

1. § 152.096 PROCEEDING WITH SUBDIVISION CONSTRUCTION.

Boulder, UT Boulder, UT Code of Ordinance

...Water mains, sewer lines, laterals, drainage facilities, and fire hydrants shall be installed and tested prior to the surfacing of roads and the installation of road base. A preconstruction meeting shall be held, as directed by the Zoning Administrator and an the engineer approved by the town, prior to the installation of any public improvements called for in the development agreements.

41. § 153.011 DEFINITIONS.

Boulder, UT Boulder, UT Code of Ordinance

...All property fronting on one side of the street, highway or private road. FRONTAGE, BLOCK. All property fronting on one side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street or political subdivision boundary measured along the street line.

...Land occupied or intended to be occupied by a public or private trail, road or other public transportation use; or railroad, electric transmission line, or other utility uses. RIGHT-OF-WAY (LOT). A strip of land not less than 16 feet in width connecting a lot to a street for use as private access to that lot.

§ 91.25 SPECIFICATIONS.

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Following are the engineering specifications for a private road intersecting with a public road in the town limits.

- (A) A private road shall intersect with a public road at a 90-degree angle.
- (B) The slope of the driving surface of a private road, beginning at the intersection with a public road and extending for 100 feet, shall have a grade of no more than 2%.
- (C) The width of the driving surface of a private road, beginning at the intersection with a public road and extending for 100 feet, shall be no less than 22 feet.
- (D) The driving surface at the intersection of a private road and public road shall extend to a radius, of the intersecting roads, of no less than 40 feet.
- (E) The shoulder of a private road, beginning at the intersection with a public road and extending for 100 feet, shall have a slope of no less than four to one.
- (F) The width of the driving surface of the private road shall be no less than 22 feet, if said road is to be eligible for public status.
- (G) The shoulder of a private road shall have a slope of no less than four to one, if said road is to be eligible for public status.

(H) The owner or contractor of the private road shall place an authorized "Stop" sign at the intersection of a private road and public road such that the sign controls the traffic entering the intersection from the private road.

(I) The surface material of the intersecting road must be the same as that of the public road for a distance of 30 feet from the center of the public road.

(J) When deemed necessary by the Town Council, the owner of the private road shall install an adequate culvert for drainage at the intersection of a private road with the public road.

(Ord. 42B, passed 5-2-2001)

Forest Service standards

https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprd3793545.pdf#:~:text=National%20Forest%20System%20roads%20should%20be%20operated%20and,ands%20meets%20applicable%20air%20and%20water%20quality%20standards.

(H) *Subdivision roads and streets.*

(1) The preliminary subdivision plat, and other application materials, shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets, as required by the Town Council.

(2) (a) The Town Engineer, as appointed by the Council, may review the proposed street and road design for compliance with the requirements of the town. The proposed street and road layout shall provide adequate and safe access to all proposed lots and proposed and existing roads and streets. Minimum lot sizes as required by the town's Zoning Ordinance shall be exclusive of road easements and rights-of-way. If the subdivision will be accessed from a state highway, an appropriate access permit, as required by the state's Department of Transportation, shall be provided with the application materials.

(b) All streets proposed to be created within the town, whether proposed to remain private or proposed to be dedicated to the town, shall meet the requirements of this section.

1. As required by § 153.190 of this code of ordinances, all lots shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. All lots shall have frontage, as required by the minimum lot width requirements for the zoning district in which the lot is located, as provided by § 153.119 of this code of ordinances.

2. The layout of all proposed streets shall recognize and provide adequate and appropriate connection(s) to adjoining properties and the proposed street layout shall not impose any undue hardship on adjoining properties.

(3) All streets proposed to be created shall identify a permanent method of street maintenance. A street may remain in private ownership as a "private street" or be dedicated to the town as a "public street." If the proposed street is not proposed for dedication to the town, or if the town is unwilling to accept dedication, an appropriate method for long-term maintenance of the private street must be proposed, for approval by the Town Council. Acceptance of dedication of a proposed street is at the full discretion of the Town Council.

(4) All streets shall meet the minimum design standards as follows:

Standards for All Proposed Streets	
Street Design Item	Minimum Requirement

Standards for All Proposed Streets	
Street Design Item	Minimum Requirement
Cul-de-sacs and dead-end streets	All cul-de-sac or dead-end streets shall have a minimum 50-foot minimum radius
Intersections	All streets shall intersect at a minimum and maximum 90-degree angle

Location of utilities	Required utilities may be located within the required street right-of-way, as may be authorized by the town, the county or the state’s Department of Transportation. However, if the utility provider requires a separate utility easement, said easement shall be in addition to the minimum street
Maximum grade	No street shall be designed where any area of the street right-of-way is greater than 8% of vertical rise for a maximum
Maximum grade at intersections	The maximum grade of all streets shall not exceed 2% of vertical rise for a maximum distance of 100 feet of horizontal run within
Minimum driving	18 feet
Roadway surface	An all-weather surface shall be provided, as determined by the town, the county or the state’s Department of Transportation,
Street offset	No street shall intersect with any existing or proposed street closer than 200 feet of any other existing or proposed street
Street right-of-way	40 feet, except a larger street right-of-way may be required by the town, or the state’s Department of Transportation, as applicable, to ensure the street meets
Underground utilities	All power lines, telephone lines and other required utilities are encouraged to be
Fire hydrants	Where feasible, all lots shall be located within 400 feet of a fire hydrant, located within the street right-of-way or
Shoulders	All streets shall provide a roadside foreslopes and backslopes in the roadside

Storm drainage	Streets shall provide a storm drainage system, including culverts where drainage water cross the street or road or when determined necessary by the town or the
Street lighting	Street lighting shall be provided as required by the town, the county or the
Traffic-control signs	Traffic-control signs shall be installed at intersections and shall conform to the Manual of Uniform Traffic-Control Devices

(5) Subdivisions with four or fewer lots may provide access to each lot by private driveways on recorded easements. A private driveway is not required to meet the requirements of Section H (4). A private driveway is required to meet all public safety requirements, as may be required by the town’s Fire Marshal including the Utah Urban Wildland Interface Code.