

~~t.s.~~ STREET JOGS. Street jogs with the centerline offsets of less than 125 feet for minor streets or less than 150 feet for streets intersecting collector or arterial streets shall be avoided.

~~u.f.~~ CUL-DE-SAC STREETS. Cul-de-sacs, designed to be permanent, should not be longer than 550 feet and shall be provided at the closed end with a turnaround having an outside right-of-way diameter of at least 100 feet and a paved radius of not less than forty (40) feet; provided that the Planning Commission may expressly grant permission for the developers to design for the construction of longer cul-de-sacs. The length of the cul-de-sac shall be measured from the centerline of the intersecting street to the radius point of the cul-de-sac.

~~v.u.~~ MINOR STREETS. Minor streets shall be so laid out that their use by through traffic will be discouraged.

~~w.v.~~ STREET RIGHT-OF-WAY WIDTHS. Street right-of-way widths shall be in accordance with the provisions and requirements set forth in the Engineering Design Criteria Manual. **(Ord No. 3169, adopted 8-16-11)**

~~x.w.~~ INTERSECTIONS. The intersection of more than two (2) streets at one point shall be avoided, except where it is impractical to secure a proper street system otherwise. Streets shall intersect one another in accordance with the provisions and requirements set forth in the Engineering Design Criteria manual. "T" intersections (three-way) are encouraged for all streets except arterials and highways. Minor streets with a four-way intersection should be discouraged. Instead, consideration should be given to having a traffic calming device at the intersection. Property line corners at intersections involving arterial streets shall be clipped by an angle of forty-five degrees (45°) at a distance of at least 25 feet along each street frontage.

4.2 EASEMENTS AND SETBACKS

- a. BUILDING AND STRUCTURE SETBACKS FROM ALL HIGH PRESSURE PIPELINES. All residences, buildings, and other habitable structures shall be set back a minimum of fifty (50) feet from all high pressure pipelines, which pipelines are under the regulatory jurisdiction of the United States Department of Transportation **and are greater than eight (8) inches in diameter**. In cases where an existing pipeline has been abandoned and/or removed, and the property owner and the pipeline company have provided necessary documentation, the building line setback from the pipeline can be reduced as necessary to facilitate the project.
- b. UTILITY EASEMENTS. Easements with a width of eleven (11) feet shall be provided on each side of all rear lot lines and along certain side lot lines when necessary for public utilities. Easements with a width of 17.5 feet shall be provided around the perimeter of the subdivision. TAC may recommend modifications to these requirements.
- c. OVERLAND DRAINAGE EASEMENTS. Where a subdivision is traversed by a water course, either improved or natural, there shall be provided an overland drainage easement containing the contours of Floodplains and smaller watercourses.
- d. STORM SEWER EASEMENTS, SEWER LINE EASEMENTS, and WATERLINE EASEMENTS. When a subdivision is designed with easements reserved solely for installation, operation, and maintenance of these individual public utilities, they shall be labeled as such on the final plat.
- e. DETENTION EASEMENTS. When a subdivision contains a stormwater detention facility, it shall be contained within a detention easement.
- f. LANDSCAPE/FENCE EASEMENT. When a subdivision contains a specified area to be used for the purpose of planting and maintaining trees, shrubs, and/or fencing along an arterial as a part of the City of Broken Arrow Zoning Ordinance, it shall be contained within a landscape/fence easement.
- g. MUTUAL ACCESS EASEMENTS. When a subdivision contains an area designed for the purpose of constructing a paved drive for ingress and egress over, through and across multiple tracts, it shall be