



## SECTION 800: SUBDIVISION CONSTRUCTION STANDARDS

### Section 801—Construction of Required Subdivision Improvements:

Construction of any required subdivision improvements, including infrastructure and facilities, necessary to meet the requirements of this Ordinance, and any requirements required by the Council for final subdivision approval, shall comply with the City Construction Standards and Design Specifications, as established by the Council.

### Section 802—Pre-construction Meeting for Public Improvements:

Following the recording of the final subdivision plat in the office of the Sevier County Recorder, the Applicant(s) may proceed with construction of the approved subdivision. A pre-construction meeting shall be held, as directed by the City Engineer, prior to the installation of any public improvements. No improvements shall be installed until their locations have been approved the City Engineer. Water mains, sewer lines, laterals, drainage facilities, fire hydrants shall be installed and tested prior to any road surfacing and the installation of road base.

### Section 803—Subdivision Construction and Improvement Inspections:

The City Engineer shall inspect or cause to be inspected all public improvements and facilities, including, but not limited to, all water supply and sewage disposal systems in the course of construction, all streets and roads, all drainage and flood control facilities, all fire hydrants, and all other subdivision improvements and facilities. Excavations for fire hydrants and water and sewer mains and laterals, drainage and flood control facilities shall not be covered or backfilled until such installations has been approved by the City Engineer. If any such installation is covered before being inspected, it shall be uncovered after notice to uncover has been issued to the responsible person by the City Engineer.

### Section 804—General Construction Standards:

1. The design of a development shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil, and trees.
2. Land subject to hazardous conditions such as slides, mud flow, rock falls, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods, and polluted or non-

potable water supply shall be identified and shall not be developed until the hazards have been eliminated or will be eliminated by the development and construction plans.

#### Section 805—Lots:

1. No single lot shall be divided by a municipal or county boundary line.
2. A lot shall not be divided by a road, alley, or other lot.
3. No wedge-shaped lot shall be less than 30 feet in width at the front property line, or the lot frontage required in the zoning district, whichever is larger.
4. Side lot lines shall be at right angles or radial to street lines, except where justified by the developer and approved by the Commission.
5. All residential lots in developments shall front on a public street, or on a private street approved by the Commission and the Council of the City. Required frontage shall not be considered to be provided if vehicular access across the street-line is prohibited. Double frontage lots are prohibited unless approved by the Commission for reasons of topography.
6. Corner lots shall be a minimum of twenty (20) percent larger than the minimum lot size required by the zoning district to provide for the same quality and size of building area as interior lots necessary to accommodate the increased setbacks and yard requirements that apply to corner lots within a subdivision.
7. A flag lot, developed on the interior of a block, shall have the minimum square feet required by the zoning district for a legal lot. The flag lot shall have a 20-foot access to a public street and shall have a paved driveway of asphalt or concrete with a minimum width of 12 feet. Any dwelling constructed on a flag lot shall require the installation of a fire sprinkler system as approved by the city.

#### Section 806—Street Requirements:

1. The street layout shall conform to the General Plan of the City.
2. Minor streets shall be laid out to discourage through traffic.
3. Stub streets shall be provided where needed to connect to adjacent undeveloped land and new streets must be provided where needed to connect to existing stub streets in adjacent developments. Not more than 6 lots shall front on a stub street, except where a temporary cul-de-sac turnaround is provided. Intersections of minor streets with major streets shall be kept to the minimum.

4. Minimum right-of-way widths for public streets shall be determined by resolution of the Council for various categories of streets, but shall in no case be less than the following:

STREET CATEGORY. . . . . MINIMUM ROW

- a. Arterial . . . . . 100 feet
- b. Major Street . . . . . 80 feet
- c. Collector Street . . . . . 66 feet
- d. Local (minor) Street . . . . . 60 feet

5. Minimum right-of-way widths for private streets shall be the same as for public streets of the same use category, unless a different width is approved in a planned unit development. The appropriate use category for a private street shall be determined by the Commission before a building or use permit is approved along such private street. Public streets shall have roadway widths as adopted by resolutions of the Council, but shall in no case be less than the following:

STREET CATEGORY. . . . . MINIMUM ROW

- a. Arterial . . . . . 75 feet
- b. Major Street . . . . . 55 feet
- c. Collector Street . . . . . 35 feet
- d. Local (minor) Street or Frontage Road . . . . 35 feet

6. Minimum roadway widths for private streets shall be the same as for public streets of the same use category, unless a different width is approved in a planned unit development.

7. Where no curbs are required to be installed, a minimum of 6 foot shoulders shall be provided on each side of the street, not to exceed a 2:1 slope.

8. No half-streets are permitted unless approved by the Commission and Council.

9. Permanent cul-de-sac streets serving no more than 15 lots, and not more than 450 feet long, whichever is more restrictive, may be permitted. The length of the cul-de-sac shall be measured from the center of the intersecting street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred feet (100') in diameter. If surface water drainage is into the turnaround, due to the grade of the street, necessary catch basins and drainage easements shall be provided. Where a street is designed to remain only temporarily as a dead end street, an adequate temporary turning area shall be

provided at the dead end to remain and be available for public use so long as the dead end condition exists.

10. No more than 4 streets shall enter an intersection.

11. Streets shall intersect at 90 degrees, except where otherwise approved as necessary by the Commission.

12. The center lines of 2 subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the center lines shall be offset at least 150 feet.

13. **Street Names.** Streets shall be numbered based on the adopted grid system. All streets aligned with the City's grid system shall be numbered, except diagonal streets may also be named, but numeric names shall also be assigned according to the grid system. Both numeric and street names shall be placed upon the final plat and in the public record for all public uses and intents.

14. **Curvature and Alignment.** To ensure adequate sight distances, street roadway line connections shall be made by horizontal curves. The minimum center lines radii for minor streets shall be one hundred 150 feet and of all other streets shall be 300 feet. On collector and major streets a minimum tangent of 100 feet shall be required between a curve and street intersection; a minimum tangent of 100 feet shall be required between reverse curves. Vertical curves shall be used at all changes of grades exceeding one percent and shall be designed to provide minimum sight distances of 200 feet for minor streets and 300 feet for all other streets, except that vertical curves for major streets shall be as determined by the current specifications of the Utah State Department of Transportation.

15. **Frontage on Major Highways.** Where a residential development abuts a major highway, frontage roads may be required.

16. **Roadbed Construction Standards for Paved Roadways for Public Streets.**

Minimum roadbed grading and paving for minor, collector, and major streets shall be established by the Council. Reduction of such roadway grading and paving may be approved by the Commission and Council for one-way streets, mountain developments, or other justifiable design or topographical reasons.

17. **Street Grades.** All street grades shall be designed as follows:

Major and collector streets shall be limited to a maximum grade of 10%. Sustained grades shall be limited to 7%. Minor streets shall be limited to a maximum grade of 12%. Sustained grades shall be limited to 9%. Cul-de-sacs with a negative grade (if negative grade is permitted) progressing toward the turnaround shall be limited to a maximum grade of 6% and have adequate easement for drainage. All cul-de-sacs shall terminate with a grade not to exceed 3% for the last 100 feet of traveled surface. Street intersections shall have a vertical alignment such that the grade shall not exceed 3% for a minimum distance of 50 feet each way from the centerline of the intersection.

Maximum grades shall be approved only when accompanied by changes to a lesser grade, and where length of that portion of that road at maximum grade is less than 600 feet. All change in vertical alignment shall be made by vertical curves with minimum length of 50 feet for local (minor) streets and 100 feet for collector and major streets. Streets in mountainous terrain shall be designed at less than maximum allowable grade in order that they can be safely negotiated and that snow can be removed during winter.

**18. Sidewalks, Curbs, and Gutters.** Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public, unless approved otherwise by the Commission and Council. Sidewalks, curbs and gutters may be required by the Council on existing streets bordering the development.

**19. Block Standards:** Block length shall be reasonable as approved by the Planning Commission, and in total design shall provide for convenient access and circulation for emergency vehicles.

**20. Pedestrian Cross-walks.** Where blocks exceed 1,000 feet in length, pedestrian rights-of-way of not less than 10 feet in width may be required by the Commission through blocks where needed for adequate pedestrian circulation. Walk improvements (paving) of not less than .5 feet in width shall be placed within the rights-of-way, when required by the Commission.

#### Section 807—Lot Size Standards:

All lots shall conform to area requirements of any existing zoning regulations. Where no zoning regulations are in effect, density standards or minimum lot size requirements may be specified by the Commission.

**1. Easement Standards.** Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 1.5 feet, apportioned equally in abutting properties (7.5feet each lot). Where front-line easements are required, a minimum of 7 feet shall be allocated as a utility easement. Perimeter easements shall be not less than 15 feet in width, extending throughout the peripheral area of the development, if required by the Commission.

All easements shall be designed so, as to provide efficient installation of utilities or street planting. Special guying easements at corners may be required if any utilities are to be overhead. Public utility installations shall be so located as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.

**2. Utilities to be Underground.** Unless the Commission and Council determine; upon application by the developer, and recommendation of the City's Engineer, that it is not feasible to do so, all power lines, telephone lines, and other normally overhead utility lines shall be placed underground by the developer. All underground utilities specified in this

section shall be installed prior to the installation of road base, surfacing, curbs, gutters, and sidewalks. Underground utilities shall be installed only after streets have been rough graded to a line and grade approved by the City Engineer. If underground utilities are not installed prior to street surfacing, sleeves shall be required.

#### Section 808—Alleys:

The Commission may approve service access to the interior of blocks where deemed to be in the public interest, in which case such alleys must be indicated in the Preliminary Design Plans and on the Final Plat.

#### Section 809—Sanitary Sewer Disposal General Requirements:

Except as otherwise provided below, the developer shall provide, or have provided, a piped sanitary sewer system to the property line of every lot in the development. The sanitary sewer system shall meet the minimum standards and requirements of the City, Sanitary Sewer Authority, and the Sevier County Health Department.

1. Septic tanks and or sealed vaults may be approved only when an existing sanitary sewer system is more than 1 mile from the boundary of the development and shall be disapproved in any case unless approved in writing by the Building Official and the Health Department. In order to determine the adequacy of the soil involved to properly absorb sewage effluent and to determine the minimum lot area required for such installations, an interpretive map based on the National Cooperative Soil Survey showing the suitability of the soil for septic tank fields or pits shall be submitted, along with the results of percolation tests. The results of these data will be reviewed by the Health Department and the Building Official, in addition to any other information available to them, for recommendations to the Commission. The following requirements shall be met:
2. Land made, altered, or filled with non-earth materials within the last 10 years shall not be divided into building sites which are to be served by soil absorption waste disposal systems.
3. Each developed lot to be served by an on-site soil absorption sewerage disposal system shall contain an adequate site for such system. An adequate site requires a minimum depth of 8 feet from the surface of the ground to impermeable bedrock, and a minimum depth of 6 feet from the surface of the ground to the groundwater surface (based on annual high water level). Each site must also be at least 1,500 feet from any shallow water supply well and 100 feet from any stream or water course, and at least 200 feet from any major live stream; and at least 10 feet from any dwelling or property line.

4. Soils having a percolation rate slower than or faster than standards allowed by the Building Official or the Health Department shall not be divided into building sites to be served by soil absorption sewage disposal systems.

5. Land rated as having severe limitations for septic tank absorption fields as defined by the local county soil survey, U.S. Department of Agriculture, Soil Conservation Service shall not be divided into building sites to be serviced by soil absorption sewage disposal systems unless each such building site contains not less than 20,000 square feet of other soils rated suitable for building construction and installation of an on-site soils absorption sewage disposal system.

6. Other applicable standards adopted by the Council, and, local and State Division of Health.

#### Section 810—Sanitary Sewer Mains, Laterals, and House Connections-Future:

Where local, county and regional master plans indicate that construction or extension of sanitary sewers may serve the development area within a reasonable time—the Planning Commission may require the installation and capping of sanitary sewer mains and house connections by the developer, in addition to the installation of temporary individual on lot sanitary disposal systems by the developer or lot purchaser. Whenever individual on lot sanitary sewage disposal systems are proposed, the developer shall either install such facilities or require by deed restrictions or otherwise as a condition of the sale of each lot or parcel within such development that on-lot sanitary sewage disposal facilities be installed by the purchaser of said lot at the time the principal building is constructed, and no building permit shall be issued until such installation is assured. In all other cases, sanitary disposal facilities for sewage shall be provided for every lot or parcel by a complete community or public sanitary system. All sewer mains shall be a minimum of 8 inches in diameter.

1. Test Procedures. Test of sanitary sewer mains, laterals, and house connections shall be conducted in accordance with local and State health requirements.

2. Water insufficient quantity to be obligation of Developer. The procurement of water, whether by purchase of water rights, water shares, exchange, or service agreement, shall be the responsibility of the developer; and the water shall be provided for the use of the development in an amount sufficient to meet minimum flows of 250 gallon per person per day plus outside irrigation and minimum static pressures of 50 pounds per square inch (psi), unless it can be proved to the Commission that a lesser amount is adequate.

However, in no event shall the quantity of water provided by the developer be less than that required to meet fire flow standards as established by the Fire Department and the Council, and the Council shall be given first right of refusal to purchase any excess water formerly used on the land. Fire hydrants shall be installed at locations determined by the City Water Department, City Engineer, and City Fire Department. Fire hydrants shall be governed by the requirements of the adopted Fire Codes.

### Section 811—Culinary Water System:

The culinary water delivery system shall extend to the property line of every lot and shall be capable of delivering the flows and pressures as required. All water mains shall be a minimum of 8 inches in diameter.

### Section 812—Irrigation Systems (Including Drainage Facilities):

1. Where an existing irrigation system consisting of open ditches is located on or adjacent to or within 100 feet of a proposed development, complete plans for relocation, piping, covering or other safety precautions shall be submitted with an application for preliminary approval of a plat.
2. In all developments in which the smallest lot is less than one acre, all irrigation systems shall be underground.
3. All pressure irrigation systems in or within 100 feet of a proposed development shall be identified and otherwise color coded as to pipe and valve color to meet State standards and regulations.
4. **Permit Required.** A permit shall be required prior to the construction of any development.

### Section 813—Drainage and Flood Plains:

1. Complete drainage systems for the entire development area shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work, and shall be shown graphically. All existing drainage features which are to be incorporated in the design shall be so identified. If the Final Plat is to be presented in sections, a general drainage plan for the entire area shall be presented with the first section, and appropriate development stages for the drainage system for each section indicated. All drainage plans shall meet adopted flood control standards and limit run-off to a maximum of 0.2 second feet per acre. The drainage and flood plain systems shall be designed to:
  - a. Permit the unimpeded flow of natural water courses.
  - b. Ensure adequate drainage of all low points.
  - c. Ensure applications of the following regulations regarding development in designated flood plains.
  - d. Construction of buildings shall not be permitted in a designated floodway with a return frequency more often than a 100-year storm.
  - e. Building construction may occur in that portion of the designated flood plain where the return frequency is between a 100-year and a maximum probable storm provided all usable floor space is constructed above the designated maximum probable flood level.

2. Where flow velocities in a flood plain are generally determined to be under 5 feet per second and maximum flood depth will not exceed 3 feet, such uses as cultivated agriculture, nurseries, parks and recreation facilities and accessory parking maybe permitted.
3. Any use of land is prohibited where flooding would create a public health hazard or problem: This includes shallow wells, non-cased deep wells, sanitary landfills, septic tank and on-lot sewage disposal systems, water treatment plants, and also sewage disposal systems not completely protected from inundation. Any contemplated flood plain encroachment or channeling shall be thoroughly analyzed and its effect on stream flow determined before such encroachment is undertaken. Any construction, dumping, and filling operations in a designated floodway constitute an encroachment and must be approved by the Commission before accomplishment.
4. No lot one acre or less in area shall include any portion of a 100 year flood plain when computing the size of the lot. All lots containing more than one acre shall contain not less than 40,000 square feet of land which is at an elevation at least 2 feet above the elevation of the 100 year recurrence interval flood, or, where such data is not available, 5 feet above the elevation of the maximum flood of record.
5. The drainage basin as a whole shall accommodate not only runoff from the development area but also, where applicable, the system shall be designed to accommodate the runoff from those areas adjacent to and “upstream” from the development itself, as well as its effects on lands downstream. All proposed surface drainage structures shall be indicated on the plans.
6. All appropriate designs, details, and dimensions needed to clearly explain proposed construction materials and elevations shall be included in the drainage plans. All necessary permits shall be obtained from applicable local, state, and federal agencies (i.e. State Engineer, US Army Corps of Engineers, State Division of Health, etc.).