification requirement.

602 Maintenance Guarantee

Prior to acceptance of the subdivision improvements by the Board of County Commissioners, the subdivider shall obtain a maintenance surety for the improvements. The guarantee shall cover roadway improvements (including but not limited to sub-grade, sub-base, base, surface material, borrow ditches, roadway culverts and end treatments), detention and drainage facilities.

The surety shall be in the form of the following:

- a) A maintenance bond, based on T-bills, from a surety bonding company authorized to do business in the State of Oklahoma.
- b) Upon approval by the District Attorney and Board of County Commissioners, an irrevocable letter of credit from a financial institution regulated by the State Banking Department or United States Treasury Department.

The maintenance guarantee shall be effective on the date of acceptance of the improvements by the County in the amount of fifty percent (50%) of the actual cost of the roadway improvements (including but not limited to sub-grade, sub-base, base, surface material, borrow ditches, culverts and end treatments), detention and drainage facilities. The duration of the bond shall be for a period not less than three (3) years.

603 Completion and Acceptance of Public Improvements

At such time as the subdivider has completed the installation and construction of all required public utilities and improvements, the subdivider may apply for acceptance of all such improvements by the County or appropriate utility provider.

The individual or legal entity responsible for causing a public improvement to be constructed shall make written request through the Planning Department of all such public improvements to be accepted by the County. Upon receipt of such notice, the Planning Department, Engineering Department and the County Commissioners or their designee shall make a final inspection to determine whether or not the work is completed in compliance with the approved plans and specifications.

Upon receipt of the written recommendations and findings of the Planning Department and Engineering Department, the Board of County Commissioners may accept such improvements upon the finding that said improvements meet the requirements of these Regulations and all other conditions of approval have been satisfied (submission of maintenance bonds, etc.)

604 Maintenance of Improvements

Public improvements to be maintained by the County must be accepted as required by these subdivision regulations.

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

All lots, reserve areas and detention facilities shall be maintained (mowing and necessary maintenance) by the Subdivider of the respective subdivision. A Homeowners Association shall be formed to assume the maintenance responsibilities of the public detention facilities, reserve and common areas at a later date. Grass height within said facilities shall not exceed twenty-four (24) inches and/or shall be mowed every four (4) weeks. Non compliance shall be considered a violation of the Wagoner County Ordinances and shall be checked by Code Enforcement.

605 Time Limits

All improvements shall be completed and the final plat approved within a period of time not to exceed two (2) years from the date of approval of the preliminary plat by the Board of County Commissioners. The Board of County Commissioners shall have the power to extend that deadline one year when necessary, and where the subdivider can present valid reason for such extension.

606 Vacated Plats

Vacation of the plat as provided by Oklahoma State Statutes shall remove the obligation to construct such improvements.

607 Building Permits

607.01 Plat Completion Requirement

Building permits shall not be issued for a plat until all improvements have been approved and accepted by the County.

607.02 Residential Building Permit Requirements

Permit applications shall meet the requirements of the Planning Director's office and shall include a site plan with:

- a) Location of all easements and existing utilities.
- b) Set-back lines.
- c) 100 year flood plain boundaries (if located on or adjacent to the property).
- d) Location and elevations of proposed and existing structures.
- e) Property drainage patterns
- f) Proposed driveway material, location, dimensions and radii with culvert information (if applicable).
- g) Sidewalk location if streets are curb and gutter.

The Planning Director may require additional items or waive individual items of these site requirements as applicable.

607.03 Commercial and Industrial Building Permit Requirements

Permit applications shall meet the requirements of the Planning Director's office and shall include a site plan and the following information:

- a) Property zoning information, land coverage, setback and parking requirements.
- b) Grading plan with existing and proposed drainage patterns.
- c) The one hundred (100) year floodplain boundaries (if applicable).
- d) Drainage report including documentation showing no net increase in post development flow rate and no adverse impact to adjacent properties.
- e) Location of all easements, existing utilities, pipelines and other relevant property information.
- f) Location and elevation of structure(s), existing and proposed.
- g) Fire lane locations.

- h) Copy of Notice of Intent.
- i) Proposed fence and screening fence location(s).
- j) Sidewalk location if streets are curb and gutter.
- k) Location of proposed business signs.
- l) Storm Water Pollution Prevention Plan (SWP3).
- m) Any additional information required by the Planning Director.

Documentation should be provided for the reason(s) any items are not included.