

REQUIRED SUBDIVISION IMPROVEMENTS AND GUARENTEES

Section 1001 — Required Subdivision Improvements:

The owner of any land to be part of a subdivision shall, at his own expense, install all required subdivision improvements and guarantee the installation of such subdivision improvements, as provided herein, according to the Roy City Development Standards and Specifications and as inspected and approved by the City Engineer.

1. Water Supply:
 - a. The Applicant(s) shall install culinary water lines, or shall contract with the local culinary water authority to make the water supply available to each lot within the subdivision, including laterals to the property line of each lot. The subdivider shall provide three (3) copies of plans showing the location and size of proposed water lines and fire hydrants and existing water lines to which a connection is to be made to the City Engineer. Information concerning the static or working water pressure in the existing mains at the approximate point of connection shall be provided.
 - b. The Applicant(s) shall have an engineer determine the adequacy of the existing water system to provide culinary water and fire protection as required by the State Office of Environmental Quality and Division of Drinking Water, and shall submit the information to the City Engineer for review and approval.
 - c. The Applicant(s) shall install secondary water lines, and shall contract with the local secondary water distributing agency to make the secondary water supply available to each lot within the subdivision, including laterals to the property line of each lot.
2. Sewage Disposal: All sanitary sewer systems are required to connect to the public sanitary sewer system and provide adequate lateral lines to a point five (5) feet beyond the property line of each lot. Such sewer connections and subdivision sewer systems shall comply with the Roy City Development Standards and Specifications and shall be approved by the City Engineer.
3. Storm Water: The Applicant(s) is/are required to dispose of storm water and surface drainage into an approved City storm drain system. If easements are required across adjoining property to permit drainage of the subdivision, it shall be the responsibility of the applicant(s) to acquire such easements. Detention of storm water is required for all subdivisions. All construction shall comply with the City storm water management plan.
4. Roads and Streets: All roads and streets shall be installed as required by the Development Standards and Specifications.
5. Curbs and Gutters: Curbs and gutters shall be installed on existing and proposed streets by the Applicant(s).
6. Street Drainage: Drainage structures shall be required as determined necessary by the City Engineer.
7. Sidewalks: Sidewalks shall be provided for the general safety and welfare of the public.
8. Monuments: Permanent monuments shall be accurately set and established at such points as are necessary to definitely establish all lines of the plat. Monuments shall be of a type approved by the City Engineer. All subdivision plats shall be tied to at least two approved county monuments.
9. Street Trees: Street trees shall be planted at locations along street rights-of-way, as required by the Final Subdivision Plat approval.
10. Fire Hydrants: Fire hydrants shall be installed. Such fire hydrants shall be of the type, size, number, and installed in such locations as determined by the City Fire Marshall and City Engineer.
11. Street Signs: Street signs shall be installed by the City and charged to the applicant(s).
12. Fencing:
 - a. A fence not less than six feet (6') in height shall be installed on both sides of existing irrigation canals,

bordering open reservoirs, sloughs, railroad rights of way or non-access streets, and which are located within or adjacent to the subdivision, except where the Council determines that park areas, including streams or bodies of water, shall remain unfenced.

- b. The Council may also require a fence of the type to be determined in each instance to be erected when any subdivision adjoins a use to which uncontrolled access, light or noise might result in damage or nuisance to the subdivision or adjoining property.
13. Staking of Lots: Survey stakes shall be placed at all lot corners to completely identify the lot boundaries on the ground.

Section 1002 — Guarantee of Installation of Subdivision Improvements:

1. Methods: The Applicant(s) shall guarantee the installation by one of the methods specified as follows:
 - a. The Applicant(s) shall furnish and file with the City Recorder a bond with corporate surety in an amount equal to the cost of the subdivision improvements (plus ten (10) percent to warrant and guarantee the subdivision improvements), as estimated by the City Engineer, to assure the installation of such subdivision improvements within a two (2) year period immediately following the recordation of the Final Subdivision Plat, which bond shall be approved by the City Attorney and shall be filed with the City Recorder.
 - b. The Applicant(s) shall deposit in escrow with an escrow holder approved by the City Attorney an amount of money equal to the cost of the subdivision improvements (plus ten (10) percent to warrant and guarantee the subdivision improvements), as estimated by the City Engineer, under an escrow agreement to assure the installation of such subdivision improvements within a two (2) year period immediately following the recordation of the Final Subdivision Plat, which escrow agreement shall be approved by the City Attorney and shall be filed with the City Recorder.
 - c. The Applicant(s) shall furnish and file with the City Recorder a letter of credit in an amount equal to the cost of the subdivision improvements (plus ten (10) percent to warrant and guarantee the subdivision improvements), as estimated by the City Engineer, to assure the installation of such subdivision improvements within a two (2) year period immediately following the recordation of the Final Subdivision Plat, which letter of credit shall be approved by the City Attorney and shall be filed with the City Recorder.
2. Administration: The City Manager is authorized to prescribe by administrative rule, forms, and procedures to ensure the orderly and efficient processing of all Applications provided by this Ordinance and to ensure compliance with all requirements of this Ordinance.
3. Phased Development: Whenever a subdivision is developed a portion at a time, such development shall be in an orderly manner and in such a way that the required subdivision improvements will be continuous and all required subdivision improvements will be made available for the full protection of the health, welfare, and safety of all residents of the subdivision, and the City.

(Ord No 1009, 12-2-2008)

Section 1003 — Inspection of Subdivision Improvements:

The City Engineer shall inspect or cause to be inspected all required subdivision improvements in the course of construction, installation, or repair. No excavations for the installation of any subdivision improvements shall be covered or backfilled until such, installation shall have been approved by the City Engineer. If any such installation is covered before being inspected and approved, it shall be uncovered after notice to uncover has been issued to the Applicant(s) by the City Engineer.

Section 1004 — Conditions of Subdivision Improvements Guaranteed:

The Applicant(s) shall warrant and guarantee the subdivision improvements provided for herein and every part thereof, will remain in good condition for a minimum period of one (1) years, after the City Engineer has conditionally accepted the subdivision improvements in writing, and the Applicant(s) agrees to make all repairs to and maintain the subdivision improvements and every part thereof in good working condition during the guarantee

period with no cost to the City.
(Ord No 1009, 12-2-2008)