



Major Subdivision Design Stage Application

Fee \$650.00

Property information and location
(All lines applicable to this site must be filled in)

Section _____ Township _____ Range _____

Parcel # _____

Property owner: _____

Owners address: _____

***You MUST include a parcel map obtained from the Tooele County Recorder's Office
with this application!***

Applicant(s) Information

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

A copy of the deed, offer or tax notice MUST be included to demonstrate ownership

(For Office Use Only)

SUB #: _____ Fee \$ 650.00 Receipt #: _____

Date Submitted: _____

Agent for the Applicant(s) Information

Name(s): _____
Address per tax rolls: _____
City/County: _____ State: _____ Zip: _____
Office/home phone: _____ Fax: _____
Mobile phone: _____ Message phone: _____
Email address: _____

Surveyor Information

Name(s): _____
Address per tax rolls: _____
City/County: _____ State: _____ Zip: _____
Office/home phone: _____ Fax: _____
Mobile phone: _____ Message phone: _____
Email address: _____

Name of Proposed Subdivision: _____

NOTE: This name must be exactly the name that is approved by the county recorder. You must attach the approval letter from the county recorder with this application.

A preliminary and final plats including more than 25 lots will be accepted only upon the submission of evidence indicating that the market absorption rate is such, and the financial ability of the subdivider is such that the off-site improvements for all lots in the final plat will be completed within two years.

Record of survey map number (s): _____

NOTE: Record of survey map must depict all boundaries of the proposed project and must address specific items as outlined in the attached record of survey map requirements

Each development shall be actively pursued to completion. Any application that exceeds the time limits stated in this Subdivision Ordinance will be deemed null and void and all vested rights are waived by the subdivider for that development. Any extension must be requested prior to the expiration of the original approval. Should an application become void, the applicant must reapply at the concept stage. The design stage must be completed within one year unless an extension of no more than six months is granted by the planning commission.

A complete application for design stage approval of a subdivision shall be submitted to the Department of Engineering. Within 21 days after the applicant or authorized representative submits an application, a pre-design conference shall be set up with the applicant, the Department of Engineering staff, all servicing

utility companies, the Tooele County School District, Tooele County Health Department, county recorder, and any other private or public body that has jurisdiction or an interest in providing public or utility services to the subdivision. After the pre-design conference, the applicant shall submit to the Department of Engineering all construction drawings, design reports and the preliminary plat. When it is determined that these items are complete, the submittal will be placed on the planning commission work meeting agenda for review.

I, the above-name Applicant, do hereby understand the foregoing stipulations.

SIGNATURE

DATE

You must submit a complete application in order to have your subdivision processed.

The design stage application shall include:

- (a) the application form;
- (b) eight 24" X 36" prints of the preliminary plat for distribution to each of the following:
 - (i) department of engineering, two copies;
 - (ii) the county health department;
 - (iii) Tooele County School District;
 - (iv) the appropriate soil conservation district within which the subdivision is located;
 - (v) the county recorder
 - (vi) the county surveyor; and
 - (vii) the county fire warden.
- (c) five 24" X 36" prints of the infrastructure design and engineering drawings;
- (d) eight 8½" X 11" copies of the preliminary plat for distribution to each planning commission member;
- (e) an additional 8½" X 11" copy of the preliminary plat in each of the following circumstances:
 - (i) when a proposed subdivision lies wholly or partially within one mile of the corporate limits of a municipality;
 - (ii) when the subdivision is located wholly or partially within the boundary of an improvement or special district;
 - (iii) when applicable for review by any State or Federal agency;
 - (iv) for each servicing utility;
 - (v) for the Utah State Department of Transportation if the property being subdivided abuts a state highway; and
 - (vi) when the subdivision is located wholly or partially within the boundary of a township;
- (f) a list of off-site improvements and an estimate of the cost to complete such improvements;
- (g) the type of water system proposed, historic water use, the estimated number of gallons per day of water system requirements, and a description of water storage requirements for daily fluctuations, irrigation, and fire suppression;
- (h) proof of ownership demonstrated by two copies of a title report and vesting documents of conveyance completed within the previous six months;

- (i) geologic technical maps and investigation reports regarding area suitability when land configurations dictate lot configuration and buildable space;
- (j) a letter showing a completed Tooele County Health Department Subdivision Feasibility Study deeming the project feasible;
- (k) the preliminary plat and construction drawings submitted on a computer disk in a format compatible with AutoCAD version 11 or later, with the boundary and ownership lines depicted on the plat, including the following layers and names, having an abbreviation of the subdivision name included in the blank space:
 - Exterior Boundary LinesSub-__-Bndy
 - Right-of-way LinesSub-__-Row
 - Lot LinesSub-__-LL
 - Centerline RoadsSub-__-CL
 - Easement LinesSub-__-Ease
 - Section Lines Sub-__-Section
 - Ties to Section Corners Sub-__-Section-Tie
 - Street MonumentsSub-__-St-Mon
 - Lot Numbers.....Sub-__-Lots
 - Street Names Sub-__-Streets; and
- (l) any unpaid fees owed to Tooele County for development of land, code enforcement, or building permits. Approval of the design stage shall be valid for not more than one year. The applicant or authorized representative may obtain no more than two six-month extensions by petitioning the planning commission. The planning commission may not grant any extension without substantial progress having been demonstrated by the applicant or authorized representative.

The Tooele County Surveyor requires lot closure reports for all lots and roads.

RECORD OF SURVEY MAP REQUIREMENTS

Record of Survey Map (Boundary Survey) Prerequisite for all Plat Submittals

17-27a-103 (32) “Record of survey map” means a map of a survey of land prepared in accordance with Section **17-23-17** of the Utah Code. To obtain a copy of Section 17-23-17 go to:
http://www.le.state.ut.us/~code/TITLE17/htm/17_10012.htm

To obtain a copy of the Utah Council of Land Surveyors (UCLS) Model Standards of Practice for Boundary Surveys go to: <http://www.ucls.org/mc/page.do?sitePageId=25531> then click on the link entitled UCLS Model Standards of Practice for Boundary Surveys.

The record of survey (ROS) map shall be completed and filed with the Tooele County Surveyor’s Office prior to submitting an application for a preliminary subdivision, planned unit development (PUD) or condominium plat. The filing number of the ROS shall be referenced on the application prior to acceptance by the governing agency. Any application without the filing number reference shall be deemed incomplete.

The ROS map is a document prepared by a Professional Land Surveyor (PLS) licensed by the State of Utah which determines the boundaries of the proposed project and is an expression of his/her professional opinion of the location of the division lines between the subject property or properties and the adjoining properties. The ROS map depicts an existing condition as opposed to a subdivision, PUD or condominium plat that creates new boundaries for future ownerships and as such the ROS map should not show proposed lot lines or future subdivision boundaries.

The ROS map shall be used as a tool by those reviewing the preliminary subdivision, condominium, or PUD plat. Specific items to be addressed on the ROS map in conjunction with the plat submitted for review are as follows:

1. The legal descriptions of record for the subject property or properties reproduced and shown on the ROS map along with a reference to a document or documents of record located in the Tooele County Recorder's Office which indicates the current record title for the subject property or properties and adjoining properties. If multiple parcels are being combined, an aggregate or composite description should be included on the survey.
2. Measured and record bearings and distances indicated along the boundaries of the subject property or properties.
3. Graphical representation and written narrative that explains and identifies the found monuments, deed/plat elements (written evidence), physical evidence, or other evidence used to determine the width and location of right-of-way lines for adjacent or connecting streets.
4. Locate and depict the lines of occupation between the subject property or properties and each of the abutting properties.
5. Graphical representation and written narrative that explains and identifies the found monuments, deed/plat elements (written evidence), physical evidence, or other evidence used to control the record boundary location around the perimeter of the subject property or properties.
6. The distance and course between two existing Tooele County control monuments with a specific description of each control monument used as the basis of bearings.
7. Physical monuments explained and identified as set or recovered at all boundary corners and perimeter angle points of the subject property or properties.

Preliminary plat requirements

- (1) The design stage preliminary plat shall be prepared and certification made as to its accuracy by a registered land surveyor who holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, has completed a survey of the property described on the plat in accordance with Section 17-23-17, has verified all measurements and monumented any unmarked property corners, and has made reference to the filing number for the Record of Survey map filed with the Tooele County Surveyor's Office.
- (2) Every detail of the plat shall be legible. A poorly-drawn or illegible plat shall be cause for its denial.
- (3) A traverse shall not have an error of closure greater than one part in 10,000.
- (4) Each plat shall show:
 - (a) the general location of the subdivision and adjoining properties with ownership;
 - (b) all deed lines of the subject and adjoining properties and lines of occupation such as fence lines;
 - (c) the 100 foot radius wellhead protection zone on all existing wells within and outside of the subdivision where the protection zone falls within the boundary of the subdivision;
 - (d) bearing and distance tie-in to the historic and dependant survey and at least one established monument, and if no historic monument can be located, it must be so stated upon the plat;
 - (e) county, township, range, section, quarter section blocks, plats, and true north;

- (f) graphic scale of the plat;
 - (g) existing ground contours at 20-foot intervals;
 - (h) the name of the subdivision limited to 40 characters including spaces as approved by the county recorder;
 - (i) the amount of water allocated to each lot in acre feet if the subdivision does not have a public water system connection; and
 - (j) approval signature blocks for:
 - (i) any improvement, service, and special districts where all or part of the development is located;
 - (ii) the county engineer;
 - (iii) the county planner; and
 - (iv) the planning commission chair.
- (5) The bearings, distances, and curve data of all perimeter boundary lines shall be indicated outside the boundary line. When the plat is bounded by an irregular shore line or a body of water, the bearings and distances of a closing meander traverse should be given and a notation made that the plat includes all land to the water's high level mark.
 - (6) If a plat is revised, a copy of the old plat shall be provided for comparison purposes.
 - (7) All blocks and lots within each block shall be consecutively numbered. Addresses shall be issued by the department of engineering and shall be shown on the plat with the corresponding lot number.
 - (8) For all curves in the plat, sufficient data shall be given to enable the re-establishment of the curves on the ground. The curve data shall include the radius, central angle, cord bearing and distance, tangent, and arc length.
 - (9) Excepted parcels shall be marked, "Not included in this subdivision."
 - (10) All public lands shall be clearly identified.
 - (11) All public roads shall be clearly marked as "dedicated public road."
 - (12) All private roads shall be clearly marked as "private road."
 - (13) All roads shall be identified by names approved by the department of engineering.
 - (14) All easements shall be designated as such and dimensions given.
 - (15) All lands within the boundaries of the subdivision shall be accounted for, either as lots, walkways, streets, or as excepted parcels.
 - (16) Bearings and dimensions shall be given for all lot lines and easements, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.
 - (17) Parcels not contiguous shall not be included in one plat, neither shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided that all owners join in the dedication and acknowledgments.
 - (18) Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc.
 - (19) Surveys shall tie into the state grid or other permanent marker established by the county surveyor and shall give a description, the name, and the date on survey monuments found.
 - (20) The plat shall be labeled "Preliminary Plat."
 - (21) The surveyor shall provide remainder descriptions for all property from the original parcel or lot that is not included in the subdivision.

Infrastructure design and engineering requirements

- (1) Infrastructure design and engineering drawings and documents shall be submitted in the design stage and shall include:

- (a) plan, profile, and typical cross-section drawings of the roads, bridges, culverts, water, sewers, and drainage structures;
 - (b) a grading and drainage plan indicated by solid-line contours superimposed on dashed-line contours of existing topography;
 - (c) the general location of trees over six inches in diameter measured at four and one-half feet above the ground, and in the case of heavily-wooded areas, an indication of the outline of the wooded area and location of trees which are to remain;
 - (d) proposed and existing water and sewage system layouts;
 - (e) location of fire hydrants;
 - (f) proposed road layouts in dashed lines for any portion of the property to be developed in a later phase;
 - (g) water courses and proposed storm water drainage systems including culverts, water areas, streams, areas subject to occasional flooding, marshy areas or swamps;
 - (h) areas within the 100-year flood plain;
 - (i) soil types and soil interpretations taken from the National Cooperative Soils Survey;
 - (j) a signing and striping plan showing the location of all street signs, striping, and traffic control devices required by the County in accordance with the Manual of Uniform Traffic Control Devices;
 - (k) a signature block for the county engineer on each design and construction drawing;
 - (l) when the subdivision is located within the jurisdiction of a service or improvement district or area, a signature block for such service or improvement district or area;
 - (m) geologic maps and investigation reports regarding area suitability; and
 - (n) a design report stamped by a engineer licensed in the State of Utah as may be required by the planning commission or the department of engineering.
- (2) All drawings shall be drawn to a scale not less than one inch equals 100 feet, and shall indicate the basis of bearings, true north, the name of the subdivision, township, range, section, and quarter section, and lot numbers of the property.
- (3) Poorly-drawn or illegible design and engineering drawings shall be cause for denial.
- (4) To change any aspect of the design of the off-site improvements, a new set of infrastructure design and engineer drawings shall be submitted for approval. A signed set of drawings shall be on-site at all times during construction. All construction must conform to the approved plans.

Subdivision design standards

LOTS STANDARDS

- (1) No single lot shall be divided by a municipal, service or improvement district, or county boundary line.
- (2)
 - (a) A lot shall not be divided by a road or another lot.
 - (b) The administrative hearing officer may issue a special exception if a division of land by publicly dedicated or maintained road existing prior to January 10, 1975, creates a substandard lot that cannot be absorbed into another parcel or lot under

the same ownership on the same side of the road to create standard sized lot or parcel. The special exception must be applied for and issued prior to application for final plat being submitted. Upon issuance of a special exception, the administrative hearing officer may:

- (i) allow a connection across the road to combine with the acreage of a larger parcel increasing the total acreage; or
 - (ii) make the lot buildable by classifying it as a legal non-conforming lot. If the hearing officer determines that the lot is to be a legal nonconforming lot, it shall issue setbacks in proportion to the minimum lot size in the zoning district where the lot is located.
- (3) The frontage of a wedge-shaped lot shall not be less than 30 feet in width.
 - (4) Side lot lines shall be at substantially right angles or radial to road lines.
 - (5) All lots shall front on a publicly dedicated road except as may be approved in planned unit developments, or upon private roads approved by the planning commission, subject to the standards set in the Tooele County Manual of Road and Highway Design Standards and Title 6, Chapter 20 of the Tooele County Code on Interface area requirements.
 - (6) All lots shall conform to area requirements of the existing zoning district.

ROADS

- (1) Roads shall be designed in accordance with standards adopted by Tooele County.
- (2) Roads shall bear the names of existing aligned roads. There shall be no duplication of road names. All road names shall be approved by the Department of Engineering.
- (3) The subdivider shall bear the cost of all road and public safety signs which shall be erected by the County Road Department.
- (4) Temporary, legible road signs shall be installed by the developer with the road names approved on the plat.
- (5) Temporary road signs shall be maintained by the developer until permanent road signs are installed by Tooele County when the infrastructure is inspected and accepted.
- (6) Dead-end stubbed roads shall be terminated with a cul-de-sac and shall be allowed only with the following conditions:
 1. "L", or "T" or branch turnarounds shall not be allowed.
 2. Cul-de-sac roads that terminate with a 60-foot radius bulb shall be designed with a maximum trip generation of 120 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition.
 3. Roads terminating with a loop shall be designed with a maximum trip generation of 400 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition.
 4. Roads in commercial and industrial zoning districts shall be determined by the engineering department using the Institute of Transportation Engineers Trip Generation, current edition for road load and design for the transportation system.
 5. Cul-de sac and loop end roads shall have intermediate turnarounds (roundabouts) every 1,500 feet and terminate with a skewed loop.
- (7) Half roads shall not be permitted.
- (8) All subdivisions shall construction roads to the following minimum standards:
 - (a) multiple use and agricultural zones shall construct rural low density roads of a gravel surface;
 - (b) rural residential, residential, and residential multi-family shall construct rural higher density roads with asphaltic or concrete surfacing;

- (c) commercial or industrial zoning districts shall construct high level traffic roads designed specifically for commercial or industrial traffic loads and levels that serve the uses within the development; or
 - (d) mining, quarry, sand, and gravel excavation zone, municipal solid waste and construction debris overlay zones shall construct roads that mitigate impacts to surrounding land uses and minimize maintenance by the county.
- (9) All subdivisions with internal roads with a maximum trip generation of 400 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition, shall have more than one access route, each of which will provide egress to different locations. The design of access routes shall consider traffic circulation and employ looped road networks. Roads shall be designed with stub roads for connection to future phases and subdivisions when required by the county engineer.
- (10) No building permits shall be issued until such time that all curb, gutter, sidewalk, and road infrastructure is bonded, installed, and accepted by Tooele County.

FRONTAGE ON ARTERIAL AND COLLECTOR ROADS

- (1) No residential dwelling lots shall directly access arterial or major collector roads. Subdivision design shall provide local access roads to lots along arterial and major collector roads.

SIDEWALKS, CURB AND GUTTER

- (1) Sidewalks, curbs, and gutters shall be provided in accordance with the requirements of the zoning district, the planning commission, or the county engineer.
- (2) Sidewalks, curbs and gutters shall be installed in accordance with standards adopted by Tooele County.

BLOCKS

- (1) Block lengths shall be approved by the planning commission. They shall provide for convenient access and circulation for emergency vehicles. Where blocks exceed 1,000 feet in length, pedestrian cross-walks of not less than ten feet in width may be required by the planning commission.

MONUMENTS

- (1) Permanent reference monuments shall be installed in accordance with standards adopted by Tooele County. They shall be set on the external boundary of the subdivision, at all road centerline intersections and all beginning and end points of curves, to provide line of sight control for re-establishing the survey.
- (2) Block and lot monuments shall be set.
- (3) At least one second order benchmark shall be set within every subdivision.

EASEMENTS

- (1) A ten-foot public utility easement shall traverse the front of each lot.
- (2) Guying easements at corners may be required.

UTILITIES TO BE UNDERGROUND

- (1) All power lines, telephone lines, and other normally overhead utility lines shall be placed underground in all subdivisions. The developer shall establish final utility grades prior to utility lines being placed underground.

SEWER SYSTEMS

- (1) Except as otherwise provided in this section, the subdivider shall provide a piped sanitary sewer system to the property line of every lot in the subdivision. The sewer system shall meet the minimum standards and requirements of the Tooele County Health Department.
- (2) Onsite wastewater disposal systems will be approved only when an existing sewer system is more than one-half mile away from the boundary line of the subdivision. All onsite wastewater disposal systems shall be approved in writing by the Tooele County Health Department. Subdivisions proposing to use onsite wastewater disposal systems shall submit a feasibility report to the county health department, per Tooele County Health Department Regulation #12. Percolation tests and soil exploration pits shall be required to determine the adequacy of the soil involved for onsite wastewater disposal systems to absorb sewage effluent. At the time an application is made for a building permit, every individual lot which will be serviced by a septic system will require a soil evaluation test where the proposed drain field will be located. The following requirements shall also be met:
 - (a) Lands filled within the last ten years shall not be divided into building sites which are to be served by septic systems.
 - (b) Each septic system shall be installed at a depth and location approved by the Tooele County Health Department. Each site must be at least 1500 feet from any shallow water supply well and 100 feet from any other well, stream or water course, and at least ten feet from any dwelling or property line.
 - (c) Land with unacceptable soil evaluations as determined by the county health department shall not be divided into building sites to be served by septic systems.
 - (d) Land rated as having severe limitations for septic tank absorption fields as defined by the County soil survey, U.S. Department of Agriculture, or Natural Resource Conservation Service, shall not be divided into building sites to be serviced by septic 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 a septic system.
 - (e) An applicant desiring to install septic systems in soils having severe limitations shall have additional on-site investigations made, including percolation tests. The applicant shall obtain the certification of a soils scientist that specific areas lying within these soils are suitable for the proposed septic system. The facilities shall meet county health department standards and regulations. To be approved, the county health department must find that proposed corrective measures have overcome the severe soil limitations.

IMPROVEMENT INSTALLATION GUARANTEE

- (1) In lieu of actual installation of off-site and common open space improvements required by this title, after final plat approval by the land use authority and before the plat is recorded, the subdivider shall guarantee the installation of such improvements by a combination of one or more of the following financial guarantee methods: a corporate surety bond, a

deposit in escrow with an escrow holder, or a letter of credit with a financial institution.

We will not accept property bonds.

- (2) The guarantee shall be in an amount equal to the cost of required improvements as estimated by an engineer retained by the subdivider and approved by the county engineer, or in an amount estimated by the county engineer. The guarantee shall assure the actual construction of such improvements within one year, or at a date approved by the county engineer, immediately following the approval of the financial assurance by the county commission.
- (3) The guarantee shall be filed with the treasurer.
- (4) The guarantee shall be approved as to method, institution and form by the county attorney.

DEFAULT ON BONDING

- (1) In the event the subdivider defaults or fails or neglects to satisfactorily install required improvements within one year from date of approval of the final plat, or at a date approved by the county engineer, the county commission may declare the bond, escrow, deed of trust, or letter of credit forfeit and may execute thereon and install or cause the required improvements to be installed using the proceeds from the collection to defray the expenses thereof. The subdivider shall be responsible for all costs incurred by the county to complete the required improvements in excess of the proceeds of the guarantee amount.

MAINTENANCE GUARANTEE

- (1) The subdivider shall guarantee all off-site improvements will remain in good condition for a period of one year after the date of final acceptance by the county. The subdivider shall make all repairs to and maintain the improvements in good condition during that one-year period at no cost to the county. Upon completion of the improvements, the county shall retain at least 20% of the guarantee for a surety to cover the maintenance period. The exact amount retained shall be determined by the county engineer. The county engineer shall identify necessary repairs and maintenance, and this decision shall be final and binding upon the subdivider. The guarantee shall extend to and include, but shall not be limited to the entire street, sub-grade, base, and surface and all pipes, joints, valves, backfill, and compacting as well as the working surface, curbs, gutters, sidewalks, and other accessories that are, or may be, affected by construction operations. Whenever, in the judgment of the county engineer, the improvements shall need repairs, maintenance, or re-building, the county engineer shall cause a written notice to be mailed or given to the subdivider. Upon receipt, the subdivider shall undertake and complete such repairs, maintenance, or re-building. If repairs are not completed within the specified time, the county shall have such repairs made and the cost of such repairs shall be paid by the subdivider or by the county using the guarantee.

ACCEPTANCE AND RELEASE OF SURETY

- (1) The subdivider shall submit to the department of engineering a copy of the as-built construction drawings. Acceptance of all improvements shall be in writing from the county engineer.
- (2) Final inspection by the county engineer shall be made one year after all work has been completed and before release of the guarantee. All defects shall be corrected before acceptance by the county.
- (3) Upon completion of off-site improvements and approval by the county engineer, the financial assurances may be released, at which time the subdivision will be deemed accepted.

ENGINEERING REVIEW AND INSPECTION FEE

- (1) In addition to the improvement and maintenance guarantee, the subdivider shall deposit with the county auditor a sum equal to three percent of the cost of the improvements to cover engineering review and inspection.

SANITARY SEWER MAINS, LATERALS, AND HOUSE CONNECTIONS — FUTURE

- (1) Where county and regional general plans indicate that construction or extension of sanitary sewers may serve the subdivision area within a reasonable time, the planning commission may require the installation and capping of sanitary sewer mains and house connections by the subdivider in addition to the installation of temporary individual on-lot sewage disposal systems. Whenever individual on-lot sewage disposal systems are proposed, the subdivider shall either install such facilities or require by deed restrictions or a condition of the sale of each lot or parcel within such subdivision that those facilities be installed prior to or during the construction of the principal building. No building permit shall be issued until such installation is assured. In all other cases, sewage disposal facilities shall be provided for every lot or parcel by a complete community or public sewer system.

WATER SUPPLY

- (1) Standard, major and planned unit development subdivisions shall have a public water supply:
 - (a) when more than 70% of the lots in the subdivision are less than two acres in area; and
 - (b) when it is determined by the county health department that conditions exist that a public water supply is necessary to protect the health of the public.
The water system shall meet all applicable state and local laws.
- (2) The supply of water from a source other than an approved public water system may be approved only if proof of adequate water rights and proof of water availability, flow, and quality meet the Safe Drinking Water Standards by a water sample from wells on ten percent of the lots rounded up to the next whole number. In the concept stage, the subdivider shall show possession of sufficient water rights to provide domestic use for the total number of dwellings being proposed for the entire development. The design stage for the first phase of development shall include the engineering for the water system, if required, for the entire development to include the water tank and treatment facilities with a fire flow calculation. The county health department shall approve the location of the test wells prior to the subdivider drilling them. The samples shall be taken by and have a complete chemical analysis performed and approved by the county health department. All non-public drinking water systems shall meet the standards of Tooele Health Department Regulation #5.

STORM DRAINAGE AND FLOOD PLAINS

- (1) A storm drainage system for the entire subdivision shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work. Existing storm drainage features which are to be incorporated in the design shall be identified. If the subdivision has phases, a general storm drainage plan for the entire area shall be presented with the design and engineering stage. Appropriate development stages for the storm drainage system for each phase shall be indicated.

- (2) No lot one acre or less in area shall include flood lands. All lots of more than one acre shall contain not less than 40,000 square feet of land at an elevation at least two feet above the elevation of the 100 year recurrence interval flood or, where such data is not available, five feet above the elevation of the maximum flood of record.
- (3) Storm drainage systems shall be designed to consider the storm drainage basin as a whole and shall accommodate not only runoff from the subdivision but also, where applicable, the runoff from those areas adjacent to and upstream from the subdivision itself, as well as its effects on lands downstream.

FIRE MITIGATION STANDARDS

- (1) The zoning administrator, fire warden, and local fire department having jurisdiction shall perform a wildland fire protection analysis of all developments, existing or planned, to determine wildland fire protection ratings. The ratings developed under the analysis shall be the basis for the implementation of fire safe design and construction criteria and fire protection systems. The higher the relative value, the higher the wildland/urban interface and the fire protection hazard rating.
- (2) The analysis shall contain, as a minimum, the following components:
 - (a) wildland/urban interface or wildland/urban inter mix boundaries;
 - (b) means of access;
 - (c) vegetation (fuel models);
 - (d) topography within 300 feet of structures;
 - (e) structure hazard rating;
 - (f) history of fire occurrence in the area;
 - (g) available fire protection in place and proposed; and
 - (h) other ratings as they apply.
- (3) Subdivision design shall reflect mitigation for those hazards identified in the fire protection analysis and those standards required in Title 6, Chapter 20 of the Tooele County Code.
- (4) Except for minor subdivisions, fire suppression water sources shall be reviewed and approved by the local fire department or fire warden. The system shall provide for fire flow storage of water that complies with the current state adopted fire code, local ordinances, local fire department regulations and NFPA guidelines for the type of occupancy and level of development. Any fire hydrants shall be placed in accordance to the National Fire Protection Association standards and shall be identified with a reflective marker.
- (5) Defensible space for structures and buildings shall be used in all covenants, contracts, and subdivisions in conformance with development standards adopted by Tooele County.
- (6) Roads and streets shall provide for safe access for emergency equipment and civilian evacuation. They shall be designed for unobstructed traffic circulation during an emergency.