

6-5: RECREATIONAL RESORTS

E. STANDARDS AND CONDITIONS

8. Street System

a. All public streets within the development shall conform to the requirements of subsections a through h of zoning Section 6-3-E-5, which are incorporated herein.

b. Maintenance service roads that serve maintenance operations and emergency access within the development shall meet the following requirements:

- i. The road surface width shall be twelve (12) feet.
- ii. The road shall be graded, surfaced, and constructed to a minimum engineering design standard for "H-20" loading in accordance with A Policy on Geometric Design of Highways and Streets (1990) by the American Association of State Highway and Transportation Officials (AASHTO), or its equivalent counterpart in subsequent editions.
- iii. The road grade shall not exceed fifteen (15) percent.
- iv. The road may not be used for access to residential and commercial structures. The road boundary, type and use limitation shall be shown on the development's recorded plat.

c. All other roads within the development shall meet the following requirements:

- i. The roads shall conform to the street design standards for recreational resorts adopted by the Utah County development standards ordinance.
- ii. The road grade shall not exceed eight (8) percent.
- iii. The road shall be constructed in a location or in a manner which produces no slope face which exceeds the critical angle of repose.
- iv. Each road shall have a paved driving surface which is at least twenty (20) feet wide and which consists of a three (3) inch thick asphaltic surface over a six (6) inch crushed gravel base and suitable sub-base; the paved driving surface shall be centered on a thirty (30) foot wide easement that is shown on the development's recorded plat.
- v. Any road curve shall have a centerline radius of forty-five (45) feet or more.
- vi. Each intersection shall bear permanent road signs sufficient in design for easy identification of street names by operators of emergency vehicles and other motorists.
- vii. The maximum length of any dead-end road or cul-de-sac street shall be six hundred (600) feet.

Exception to 1 through 7 above: When the structures served by the roads are completely protected by an approved fire sprinkler system and when roads cannot be installed as required due to topography, waterways, excessive grades, and similar practical difficulties, the County Commission may approve an exception if the following criteria are met:

- viii. The road grades shall not exceed twelve (12) percent.
- ix. The exception is necessary to eliminate extra cuts, fills, or circuitous routes.
- x. No section of road which exceeds a grade of eight percent is longer than one thousand (1,000) feet.
- xi. Police, fire, ambulance, snow removal, and other essential services can be provided at an equal level of quality or can be enhanced by additional design features.

xii. Engineering design drawings are approved by the Utah County Engineer.