

12.2500.2502 MINOR SUBDIVISION

Procedure for obtaining approval of a Subdivision, which does not require the submission of a Final Plat (Less than 5 lots).

D. In subdivisions of less than five (5) parcels, land may be exempt from the recording of a plat as set forth in Step 3 (1-3), and may be created by metes and bounds description, via a Quit-Claim and/or Warranty Deed and the requirement of a record of survey plat map, if:

1. If the subdivision is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes; and,
2. if the subdivision is located in a zoned area, each parcel in the subdivision meets the frontage, width and area requirements of the Zoning Ordinance or has been granted a variance from those requirements by the Land Use Appeal Authority; and
3. ~~in order to be exempt from plat requirements, parcels must front existing paved streets in the City and be accessible to all other required improvements. A developer may meet these conditions by paving the streets and providing all other required improvements.~~

12.2600 MAJOR SUBDIVISION

12.2600.2602 IMPROVEMENTS

Material/compaction testing is required for all improvements and all improvements shall comply with the test recommendations. The following improvements shall be required in all subdivisions and shall be approved by the City staff and City Engineer. The improvements required by this Ordinance shall be installed prior to recording the final plat, except as provided herein. Improvements shall not be installed until their location and specifications are approved by the Planning Commission and the City Engineer. Water and sewer mains and laterals and fire hydrants shall be installed prior to the surfacing of streets and the installation of road base, curbs, gutters, and sidewalks.

A. Streets on Property of Other Public Agencies or Utility Companies. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company by the subdivider prior to approval of the preliminary plat.

B. Every new development, additional development, or redevelopment proposal submitted to Enoch City that generates 100 or more peak hour trips (use ITE Manual), and will have a significant impact on Enoch City's transportation system as determined by the Enoch City Engineer, will include a traffic impact study (TIS). As part of the process on Development, UDOT will be included as a technical resource for any development that will generate 200 or more new peak hour trips (use ITE Manual).

C. Surface Water Street drainage and drainage structures shall be provided in accordance with City Engineering Standards and Enoch City storm drain system master plans. Additionally, prior to altering the natural terrain, sub-divider(s) shall consult with the City Engineer to determine the flood control measures necessary in their project area. A flood control system shall be designed and approved as part of the construction plans. Design of flood control systems shall meet the following criteria:

- ~~1. A comprehensive drainage study shall be performed for the development by a licensed Professional Engineer. The drainage study shall provide all necessary data required by this Ordinance or the City Engineer.~~
- ~~2. Detention basins shall be sized to detain a 25-year, 24-hour post development rainfall event.~~
- ~~3. Detention basin outlet structures shall be designed to restrict flows to a pre-development 2-year, 24-hour rainfall event or 0.2 CFS/acre, whichever is less.~~
- ~~4. Detention basins shall be constructed with emergency overflow spillways with a post development 100-year rainfall peak capacity.~~
- ~~5. Storm water drainage systems, including pipes, streets and gutter, must be designed to effectively convey flows to and from the detention basin for all storm events up to and including the 100-year rainfall event.~~
- ~~6. Flows from detention basin outlet structures and emergency overflow spillways shall be conveyed directly to a City designated storm drain system or street right-of-way without impacting other private property. This standard can be waived if a private property owner gives permission to receive the flow through deeded drainage easement.~~
- ~~7. All required improvements shall be designed and installed to City Engineering Standards.~~

1. A comprehensive drainage study shall be performed for the development by a licensed Professional Engineer. The drainage study shall provide all necessary data required by this Ordinance or the City Engineer.
2. Detention Basins
 - a. Detention basins shall be sized to detain a 25-year 100-year, 24-hour post development rainfall event.
 - b. Detention basin outlet structures shall be designed to restrict flows to a pre-development 2-year, 24-hour rainfall event or 0.2 CFS/acre, whichever is less.
 - c. Detention basins shall be constructed with emergency overflow spillways with a post development 100-year rainfall peak capacity.

- d. Storm water drainage systems, including pipes, streets and gutter, must be designed to effectively convey flows to and from the detention basin for all storm events up to and including the 100-year rainfall event.
 - e. Flows from detention basin outlet structures and emergency overflow spillways shall be conveyed directly to a City designated storm drain system or street right-of-way without impacting other private property. This standard can be waived if a private property owner gives permission to receive the flow through deeded drainage easement.
 - f. All required improvements shall be designed and installed to City Engineering Standards.
3. Retention Basins:
- a. Retention basins shall be sized to retain at a minimum the 100-year, 24-hour post-development rainfall event. Retention basin sizing calculations must be included in a drainage study prepared by a licensed professional engineer in the state of Utah.
 - b. Retention basins shall be designed and constructed according to recommendations from a licensed profession engineer in the state of Utah specializing in geotechnical engineering. The retention basin design recommendations must be included in the soils report for the development.
 - c. Retention basins will not be allowed in highly susceptible soil or susceptible soil areas, or in other poor soils areas as recommended by the geotechnical engineer. Refer to the "Relative Hydrocompaction Susceptibility" map.
 - d. The side slopes of retention basins shall not be steeper than 3:1 (H:V).
 - e. The maximum depth of retention basins shall be three (3) feet plus one (1) foot of freeboard above the emergency overflow and a maximum water depth of three feet below the emergency overflow.
 - f. Fencing that will prevent entry is required around retention ponds if the maximum water depth below the emergency overflow is greater than 12 inches in depth. Fence minimum height is to be 42 inches.
 - g. Retention basins with a maximum water depth below the emergency overflow of 12 inches or less can be landscaped and used as open space for the development.
 - h. Retention basins shall be designed to drain out completely within 2 days (48 hours) from the end of the storm event. This is to be documented with a certified percolation test of the native sub-grade material and the material to be placed during construction. The percolation rate must be documented in the soils report.
 - i. The emergency overflow shall be designed to pass the full 100-year event and convey the overflow to a City designated storm drain system or street right-of-way without impacting other private property.
 - j. Underground utilities (i.e., water lines, sewer lines, gas lines, power lines, telecommunication lines, etc.) shall not be allowed through the retention basin or within 5 feet of the pond side-slopes.
 - k. All retention ponds must be privately maintained and operated.

- I. All required improvements shall be designed and installed to City Engineering Standards.

D. Sewage Disposal. Sewage disposal system shall be provided and must meet municipal and state codes and regulations for each lot in the subdivision. Said sewer systems shall be installed before the installation of road base, surfacing, curbs, gutters and sidewalks, unless waived by the Planning Commission or the City Council.

1. A comprehensive sewer study shall be performed for the development by a licensed Professional Engineer. The sewer study shall provide all necessary data required by this Ordinance or the City Engineer.
2. If the comprehensive sewer study defines additional or enhanced infrastructure outside the development area, the developer is required to build said infrastructure to mitigate the additional impact. (*Outside of current impact fee plan/analysis*)
3. All required improvements shall be designed and installed to City Engineering Standards.

E. Water Supply. A culinary water supply which must be approved by the ~~State Board of Health and by the Planning Commission~~ City Engineer and the Utah Division of Water Quality and shall be available to each lot in the subdivision and shall be provided in conformance with the standards and rules and regulations of the municipality and Utah Rules & Regulations. Where an approved public water supply is available, the subdivider shall install water mains and service lines or laterals from such mains to each lot within the subdivision prior to the installation of road base, surfacing, curbs and gutters and sidewalks.

1. A comprehensive water model shall be performed for the development by a licensed Professional Engineer. The water model study shall provide all necessary data required by this Ordinance or the City Engineer.
2. If the comprehensive sewer study defines additional or enhanced infrastructure outside the development area, the developer is required to build said infrastructure to mitigate the additional impact. (*Outside of current impact fee plan/analysis*)
3. All required improvements shall be designed and installed to City Engineering Standards.

F. Fire Hydrants. Fire hydrants shall be installed by the subdivider at locations determined by the State of Utah standards.

G. Underground utilities shall be installed within the subdivision. A subdivider/developer may have the option of installing overhead utilities in any portion of the subdivision in

which overhead utilities are existing, where such utilities could serve that portion of the subdivision upon approval of the City Council.

H. Street Improvements. All streets shall be constructed by the subdivider in accordance with the Enoch City Engineering Standards, rules and regulations adopted by the City Council and pursuant to this Ordinance.

I. Curbs, Gutters, and Sidewalks. Curbs, gutters, and sidewalks shall be installed on existing and proposed streets by the subdivider in all subdivisions ~~unless it is not required by the City Council and the installation thereof is waived in writing at the time of approval of the final plat.~~

J. Monuments. Permanent monuments shall be accurately set and established at such points as are necessary to definitely establish all lines of the plat except those outlining individual lots. All monuments shall be protected by developer/subdivider and all contractors hired to build said subdivision. All subdivision plats shall be tied to a corner or monument of record or established land office survey corner.

K. Street Signs. The subdivider shall be responsible for furnishing and installing any necessary street signs. The names of streets and the design of the street sign shall be installed in accordance with the Enoch City Engineering Standards.

L. Street Lights. The subdivider shall be responsible for all necessary street lights and shall obtain through contract with Rocky Mountain power/Pacificorp. All street lights shall be in accordance with Enoch City Standard Specifications and as indicated below.

1. Full Cut-off Fixtures: All new lighting for streets or highways shall constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.
2. Light Source: Streetlights shall preferably use high-pressure sodium or LED with a maximum of 5,000 lumens.
3. Standard Poles: Metal poles that are used to mount light fixtures shall be painted to blend with the surrounding terrain.
4. Non-complying Streetlights: Existing street and highway lights that do not meet the requirements of this Ordinance shall be brought into compliance as funds become available.
5. Location: Roadway and streetlights, as a minimum, should be placed at intersections and crosswalks on major collector streets and arterials not to exceed 500' between streetlights unless within 125 feet of an adjacent streetlight. At intersections and crosswalks on minor collector or residential collector streets not to exceed 500' between streetlights unless within 250 feet of an adjacent streetlight.

M. All other improvements shall be designed and installed as required in the Enoch City Engineering Standards and all other Enoch City ordinances.