



City of Page, Arizona

**GENERAL DEVELOPMENT
AND SUBDIVISION REGULATIONS**

Adopted 1983 Revised 1985

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ARTICLE 1

PURPOSE

In order to classify, restrict, regulate, preserve, protect, and promote the public health, safety, convenience, peace, comfort and general welfare, there is adopted a Code for General Development, Division of Land and Subdivision Regulations for the City of Page, Arizona, as provided for by ARS §9-463 et. seq. More specifically, these regulations are adopted to achieve the following objectives:

1. To implement then General Plan of the City of Page.
2. To provide lots and parcels of sufficient size and appropriate design for the purposes for which they are to be used.
3. To provide streets of adequate capacity for the anticipated traffic, which would utilize them, and to ensure that they are designed to promote a safe traffic circulation system.
4. To accommodate new development in a manner which will preserve and enhance the City's environment and create new beauty through skilled subdivision designs.
5. To provide for water supply, sewage disposal, storm drainage and other utilities and facilities which are required by conditions of an urban environment.
6. To ensure that the costs of providing rights-of-way, street improvements, utilities and pubic areas and facilities needed to serve new developments are borne fairly and equitably by the subdivider rather than by property owners of the City.
7. To protect and enhance real property values and protect and preserve the environment.
8. To facilitate the transfer of lands having accurate legal descriptions and to establish and ensure the rights, duties and responsibilities of subdividers and developers with respect to land development.

SECTION 101 – SHORT TITLE

These regulations shall be known as the *General Development and Subdivision Regulations of the City of Page, Arizona*.

SECTION 102 – AUTHORITY

These regulations shall be governed by Arizona State Laws governing the division and platting of land. The *City of Page General Development and Subdivision Regulations* are a necessary and integral set of procedures and requirements developed in conjunction with the Zoning Ordinance and necessary for the implementation of the City's General Plan. These three instruments of city planning and zoning constitute the regulations necessary to implement the intent and meaning of ARS §9-461 et. seq.

SECTION 103 – HIGHER STANDARD INTERPRETATION OF REGULATIONS

In their interpretation and applications, the provisions of these regulations shall be held to be minimum requirements, adopted for the promotion of the public health, safety or the general welfare. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards, shall govern.

SECTION 104 – SERVERABILITY

If any part or provision of these regulations or application thereof to any person or circumstances is adjudged invalid by any court or competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these regulation or the application thereof to other persons or circumstances. The Planning Commission declares that it would have enacted the remainder of these regulations even without any such part, provision or application.

ARTICLE 2

GENERAL PROVISIONS, DEFINITIONS AND ADMINISTRATION

SECTION 201 – ADVISORY AGENCY

The City of Page Planning and Zoning Commission is designated as the *Advisory Agency* to the City Council and is charged with the duty of making investigations and reports on the design and improvement of proposed subdivision; and is authorized, subject to the provisions of these regulations, to approve, conditionally approve or disapprove preliminary plats of subdivisions prepared and filed according to these regulations and the laws of the State of Arizona, to designate the kinds nature and extent of the improvements required to be installed in subdivisions, and to direct City staff to report directly to the subdivider or owner, the action taken on preliminary plats.

The Commission shall have the powers and duties with respect to subdivisions, their plats, and their procedures, as are prescribed by Arizona State law and these regulations. City staff shall provide representation to the Commission and shall provide recommendations to the Commission concerning its actions and authority.

SECTION 202 – SUBDIVISION COMMITTEE

There is created a Subdivision Committee to act in an advisory capacity to the Commission. The Committee shall consist of the following members: Director of Planning, Director of Public Works, City Engineer and/or his designees, City Manager, and the Mayor of the City of Page. The City Manager shall have the sole discretion and authority to add and/or delete staff members of the Subdivision Committee. The Subdivision Committee shall meet as required and may hold additional meetings as the matters to be considered by it may require. The Subdivision Committee shall consider preliminary plats for the division of land into three or less lots not involving a new street. The City Manager shall be Chairman of the Committee.

SECTION 203 – RELATIONSHIP TO PAGE GENERAL PLAN

A subdivision plat shall conform to the principles and standards of the Page General Plan with respect to the type and intensity of land use, population densities and distribution, locations and sizes of public areas and right-of-way and improvement of streets. In the absence of a specific plan, precise plan, or official plan line, the alignment of major and collector streets shall conform approximately with the alignments shown on the City Plan, as required by the Planning Director.

SECTION 204 – RELATIONSHIP TO SPECIFIC PLANS, PRECISE PLANS AND OFFICIAL PLANS

A subdivision plat shall conform to the plans and specification for streets, public areas, and other projects adopted by the City Council of the City of Page as a specific or precise plan.

SECTION 205 – RELATIONSHIP TO THE ZONING ORDINANCE

No land shall be subdivided and developed for any purpose not contemplated or specifically authorized by the Zoning Ordinance of the City of Page. A subdivision plat shall conform to

applicable regulations of the Zoning Ordinance including uses of land, lot sizes and dimensions, and space for off-street parking and off-street loading areas.

When applicable, re-zoning requests may be processed simultaneously with the proposed subdivision plats, and the rezoning shall become final upon acceptance by the City Council through ordinance which must occur prior to recordation of the final plat. In the case of preliminary subdivision plat indicating phase development where only a portion of the plat is recorded, the rezoning shall apply only to that phase of the recorded plat.

SECTION 206 – RELATIONSHIP TO SPECIAL ZONES AND PLANS

The City may adopt special plans to direct the development of specified zones and areas within the City. If proposed for development within a legally adopted zone, a subdivision shall meet all requirements adopted as part of that plan, as well as all other requirements.

SECTION 207 – ADMINISTRATION

The Planning and Zoning Commission, subject to Council approval, is the official body responsible for processing and administering subdivision plats. Any owner of land wishing to subdivide shall submit a preliminary plat according to the procedures outlined in these regulations to the City of Page Planning and Zoning Office for processing.

The Planning Director shall be the authorized representative of the Commission and act on their behalf in administrative and processing matters relevant to subdivisions and other land use matters under Commission jurisdiction.

SECTION 208 – DEFINITIONS

Alley: A passage or way, dedicated to public use, affording a secondary means of vehicular access to abutting lots and not intended for general traffic circulation.

Block: A parcel of land bounded by streets, railroad rights-of-way, waterways or unsubdivided acreage or any combination.

City: Where used shall mean the same as the City of Page, Arizona or municipality.

Construction Plans: The set of documents, which will govern the development of infrastructure within a subdivision. Includes the following:

- (A) *Construction Drawings* – Specific and detailed graphical representation of the work which will be completed.
- (B) *Construction Specifications* – Written directions, coordinated with the construction drawings, which detail materials, construction methods, quantities of work, and administrative details of the work.

Council: The Common Council [City Council] of the City of Page, Arizona.

Cul-de-sac: The turnaround at the end of a street with a single common ingress and egress.

Design: Means the determination of street alignment, grades and widths, alignment and widths of easements and rights-of-way for drainage, sanitary sewers, and water system and the specifications of materials and standards of construction and the arrangement and orientation of lots through the application of accepted professional standards, procedures, and guidelines.

Division of Land: Division of land means improved or unimproved land or lands divided for the purposes of financing, sale or ease, whether immediate or future in any manner not considered defined as subdivision. (See also Subdivision)

Easement: The right of one owner of land to make lawful a beneficial use of the land of another, created by an express or an implied agreement.

Improvement: Improvement means required installations, pursuant to this article and subdivision regulations, including grading, sewer and water utilities, streets, easements, drainage facilities, traffic control devices as a condition to the approval and acceptance of the final plat.

Lot: A portion of a subdivision intended to be transferred or developed as a single unit.

Lot, Double-Frontage: A double-frontage lot for which the boundary along one of the streets is established as the lot front and the boundary along the other street is established as the lot rear. The rear of the lot shall be that side abutting a traffic artery or other disadvantageous use.

Master Plan: The General Plan for the City of Page and Utility Master Plan as adopted by the Council with any amendments or revisions.

Municipal: Or Municipality means an incorporated city or town.

Planning Agency: Means the official body designated by local ordinance to carry out the purposes of this article and may be a planning department, a planning commission, the legislative body itself, or any combination.

Plat: Means a map of a subdivision:

- (A) *Preliminary Plat:* Means a preliminary map, including all supporting data required, indicating a proposed subdivision design prepared in accordance with the provisions of this article and those of any local applicable ordinance.
- (B) *Final Plat:* Means a map of all or part of a subdivision essentially conforming to an approved preliminary plat, prepared in accordance with the provisions of this article, those of any local applicable ordinance and other State statutes.
- (C) *Recorded Plat:* Means a final plat bearing all of the certificates of approval required by this article, any local applicable ordinance and other State statutes, which has been legally recorded by the County Recorder's office of Coconino County, Arizona.

Right-of-Way: Means any public or private right-of-way and includes any area required for public use pursuant to any general or specific plan.

Sanitary Sewer, Lateral: Pipes conducting sanitary sewage from individual buildings to larger pipes called trunk sewers located in street rights-of-way.

Storm Sewer, Outfall: Sewers used to collect the flows from storm sewers and carry them to a central point where discharged to open air or an extended drainage channel occurs.

Sanitary Sewer, Main: A sanitary sewer line, eight inches or larger, that receives the discharge from one or more sanitary sewer laterals.

Sanitary Sewer System: The collection of waste waters from occupied areas and conveyance of them to some point of disposal.

Storm Sewer System: The collection of storm waters from occupied areas and conveyance of them to some point of disposal.

Sketch Plat: A sketch preparatory to the preparation of the preliminary plat (or subdivision plat in the case of division of land) to enable the subdivider to save time and expense in reaching general agreement with the objectives of these regulations.

Storm Waters: Generally non-polluted waters, primarily consisting of rain and irrigation runoff, which enter or move through city roads, streets, and easements.

Street: Means any existing or proposed street, avenue, boulevard, road, lane, parkway, place, bridge, viaduct or easement for public vehicular access or a street shown in a plat approved pursuant to law or a street in a plat duly filed and recorded in the County Recorder's office. A street includes all land within the street right-of-way whether improved or unimproved, and includes such improvements as pavement, shoulders, curbs, gutters, sidewalks, drainage facilities, parking space, bridges and viaducts.

Street, Collector: A street which collects traffic from local streets and connects with an arterial or other collector streets and gives access to population or activity centers.

Frontage Road: A street which is generally parallel and adjacent to a major street and which provides access to abutting properties and protection from through traffic.

Street, Local: A street, usually of limited continuity, designed to provide vehicular access to abutting property and to discourage through traffic.

Street, Arterial: A street with signals at important intersections and stop signs on intersecting streets, and which collects and distributes traffic to and from collector streets and primarily provide access to and through the city for the purpose of accommodating large flow of traffic which moves into the general circulation of the community.

Subdivider: Means a person, firm, corporation, partnership, association, syndicate, trust or other legal entity that undertakes the subdivision, division, or re-subdivision of a lot, block or other parcel of land.

Subdivision: Any land, vacant or improved, which is divided or proposed to be divided into 2 or more lots, parcels, sites, units, plots, or interests for the purpose of offer, sale, lease, or

development, either on the installation plan or upon any and all other plans, terms, and conditions, including re-subdivision.

Subdivision includes the division or development of residential and nonresidential zoned land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat, or other recorded instrument.

Subdivision does not include the following:

- (A) The sale or exchange of parcels of land to or between adjoining property owners if such sale or exchange does not create additional lots;
- (B) The partitioning of land held in common ownership, so long as such common ownership and partitioning is not done to avoid these requirements.
- (C) The leasing of apartments, offices, stores or similar space within a building or trailer park, nor to mineral, oil or gas leases.

Subdivision, Cluster: A form of development for single-family residential subdivisions, that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision and the resultant land area is devoted to open space.

ARTICLE 3

PRELIMINARY PLAT: DIVISION OF LAND INTO THREE OR LESS LOTS NOT INVOLVING A NEW STREET

SECTION 301 – PRELIMINARY PLAT OF DIVISION OF LAND INTO THREE OR LESS LOTS NOT INVOLVING A NEW STREET

1. Filing and Approval.
 - (A) Three copies of the preliminary plat of proposed divisions of any land into three or less lots shall be filed with the Planning Director or his designee. A copy of the preliminary plat shall be given to all public utility companies involved.
 - (B) The preliminary plat shall show the dimensions of the proposed lots or division and any other information deemed necessary by the Subdivision Committee. The preliminary plat shall show the land immediately adjacent to the proposed lots or division and indicate the uses of such surrounding land, as well as any streets, roads, and easements.
 - (C) The Subdivision Committee shall determine whether the proposed division of land is in conformity with law and this Ordinance, whether the size and shape of the proposed lot is in general conformance to City requirements, and whether all the proposed lots will have proper and sufficient access to a public street. Approval shall be noted by endorsement on the plat. One copy of the approval plat shall be retained in the files of the Planning Department.
 - (D) Approval of the preliminary plat may be deemed as final approved and, if so, no final plat need be submitted, provided that the Subdivision Committee may require that all the provisions of this Chapter pertaining to subdivision into four (4) or more lots be complied with where it is the opinion of the Subdivision Committee that the intent is to ultimately subdivide into four (4) or more lots.
2. At the time of filing a preliminary plat the applicant shall pay the City Clerk a fee as established by City Council action to defray the expenses incidental to the processing of the plat.
3. A survey shall be required when lots are created which may not be identified through the location of existing property pins actually found on the site. In such a case property pins shall be set at appropriate locations and made permanent according to Section 506.
4. The plat shall be drawn on a sheet measuring 24 by 36 inches, with a left hand margin of 2 inches and drawn to a scale not to exceed 300 feet to the inch. The survey shall be embossed with the seal of a professional land surveyor licensed to practice in the State of Arizona and shall be recorded in the Country Recorder's office in Coconino County, Arizona.

5. Whenever a parcel of land is subdivided and the subdivision plat shows one or more lots containing more than one acre of land and there are indications that such lots will eventually be re-subdivided into small building sites, the Subdivision Committee may require that such parcel of land allow for the future opening of streets and the ultimate extension of adjacent streets. Easements providing for the future opening and extension of such streets may be made a requirement of the plat.

ARTICLE 4

PRELIMINARY PLAT: SUBDIVISION OF FOUR OR MORE LOTS OR ANY SUBDIVISION INVOLVING A NEW STREET

SECTION 401 – SKETCH PLAT

To avoid unnecessary and costly delays and map revisions, the subdivider may consult early and informally with the Planning Director, City Engineering Department, Public Works Director, Public Health Authority, and all utility companies for advice and assistance prior to preparation of the preliminary plat.

Prior to subdividing any land, the subdivider shall submit for all contiguous holdings an overall development sketch plat of the total development, for Commission and staff review, before preparing and filing a preliminary plat. In the case of cluster subdivision, the subdivider should submit two sketch plans showing a conventional subdivision plat to establish the number of developable lots possible and a cluster subdivision plat to determine the appropriateness of cluster design for the site.

A. Application Procedure and Requirements. --- An owner of the land, or a representative, shall file an application available at the Planning Department office for approval of sketch plat. The application shall be accompanied by 10 copies of the sketch plat as described in these regulations and complying in all respects therewith.

B. Form of Sketch Plat

Sketch plats submitted, prepared in pen or pencil, shall be drawn to a convenient scale of not more than 100 feet to an inch and shall show the following information

(1) Name

- (a) Name of subdivision if property is within an existing subdivision.
- (b) Proposed name if not within a previously platted subdivision. The proposed name shall not duplicate the name of any plat previously recorded and is subject to approval of the Subdivision Committee.
- (c) Name of Property if no subdivision name has been chosen. (This is commonly the name by which the property is locally known.)

(2) Ownership

- (a) Name and address, including telephone number, of legal owner or agent of property, and citation of last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date, and land records reference. If any question arises concerning the last instrument of transfer, the owner or agent of the

property shall be required to submit additional information, up to and including, if necessary, a title search, to distinguish ownership.

- (b) Citation of any existing legal rights-of-way or easements affecting the property.
 - (c) Existing covenants on the property, if any.
 - (d) Name and address, including telephone number, of the professional responsible for subdivision design, for the design of public improvements and for surveys.
- (3) **Description** – Location of property by city block and lot number, government lot, section, township, range and county, graphic scale, north arrow, and date. If no city block number has been assigned to the proposed subdivided portion of land, the block number from which the land is being subdivided shall be known. A block number will be assigned to the subdivision, which shall then be used for identification purposes.
- (4) **Features**
- (a) Location of property lines, existing easements, and watercourses and location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract.
 - (b) Location, types, materials, sizes, elevations, and slopes of existing sewers, manhole inverts, water mains, culverts, and other underground structures within the tract and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site and utility rights-of-way.
 - (c) Approximate topography, at the same scale as the sketch plat.
 - (d) The approximate location and widths of proposed streets.
 - (e) Preliminary proposals for connection with existing water supply and sanitary sewage systems, or alternative means of providing water supply and sanitary waste treatment and disposal; preliminary provisions for collecting and discharging surface water drainage.
 - (f) The approximate location, dimensions, and areas of all proposed or existing lots.
 - (g) The approximate location dimension, and area of all parcels of land proposed to be set aside for park or playground for the use of property owners in the proposed subdivision.
 - (h) Whenever the sketch plat covers only a part of an applicant's contiguous holdings, the applicant shall submit, at the scale of no more than 200 feet to the inch, a sketch in ink of the proposed subdivision

area, together with its proposed street system, and an indication of the probable future street system, and an indication of the probable future street and drainage system of the remaining portion of the tract.

(i) A vicinity map showing streets and other general development of the surrounding area.

(5) **Approval of Sketch Plat** – After reviewing and discussing the sketch plat, the Subdivision Committee will advise the applicant of the specific changes or additions, if any, it will require in the layout, and the character and extent of required improvements and reservations which it will require as a prerequisite to the approval of the subdivision plat. Said approval shall constitute authorization to prepare and submit a preliminary plat.

SECTION 402 – PRELIMINARY PLAT – FILING PROCEDURE, FEE AND DISTRIBUTION

The preliminary plat shall be prepared in accordance with staff approved sketch plats, the provisions of these regulations and be accompanied with an application filled out in duplicate. Such filing shall be made prior to the initiation of any construction work, including grading, within the proposed subdivision.

The subdivider shall file with the Planning Director, or his designee, 10 copies of the preliminary plat and such additional copies, as the Planning Director requires, not less than 20 working days prior to the next Commission meeting.

At the time of filing a preliminary plat the subdivider shall pay to the City a fee as set by the City Council action to defray the expenses incidental to the processing of the plat.

The time for filing a preliminary plat shall be construed to be the time when the Planning Director accepts the plat. The Planning Director shall examine the preliminary plat upon presentation to him and shall not accept the plat unless the preliminary plat is in full compliance with the provisions of these regulations as to form and as to the information required to be shown thereon and in the statement required to be furnished therewith.

Upon receipt of the preliminary plats, accompanying materials, and filing fees, the Planning Director shall transmit copies of the plat and accompanying materials to utility companies and any other agency affected by the Subdivision.

The Planning Director, or his designee, shall request recommendations on the proposed subdivision development and request that all replies be returned by a specified date. A minimum of 20 working days shall be allowed to permit City departments and other agencies to complete their investigations and report their recommendations. Failure to report within the time specified shall be deemed approval.

When all replies have been received, the Planning Director, or his designee, shall check the plat for conformance with proper design requirements, as required by law, and prepare a report incorporating the replies and/or comments from all City departments and other agencies concerned, and if the proposed plat is in conformance, set the matter of hearing before the

Planning and Zoning Commission at their next regular meeting. If circumstances warrant it, the Commission Chairman, in conformance to the Commission Rules, may set a special meeting.

SECTION 403 – FORM OF PRELIMINARY PLAT

Every preliminary plat filed with the Planning Director shall be clearly and legibly drawn. The size of the sheet shall be 24 inches by 36 inches long. The scale of the map shall be 1 inch equals 200 feet or larger.

SECTION 404 – PLAT CONTENTS

A preliminary plat shall contain the following information and data:

- A. Name, city block and lot numbers, tract number, and legal description of property.
- B. Name and address of record owner of property, and of subdivider, if the owner is not the subdivider.
- C. Name and address of record owner of property and of subdivider, if the owner is not the subdivider.
- D. Date of preparation, north arrow, and scale.
- E. Total subdivision acreage and over-all dimensions.
- F. Boundary lines, and vicinity map.
- G. Names of adjacent subdivision and owners of adjoining parcels of unsubdivided lands.
- H. Names, locations and widths of adjacent streets, roads, highways, or ways.
- I. The location, names, area, width, proposed grade and curve radii, central angle, curve length, and long chord distance and bearing, of all roads, streets, highways, and ways in the proposed new subdivision.
- J. Streets and right-of-way providing legal access to the property.
- K. Accurate contour lines drawn to intervals of 2 feet and 5 feet depending on topography. Copies of U.S.G.S. maps are not acceptable.
- L. The width and approximate locations of all existing or proposed easements or rights-of-way, whether public or private for alleys, roads, drainage, water lines, sanitary sewers, storm sewers, public utilities, flood control purposes, or other community facilities.
- M. Lot lines, dimensions (to include curve radii, central angle, curve length, and long chord distance, and bearing), area in square feet and acres, and lot numbers.
- N. Locations and approximate dimensions of proposed public areas.

- O. Locations and elevations of sanitary sewers including proposed main connections.
- P. Land subject to overflow, inundation or flood hazard, including watercourses and channels.
- Q. A preliminary storm drainage plan including provisions for the disposal of storm water, indicating culverts and storm drains.
- R. Location of structures, irrigation ditches, pipelines, railroads and other physical features indicating which existing features are to remain and which are to be removed.
- S. Existing use of property immediately surrounding the tract.
- T. The area and proposed use of all lots or parcels within the subdivision.
- U. The proposed location and size of the water supply system, including the location of all fire hydrants.
- V. Source of all utilities to service the tract, and method of sewage and garbage disposal.
- W. Existing zoning, proposed zoning, and minimum lot size.
- X. Names of all utility companies.
- Y. Typical section of proposed roadway to indicate thickness and type of surfacing and thickness of base courses as determined by soil analysis. Design shall be by a qualified soils and testing consultant.
- Z. Final design submittal shall be accompanied by an electronic copy on a 3.5" floppy disk compatible for incorporation into AUTOCAD v. 13 with the various design layers keyed as directed by the City Engineer.
- AA. Design calculations for street, sanitary sewer, storm sewer, water supply, and fire protection systems.

SECTION 405 – SUPPLEMENTARY INFORMATION

Reports, plans and written statements on the following matters shall accompany the preliminary plat when required by the Planning Director, or his designee:

- A. Subdivision development plan (General Plan).
- B. Type of street improvements.
- C. Protective covenants to be recorded, if any.

- D. The relative proportions of the total area of the subdivision proposed to be devoted to each use classification, in percentage to total area.
- E. Other improvements proposed to be made or installed.
- F. Justification and reasons for any exceptions to the provisions of these regulations.

SECTION 406 – REVISED PLATS

- A. The approval or conditional approval by the City Council of any revised preliminary plat shall annul all previous approvals thereof but shall not be construed as extending the time within which the final plat shall be filed.
- B. Any revised preliminary plat shall comply with the requirements in effect at the time such revised plat is considered. Such revised plat shall show all of the information as required in Sections 403, 404 and 405 insofar as any changes that may have been made on the plat.

SECTION 407 – DIVISION INTO UNITS

Areas of the preliminary plat proposed for partial recording shall be outlined and described by unit numbers. All final plats made from a portion of an approved preliminary plat shall receive a new tract number. The preliminary plat tract number shall not be used for any final plat that does not occupy the exact same area as defined on the approved preliminary plat.

SECTION 408 – EFFECTIVE PERIOD OF PRELIMINARY APPROVAL

The approval of a preliminary plat shall expire after 18 months from the date approved by the Council. Any plat not receiving final approval within the period of time set forth herein shall be null and void.

SECTION 409 – REFILEING FOLLOWING DISAPPROVAL

In the event that the Council disapproves a preliminary plat, a revised preliminary plat of the same area or portion thereof may be refiled. If a revised plat is refiled, all fees shall be paid as for a new filing.

SECTION 410 – PLANNING COMMISSION REVIEW AND ACTION

City staff will determine if the preliminary plat meets the requirements of Section 404 and 405. When the submitted preliminary plat meets these requirements, the Planning Commission shall determine whether the preliminary plat is in conformity with the provisions of law and of these regulations. Upon that basis, the Commission shall, within 30 days after the filing and acceptance of the preliminary plat by staff, unless such time shall have been extended by mutual agreement with the subdivider, recommend approval, conditional approval, or disapproval on the proposed subdivision. A report setting out the action of the Commission shall be transmitted to the subdivider and to the Council.

SECTION 411 – CITY COUNCIL REVIEW AND ACTION

The City Council, upon receipt of the Commission report accompanied by staff comments, shall set the matter on the agenda of their next regular meeting. At the time the Council may accept the Commission's recommendation, overturn the Commission's action, refer the matter back to the Commission when additional information is needed or requirements are not fulfilled.

SECTION 412 – PUBLIC HEARING

The Planning Commission and/or City Council **may** set the matter for a public hearing, and if such action is taken, a legal notice shall be posted on the subject property and published once in a newspaper of general circulation in the City at least 15 days before the public hearing.

SECTION 413 – COMPLETION OF PUBLIC IMPROVEMENTS

- A. **All required public improvements shall be installed, and dedicated within 18 months** after approval or conditional approval of the preliminary plat by the City Council.
- B. **To assure the construction or required street, sewer, water utilities, drainage, and any other required improvements** meeting established standards of design and construction, the subdivider shall deposit with the City Engineering Department money or assurance of construction through loan commitment per Section C in this Section in an amount of the cost of the work to be done guaranteeing that the work will be completed in accordance with the accepted specifications and standard details.

A letter of commitment for electric utilities from the utility company stating that the construction of electric improvements is assured will be satisfactory assurance for said electric utilities work.

- 1. The assurance of construction through loan commitment shall be in a form approved by the City Attorney and the City Engineering Department.
 - 2. The cash or assurance of construction through loan commitment shall be given to the City prior to submitting the preliminary plat for approval.
 - 3. In the event the subdivider fails to perform within the time period allotted by the Council, then, after reasonable notice to the subdivider of default, the City may do or have done any work abandoned or not completed by the subdivider and shall recover such costs and expenses incurred from the subdivider.
 - 4. No progress payment for work completed shall be made except upon certification by the City Engineering Department for the release of cash deposits, or that the work covered thereby has been satisfactorily completed. When the work is done in units, no such progress payment shall be made for more than 75% of the value of any installment of work until the entire project has been completed and approved by the City Engineering Department.
- C. In lieu of providing the cash, the subdivider may provide assurance of construction of subdivision improvements of the recorded plat by delivering to the

City Engineering Department an appropriate agreement between an approved lending institution and the subdivider, stating that funds sufficient to cover the entire cost of installing the subdivision improvements, including engineering and inspection costs, and the cost of replacement or repairs of any existing streets or improvements damaged by the subdivider in the course of development of the subdivision, in an amount approved by the City Engineering Department, have been deposited with such approved lending institution, or have been committed to be loaned by such lending institution to the subdivider.

Such agreement shall provide that such funds in the stated amount are specifically allocated and will be used by the subdivider or on his behalf only for the purpose of installing the subdivision improvements. The City shall be the beneficiary of such agreement, or the subdivider's rights there under shall be assigned to the City and the City Engineering Department shall approve each disbursement of any such funds.

The agreement shall expressly provide that the approved lending institution shall upon demand by the City Engineering Department immediately turnover to the City sufficient funds to complete all required improvements that the City Engineering Department determines are not being satisfactory completed.

The agreement may also contain termini, conditions and provision normally included by such lending institutions in loan commitments for construction funds, or as may be necessary to comply with statutes and regulations applicable to such lending institutions, so long as such conditions do not conflict with the requirements of this general development and subdivision regulations.

An approved lending institution shall be defined as any title insurance company, title insurance agent, bank, savings and loan association, or mortgage-lending company currently approved by the Federal Housing Administration to act as a mortgage and qualified to transact business in the State of Arizona.

ARTICLE 5

FINAL PLAT

SECTION 501 – GENERAL REQUIREMENTS

- A. Within 18 months after approval or conditional approval of the preliminary plat by the City Council the subdivider may cause the subdivision or any part thereof to be surveyed and a final plat to be prepared in conformity with the preliminary plat as approved. Failure to record a final plat within the 18 month time period shall terminate all proceedings, and the plat and all accompanying materials shall be null and void.
- B. The subdivider shall file with the Planning Director five (5) complete sets of blue-lined prints of the check map and all accompanying material to be checked prior to filing a final plat with the City Council for final approval. The Planning Director shall transmit prints of the check map and all accompanying material to the following departments and agencies for checking: Public Works Director, City Attorney, County Health Authority and others a deemed necessary.
- C. The subdivider shall file with the Planning Director one reproducible mylar and five (5) complete sets of blue-line prints of the as-built construction plans and surveyed map and all accompanying material to be checked prior to filing a final plat with the City Council for final approval.

The Planning Director shall transmit prints of the as-built drawings and map and all accompanying material to the following for checking: City Engineering Department, Public Works Director, Building Department, City Attorney, and others as deemed necessary.
- D. Three (3) copies of the protective covenants to be recorded applicable to the subdivision shall be filed with the City Manager at the time of filing the check map. Said instrument shall be checked as to conformity with the intent and purpose of the development and existing and proposed zoning requirements by the City Attorney, Public Works Director, and City Manager prior to recordation of the final plat.
- E. Statement from the City Clerk verifying payment of applicable taxes.

SECTION 502 – FEES

The following fees shall be paid at the time of submitting the final plat or improvement plats to the City Engineering Department for checking. These fees shall be due and payable upon filing an application for final plat approval. The City Engineering Department shall not sign the final plat unless the fee has been paid.

- A. Filing and map checking: The subdivider shall pay the City a fee to cover the costs of filing a map checking.

- B. *Inspection: The subdivider shall pay to the City an inspection fee representing a percentage of the amount of the estimated cost of required improvements. These construction costs will be refined as construction progresses and shall be costs equivalent to comparable construction of a like nature as approved by the City Engineering Department.***

If the City Engineering Department finds upon inspection that any of the required improvements have not been constructed in accordance with the construction standards and specifications, the subdivider shall be responsible for completing the improvements.

SECTION 503 – FORM OF FINAL PLAT

- A. The final plat shall be legibly drawn, printed or reproduced by a process guaranteeing a permanent record in black ink on tracing linen or polyester base film or a copy reproduced on polyester by a photographic silver imaging process that, when filed, good legible blueprints and negatives can be made therefrom. Certificates, affidavits and acknowledgements shall be legibly stamped or printed upon the plat with black opaque ink.

All signatures shall be signed in black water proof India Ink, with the ink surface coated with a suitable substance when used on polyester based film to assure permanent legibility. Diazo copy will not be accepted.

- B. The size of each sheet shall be 24 inches wide by 36 inches long with a left margin of 2 inches and shall include all affidavits, certificates and acknowledgements.
- C. The scale of the map shall not exceed 1 inch equals 200 feet.
- D. The exterior boundary of the subdivision shall be indicated by a black border.
- E. Each sheet shall be numbered, the relation of one sheet to another clearly shown, and the total number of sheets used shall be set forth on each sheet.
- F. The block number, scale and north arrow shall be shown on each sheet.
- G. The content of each sheet (i.e., “grading plan”) shall be indicated on the right margin or bottom right corner of each sheet.

SECTION 504 – TITLE SHEET

- A. The block number and subdivision name shall comprise the title.
- B. Below the title shall be a sub-title consisting of a general description of all the property being subdivided, by reference to subdivisions and to sectional surveys.
- C. References to subdivision shall be worded identically with original records, with references to the books and pages of the subdivision.

- D. Affidavits, certificates, acknowledgements, endorsements, acceptances of dedication and notarial seals required by law and by these regulations shall appear on the title sheet and located where notary seals can be conveniently official.
- E. The title sheet shall show the basis of bearings, including coordinates for referenced monuments.
- F. A vicinity map showing the proposed subdivision and surrounding subdivisions and streets located within ¼ mile radius of the boundaries of the proposed subdivision shall appear on the title sheet.
- G. Where the size of a subdivision permits, in lieu of a title sheet, the information prescribed in this section may be shown on the same sheet as the final plat.

SECTION 505 – INFORMATION ON FINAL PLAT

The final plat shall show the following:

- A. The block number and subdivision name, date of preparation, north arrow and scale.
- B. The locations and names of streets; their center lines, the lengths, tangents, radii, central angles, curve lengths, long chord lengths and bearings, and radial bearings of curves; the total widths of each street and the widths on each side of the center line, the widths of the street being dedicated and the width of existing dedications, if any.
- C. Locations, widths, and names of streets, and pedestrian ways adjacent to the proposed subdivision.
- D. The locations and widths of pedestrianways.
- E. The locations and dimensions of public areas and the net acreage, to the nearest one-hundredth of an acre.
- F. The center lines, widths and side lines of all easements to which the lots are subject, the date on which the easement was created, and the Book and Page Number of the County Recorder’s Records in which the easement appears.

If the easement is not definitely located on record, a statement as to the easement shall appear on the title sheet. Easements for storm drains, waterlines, sewers and other similar purposes shall be denoted by broken lines.

Easements shall be clearly labeled and identified and if already on record, precise reference to the records given. Easements being dedicated shall be so indicated in the certificate of dedication.

- G. Locations and widths of drainage channels.
- H. Locations and widths of utilities rights-of-way.

- I. Locations and widths of railroad rights-of-way.
- J. Limitations on rights of access to and from streets and lots and other parcels of land.
- K. Locations and widths of reserve strips.
- L. Locations of boundary lines.
- M. The net dimension of each lot. Sufficient data shall be shown to determine readily the bearing and length each lot line. On lots containing 1 acre or more, the final plat shall show net acreage to the nearest one-hundredth of an acre.
- N. All lots numbered consecutively, commencing with the number 1, with no omissions or duplications.
- O. All dimensions in feet and decimals of a foot, to the nearest 100th.
- P. The following surveying data:
 - 1. The radius, tangent, arc, length, central angle, and long chord length and bearing of curves.
 - 2. Suitable primary survey control points including section corners and monuments existing outside of the proposed subdivision. Include coordinates for control points and a written explanation of any deviations made from a calculated coordinate-to-coordinate bearing.
 - 3. The location of all permanent monuments within the proposed subdivision.
 - 4. Ties to and names of adjacent subdivision.
 - 5. Ties to any City and County boundary lines involved.

SECTION 506 – MONUMENTS

- A. All monuments shall be marked or tagged according to the type and at locations as required and approved by the City Engineering Department.
- B. The final plat shall show clearly all stakes, monuments or other evidence found on the ground, which were used as ties to determine the boundaries of the tract. The corners of adjoining subdivisions or portions shall be identified and ties shown.
- C. In making the survey of the subdivision, the surveyor shall set sufficient, permanent monuments so that the surveyor any part thereof may be readily retraced. Such monuments shall generally be placed at the angle points and at curve tangent points on the exterior boundary lines of the tract, at the intersection of center lines of streets and at the beginning and ends or curves on the center

lines of streets and at all lot corners. Monuments placed off of developed surfaces (i.e., concrete or asphalt) shall be set in a concrete base 6 inches in diameter and 2 feet in depth. Street centerline monuments shall be at minimum a brass cap set into asphalt. Such markers shall include the surveyor's registration number. The character, type and position of all monuments shall be noted on the final plat.

- D. Monuments shall be subject to inspection by the City Engineering Department and must be physically inspected prior to acceptance to confirm their location and character.
- E. All lot corners shall be set prior to approval of the final plat, except that, if suitable assurance is provided to the City, the developer may delay the monumentation until after all improvements are completed.

SECTION 507 – SURVEY REQUIREMENTS

- A. A complete and accurate survey of the land to be subdivided shall be made by a civil engineer or land surveyor registered to practice in the State of Arizona, in accordance with standard practices and principles of land surveying.
- B. The field traverse of the exterior boundaries of a proposed subdivision and each block and lot shall close within a limit an error of 1 foot to 10,500 feet of perimeter.

SECTION 508 – CERTIFICATES OF FINAL PLAT

The following certificates and acknowledgements, and all other now or required by law shall appear on the final plat. Such certificates may be combined when appropriate.

- A. A certificate signed and acknowledged by all parties having any record title or interest in the land subdivided consenting to the preparation and recordation of said plat.
- B. A certificate signed and acknowledged by all parties having any record title or interest in the land subdivided offering for dedication all parcels of land, streets, pedestrianways, drainage channels, easements and other rights-of-way intended for public use.
- C. A certificate signed and acknowledged by all parties having any record title or interest in the land subdivided offering for dedication rights of access to and from prescribed streets, lots and parcels of land.
- D. A certificate of the registered civil engineer until June 30, 1984, or registered land surveyor (R.L.S.) who prepared the survey and final plat, including seal, statement, and signature.
- E. A certificate for execution by the Chairman of the Planning Commission in behalf of the Planning and Zoning Commission.
- F. A certificate for execution by the Public Works Director.

- G. A certificate for execution by the Health Authority.
- H. A certificate for execution by the Mayor of the City Council, and Clerk of the Council.
- I. A certificate for execution by the Title Company officer or Developer.

SECTION 509 – DRAINAGE PLAN

Construction plans showing water, sewer, street grades underground utilities, curbs, gutters, catch basins, storm sewers, drainage channels, natural drainage-ways and other drainage works in sufficient detail to determine the adequacy of 25 year design frequency for drainage and the disposal of surface and storm water from the subdivision shall be approved by the City Engineering Department prior to approval of the final plat.

SECTION 510 – DEDICATIONS

- A. All parcels of land and/or improvements shown on the final plat as intended for public use shall be offered in writing from the developer for dedication by the City Council for public use at the time the map is filed, except those parcels which are intended for the exclusive use of lot owners within the subdivision, their licenses, visitors, tenants and servants.
- B. All streets, pedestrian ways, drainage channels, sewer, water and utility easements, and other rights-of-way shown on the final plat as intended for public use shall be offered in writing by the developer for dedication by the City Council at the time the final plat is filed.
- C. All rights of access to and from streets, lots and parcels of land shown on the final plat intended to be surrendered shall be offered for dedication at the time the final plat is filed.
- D. An offer to dedication, from a subdivider or other individual to the City for a street, pedestrian way, drainage channel, easements, and other rights-of-way shown on the final plat as may be intended for public use either immediate or future does not constitute public ownership or responsibility, until the City Council formally accepts said offer of dedication.
- E. The Planning Commission and City Council may require such dedications for street openings or widening, or easements, on-site physical improvements and design requirements as are not inconsistent with those prescribed for subdivision under the provisions of these regulations.

SECTION 511 – IMPROVEMENTS

- A. A pre-construction conference shall be held with the City Engineering Department prior to the start of any construction. Weekly progress reports shall be submitted by the developer, or his designated representative, to the City Engineering Department.

- B. The subdivider shall prepare and submit engineering plans and specifications for the installation of required street, sewer, electric and water utilities, drainage, flood control, adequacy of water and improvements to the City Engineering Department.
- C. The subdivider shall improve to City standards all land dedicated for streets, pedestrian ways, drainage channels, easements and other rights-of-way as a condition precedent to acceptance thereof and approval of the final plat by the City Council.
- D. Improvements shall conform with the Uniform Standard Specifications for Public Works Construction as adopted by the Maricopa Association of Governments (MAG).
- E. Improvements shall be constructed in accordance with plans approved by the City Engineering Department. Notice shall be given by the subdivider to the City Engineering Department prior to the commencement of construction of improvements.
- F. Improvements shall be installed to grades prescribed and approved by the City Engineering Department.
- G. The City Engineering Department shall have the right to enter upon the sites of improvements for the purpose of inspecting them and shall be furnished with soils and materials tests by a competent laboratory as may be required to determine the acceptability of such materials. All required tests shall be at developer's expense.
- H. Upon completion of the required improvements by the subdivider, the City Engineering Department shall make a final inspection of the subdivision. If it is found upon inspection that all improvements have been installed in accordance with approved plans and specifications, the City Engineering Department shall inform the developer to submit the final plat for approval by the Planning and Zoning Commission and City Council.

SECTION 512 – PROCEDURE FOR FINAL APPROVAL AND RECORDATION

- A. The City Engineering Department shall examine the print of the final plat and determine the sufficiency of affidavits and acknowledgement, the correctness of surveying data, mathematical data and computations, and determine whether the provisions of the State Law and these regulations have been complied with.

If the final plat is found to be correct, the matters shown thereon are sufficient and all applicable provisions of the State Law and these regulations have been complied with, the Public Works Director shall certify his approval on the original tracing of the plat and forward said plat and applicable accompanying material to the City Manager.

- B. If the final plat and all accompanying data agreements, and other documents conform to the preliminary plat as approved by the Planning and Zoning Commission and City Council, the City Manager shall transmit to the Planning

and Zoning Commission the original tracing of the final plat for approval by the Commission.

- C. When the final plat has been approved and signed by the City Engineering Department, Chairman of the Planning and Zoning Commission, Engineer or surveyor who prepared the final plat, and all other parties required to execute certificates thereon, and when all appropriate provisions of the State Laws and these regulations, including payment of fees, have been met and all of the specified accompanying materials shall be transmitted by the City Manager and filed with the City Clerk for action by the City Council.

SECTION 513 – COUNCIL ACTION

- A. At the next regular meeting following the filing of said plat with the City Clerk, the City Council shall consider said plat, the plan of subdivision and the offers of dedication in accordance with the requirements of these regulations.
- B. The City Council may reject any or all offers of dedication. If the Council determines that said plat is in conformity with the requirements of the law and the provisions of these regulations it shall approve said plat and the mayor and the City Clerk shall so certify this action upon said tracing of the final plat.

If the Council shall determine that said plat is not in conformity with the requirements of these regulations or the preliminary plat it shall disapprove said plat specifying its reason or reasons therefore, and the City Clerk shall, in writing, advise the subdivider of such disapproval and of the reason or reasons for such disapproval.

Within 30 days after the Council has disapproved any final plat, the subdivider may file with the Clerk supplementary material, altered plat or plats to meet the requirements of the Council. If no such action is taken or supplementary material is inadequate, then the rejection of the final plat by the Council stands, and the subdivider shall conform to all previous requirements imposed upon him by these regulations as when filing the first final plat with the City Engineering Department if he wishes to continue processing the plat.

No plat shall have any force or effect until same has been approved by the City Council, and no title to any property described in any offer of dedication shall pass until the recordation of the final plat.

- C. When the final plat is approved by the Council, the City Clerk shall record same and shall receive from the subdivider and transmit to the County Recorder the recordation fee established by the County Recorder.

SECTION 514 – AGREEMENTS AND PERFORMANCE

- A. All streets and parcels of land, shown on the final plat or described in deeds or other conveyances, intended for public use shall be offered for dedication by the developer and shall either be accepted or rejected by the City Council by separate instrument.

- B. All improvements and construction shall be completed before the final plat is approved by the City Council. City Council may approve a final plat two (2) months prior to completion of required subdivision roadway construction provided necessary assurances are given by the developer to complete the roadway construction within the two (2) month period and approved by the City Engineering Department and City Manager.
- C. The Page Building Official shall deny insurance of any building permits until all required improvements of the subdivision have been inspected and accepted by the City Engineering Department.
- D. The subdivider shall furnish the Planning Director with one (1) reproducible copy of the final plat with all signatures, printed on polyester based film or linen or a reproduced copy on a polyester base film using a photographic silver imaging process. Diazo copy will not be accepted.
- E. As-builts shall be required in all cases when locations of the actual installation of improvements deviates from the initial Improvement Plans including alignment (both vertical and horizontal) that were submitted and approved by the City Engineering Department.

As-builts shall be submitted along with the application for final plat approval. As-builts shall be on a 4 mil photo-mylar, stamped by a P.E. or R.L.S. registered in Arizona and marked "As-Built Drawing."

ARTICLE 6

DESIGN STANDARDS

SECTION 601 – STREETS

1. Conformity with General Plan. Alignment of collector streets shall conform as nearly as possible with that shown on the General Plan to be adopted by the Council.
2. Relation to Adjoining Street System. The layout of streets shall provide for the continuation of principal streets existing in adjoining subdivisions, or of their proper projection when adjoining property is not subdivided. It shall provide also for future projection of streets into areas which presently are not subdivided.
3. Local Streets. Local streets which serve primarily at the provide access to abutting properties only shall be designed to discourage through traffic.
4. Cul-de-Sac Streets. Streets shall be provided at the closed end with a turnaround having a minimum paving width radius of not less than 42 feet or with a “T” or “Hammerhead” turnaround permitting comparable ease of turning. Allowable street length and design criteria shall be determined by the City Engineering Department.
5. New Perimeter Streets. Street systems in new subdivisions shall be laid out so as to eliminate or avoid new perimeter half streets. Where an existing half-street is adjacent to a new subdivision, the other half of the street shall be improved and dedicated by the subdivider. The Planning Commission may authorize a new perimeter street where the subdivider improves and dedicates the entire required street right-of-way width within their own subdivision.
6. Street Alignments. Connecting street center lines deflecting from each other at any one point more than 10 degrees shall be connected by a curve of at least 100 feet radius for minor streets and at least 300 feet radius for arterial streets. A tangent at least 100 feet long shall be introduced between curves on arterial streets.
7. Jogs at Street Intersections. Street jogs with center line offsets of less than 125 feet shall be avoided.
8. Street Grades. Streets shall conform closely to the natural contour of the land, except where a differing grade has been established by the local governmental authorities or the agency furnishing municipal services to the City. Changes in grade shall be connected by easy vertical curves. Design criteria for vertical and horizontal curves shall be presented at the time of plat submittal to indicate site distance in conformance with accepted traffic engineering criteria.
9. Street Widths. Street right-of-way widths shall be not less than as follows, except in the Residential Estate (RE-2A and RE-1A) zones, where the minimum right-of-

way may be 32 feet with a minimum 9 foot wide access and utility easement on each side of the street right-of-way for all classes of streets within the Residential Estate (RE-2A and RE-1A) zones.

Class of Streets	Minimum R.O.W.	Minimum Width of Paving (Measured From Back of Curb)
Major Streets	80 feet	72 feet
Collector Streets	60 feet	52 feet
Local Streets	50 feet	42 feet
Cul-De-Sac Streets	40 feet	32 feet
Frontage Streets	To be determined by the City Engineering Department	

10. Street Names. Newly constructed streets shall be assigned names by the Planning Director. Such names shall be indicated on the final plat. Streets that are obviously in alignment with others already existing and names shall bear the names of the existing streets.

Other Streets shall not bear names that duplicate or phonetically approximate the names of existing streets. A street with a general north-south alignment shall be designated "Avenue" or "Drive."

One with a general east-west alignment shall be designated "Street." A cul-de-sac street shall be designated "Court." Streets limited to two or three blocks and having no possibility of being extended shall be designated "Places," "Lanes," "Circles," or "Ways."

The designation Boulevard shall be reserved for long, continuous streets characterized by a broad right-of-way, tree and turn embellishment and may run in any direction. Insofar as possible, new streets shall preserve and continue any alphabetical sequence and type of names already established in nearby subdivisions.

SETION 602 – ALLEYS

1. Required Alleys. Alleys shall be provided at the rear of all lots intended for business or industrial uses to assure and provide service access, such as off-street loading, unloading and parking consistent with and adequate for the uses proposed. Ordinarily, alleys in residential areas will not be acceptable unless approved by City Council.
2. Dead-End Alleys. Dead-end alleys shall be avoided where possible; but if unavoidable, shall be provided with adequate turn-around facilities at the dead-end.
3. Alley Intersections. Alley intersections and sharp changes in direction shall be avoided; but where they are necessary, corners shall be cut off sufficiently to permit safe vehicular movement. Any pedestrian paths or passageways, which

parallel or run perpendicular to an alleyway shall be delineated and protected in such a way as to protect the pedestrian traffic. Such delineation and protection shall at a minimum include striping and signing and may include raised walkways, guardrails, and protective bollards.

4. Alley Width. Alley rights-of-way widths shall be not less than 25 feet.
5. Other Design Criteria. Except as provided above, alleys shall follow accepted engineering design standards governing streets.

SECTION 603 – EASEMENTS

1. For Public Utilities. Where alleys are not provided, easements for public utilities shall be provided on each side of all rear-lot lines, and side-lot lines, where necessary, and be not less than 8 feet wide for the half-width that is reserved from the rear of each of the pair of adjacent lots.

Insofar as possible, said easements shall be continuous and aligned from block to block within the subdivision and with adjoining subdivisions. Easements for existing or future utility lines which do not lie along rear or side-lot lines shall be at least 16 feet wide.

A minimum of not less than 5 feet wide shall be provided on each side of all street rights-of-way except street right-of-way in Residential Estate (RE-2A and RE-1A) zones. In some cases, the entire width of the easements may be reserved from one parcel or row of parcels.

2. For Unusual Facilities. Easements for unusual facilities, such as high voltage electric lines, shall be of such width as is adequate to the purpose, including any necessary maintenance roads.
3. For Water Courses. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction, or both, as will be adequate for the purpose.

SECTION 604 – STREET BLOCKS

1. Block Length. In general, blocks shall be as long as is reasonably possible consistent with topography and the needs for convenient access, circulation and control and safety of street traffic and type of land use proposed but, ordinarily, block lengths should not exceed 1500 feet or be less than 500 feet.
2. Block Width. Except for reversed frontage parcels, the width of blocks shall ordinarily be sufficient to allow for two tiers of lots of depths consistent with the type of land use proposed, normally not less than 200 feet for the sum of the two-lot depths.

3. ***Cul-De-Sac Length.*** *Should preferably not be longer than 1,000 feet or provide for more than 24 lots and should terminate in a turn-around at the closed end.*

SECTION 605 – LOTS

1. **Lot Access.** Each lot shall be provided with satisfactory access by means of a public street connecting to an existing public highway or by some other legally sufficient right of access which is permanent and inseparable from the lot served.
2. **Lot Size.** Lot widths and areas shall conform with the zoning restrictions applicable to the area within which the property is located except that corner lots for which side yards are required shall have extra width to permit appropriate setback from and orientation to both streets. Lot depths shall be suitable for the land use proposed.
3. **Lot Shape.** Lots shall be as nearly rectangular as possible with side lines approximately at right angles or radial to street lines. Ordinarily, the ratio of width to depth should be one to not more than two and on quarter (1:2-1/4).
4. **Double-Frontage Lots.** Residential lots which have street frontage along two opposing boundaries shall be avoided except for reverse-frontage lots which are essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

For the appropriate governmental entity, there shall be an easement for a planting screen at least 10 feet wide, across which there shall be no right of access, along the lot lines abutting such a traffic artery or other disadvantageous use.

5. **Unsewered Lots.** Lots for which the Municipality may grant a waiver of the requirement for connection to an approved public sanitary sewer system shall be of sufficient area (ordinarily not less than 1 acre), for the type of soil and ground conditions involved, to allow complete absorption of septic tank effluent of the amount reasonable to be expected from the uses permitted by applicable zoning restrictions.

Adequate testing using an acceptable method shall be performed to assure sufficient drainage and percolation and presented to the Engineer. When a public sanitary sewer main is placed into service within 150 feet of a lot which was granted a waiver of connection the owner of said lot shall be required within 90 days to connect to the public sanitary sewer main.

SECTION 606 – PUBLIC RESERVATION OF LAND

1. City Council may require land areas within a subdivision to be reserved for parks, recreational facilities, school sites and fire stations in accordance with A.R.S. §9-463.01.D, E, & F.

SECTION 607 – WATER, SEWER AND OTHER UNDERGROUND UTILITIES

1. Underground Utilities in Streets and Easements. All water and sewer mains are to be located in the paved roadway section far enough from the curb and gutter to allow backhoe access for maintenance without disturbing existing curb and gutter; minimum four feet from lip of curb.

Utilities other than water and sewer may be permitted behind curbs or sidewalks or between sidewalks and curbs if adequate easements and space are provided.

Utilities within easements must be located to minimize interference with one another, provide horizontal and vertical separations, and provide maintenance accessibility without violating easement boundaries.

2. Water and Sewer Depths and Separations. Water lines are to have a minimum cover of 36 inches over the top of the barrel and sewer lines are to have a minimum cover of 36 inches over the top of the barrel.

In all cases, sewer lines are to be at a depth sufficient to provide gravity service to all adjacent building pads. Service lines are to be laid at grades and depths prescribed in the Building Code which has been adopted by the City. Vertical and horizontal separations of water shall conform as follows:

- (a) When water lines and sewers are laid parallel to each other, the horizontal distance between them shall not be less than 6 feet. Each line shall be laid on undisturbed or bedded material in a separate trench.

When conditions prevent the minimum horizontal separation set forth above, or where both lines are in the same trench, both the water line and sewer shall be constructed of ductile iron pipe, or other approved pipe, which is pressure tested to assure water tightness before backfilling.

In such instances, a complete description of the circumstances and details of the proposed construction shall be attached to the plans submitted to the Arizona Department of Health Services.

- (b) When a sewer crosses 2 feet or more below a water line, no extra protection is required. When a sewer crosses less than 2 feet below a water line, the sewer shall be constructed of ductile iron pipe, C-900 Class 200 PVC pipe, or other approved pipe, for at least 8 feet in both directions for the crossing, or the sewer shall be encased in concrete of 6-inches minimum thickness for the same distance.

When a water line must cross under a sewer, a vertical separation of at least 18 inches between the bottom of the sewer and the top of the water line shall be maintained with support provided for the sewer to prevent settling.

The sewer shall be constructed of ductile iron pipe or C-900 Class 200 PVC pipe, or other approved pipe with minimum 18-foot lengths of pipe centered at the crossing and extending in both directions from the

crossing, or the sewer shall be encased in concrete of 6-inch minimum thickness for the same distance.

- (c) No water pipe shall pass through, or come into contact with, any part of a sewer manhole.
- 3. Pipe Crossing of Existing Pavement. Crossing of Federal, State, or County highways will be in accordance with specific requirements of the controlling agency.
- 4. Water and Sewer Service Lines to Individual Lots. Water and sewer service lines from the main lines located in the paved roadway or within a utility easement shall be extended to and located 1 foot inside the property lot line of each lot. Such service lines shall be marked with a visible and long lasting marker, approved by the Public Works Director, which will allow for the location of such service lines in the case of delayed construction on the served lots. The nature of such marking shall be indicated on the final plat.

SECTION 608 – SEWER SYSTEM DESIGN

- 1. Guide for Design. A.R.S. §§36-132.A.12, 36-136.G.8 and 36.1855 establish the control for the design, construction and operation of sewage system and waste treatment works to be with the Arizona Department of Health Services. Engineering Bulletins produced by the Arizona Department of Health Services establishes minimum guidelines for design of sewage systems. These include, but are not limited to:

Bulletin #11 - Minimum Requirements for Design, Submission or Plans and Specifications of Sewage Works.

Bulletin #12 - Guidelines for Installation of Septic Tank System.

Stated herein are some of the more frequently used design criteria. More restrictive criteria of design stated in these specifications shall take precedence over Arizona Department of Health Services criteria.

- 2. Septic Tanks. Septic tanks will be permitted only where no sewer service is reasonably available, as determined by the Public Works Director. Septic systems shall be designed to allow immediate future ties to sewer lines when available. Percolation testing and design shall meet Arizona Department of Health Services approval.
- 3. Sewer Design Capacities. Sewer systems, trunk lines, and outfall lines are to be designed to service the ultimate density of the drainage area. Capacities of lines are to be determined for an entire drainage area, developed or undeveloped, which may be reasonably serviced by the proposed system or by future extensions of the system. Densities of population may be determined from known zoning regulations or development trends of an area. Lines must be designed for peak flow.

Trunk and Outfall lines may be designed for densities less than ultimate when all tributary areas are not expected to develop for a period in excess of twenty-five (25) years.

They should be designed for capacities, when running full, of not less than 250 gallons per capita per day for residential with due allowance to be made for any anticipated flow in excess of this amount because of particular discharges or unusual conditions. Industrial and commercial capacities shall conform to the State Health Department.

Lateral Sewers are to be designed for capacities, when running full, of not less than 400 gallons per capita per day. Due allowance must also be made for any anticipated flow in excess of this amount.

4. Minimum Pipe Sizes. No public sewer may be smaller than 8 inches in diameter; however, consideration will be given up to 6 inches diameter pipe for lines not over 150 feet in length which cannot be extended or for other special circumstances where small amounts of 6 inches diameter lines are determined to be serviceable by the Public Works Director and the County Health Officer.
5. Velocities of Flow. Velocities in sewer lines shall be determined for design capacities using Mannings formula $V = 1.49/n 5^{2/3} s^{1/2}$ with $n = 0.013$. Design velocities are to be within the range of 2fps to 11fps. The following chart may service as a guideline for the limits of slope for smaller diameters based on velocity alone. Capacity must also be considered.

Pipe Size (Inches)	Min. Slope (%) 2 fps	Max. Slope (%) 10 fps
6	0.5	---
8	0.34	8.5
10	0.26	6.2
12	0.20	4.9
15	0.15	3.6
18	---	2.2

6. Design and Spacing of Manholes and Cleanouts. Manholes are to be installed at the end of each line; at all changes in grade, size, or alignment; at all intersections; and at distances not greater than 400 feet for sewers 15 inches or less, and 500 feet for sewers 18 inches or greater. Cleanouts may be substituted for manholes at the end of laterals less than 150 feet in length when conditions are such that the line cannot be extended.

SECTION 609 – WATER SYSTEM DESIGN

1. Guide for Design. A.R.S §36-132.A.12 and 36-136.G.5 establish the control for water system design with the Arizona Department of Health Services. Engineering Bulletins produced by the Arizona Department of Health Services are to serve as minimum guidelines for water system design along with other criteria established by the City. Pertinent Engineering Bulletins include, but are not limited to:

Bulletin #10 - Minimum Basic Design Criteria for Construction of Water Distribution and Water Treatment Systems

Bulletin #8 - Disinfection of Water System

2. Extension and Network Design. Any extension of water line or network of water lines shall be designed to provide for required fire flows and consumptive flows simultaneously with no residual pressures in the system dropping below 20 psi.

If future extension of a proposed system will increase the possibility of residual pressures dropping below 20 psi, system analysis shall include anticipated future expansions.

Required water pipe sizes will be determined by a network analysis (Hardy Crows or equivalent), but in no case will public lines smaller than 6 inches diameter be permitted; with 6 inch diameter being permitted only in connection with a grid network of larger sizes. All systems are required to be looped where practical to provide more than one feed point to a network.

3. Design Water Consumption Rates. The average annual daily rate of consumption for design purposes is to be 165 gpcd in residential areas. For purposes of computing peak hourly rates of flow, a peak factor of 300% is assumed; i.e.; 495 gpcd.

4. Fire Flow Requirements and Fire Hydrants. All fire hydrants shall be capable of delivering at a minimum rate of 1,000 gpm. Higher rates of flow may be required in high value districts. The basis of determining rates of flow required is to be "Fire Suppression Rating Schedule," 1980, published by ISO and "Guide for Determination of Required Flow" published by the Insurance Services Office (replacing National board of Fire Underwriters). This guide was published in the AWWA Journal, May 1973, or may be obtained from Insurance Services Office, 160 Water Street, New York, N.Y. 10038.

Maximum spacing of hydrants in residential single family or duplex zoned districts is 500 feet or closer depending on street configuration, while apartment and other non-residential zoned districts have a maximum requirement of 300 feet.

All fire hydrants, when installed, shall have a clear level working area extending not less than 3 feet around the hydrant or sprinkler connection. No obstruction shall be placed that will make it difficult to see said fire hydrant.

Banks may be excavated to obtain such clearance, but a masonry retaining wall, with footing, shall be constructed where excavated bank exceeds 2 feet in height. Consideration is to be given to fire truck access and hose laying techniques in the spacing of hydrants.

Fire Department approval of fire hydrant location and construction is required prior to final acceptance.

Use of any fire hydrant for any purposes including water supply surging construction shall require permission from the Fire Department. Hydrants should be of modern type; preferably brands already used by the City; and shall have 3 ports with caps, be self-draining and break away type.

5. Valve Locations. Valves shall be located in the network so that no single accident, breakage, or repair to the system will necessitate the removal from service of a length of pip greater than 500 feet in high valve districts and of 800 feet in residential districts.

Valves are to be located so that no closure of a valve on an “artery” line is required unless there is breakage on the “artery” itself.

Every fire hydrant is to have a valve on the lead line. Blow-off valves are required at the ends of dead-end lines, whether temporary or permanent.

6. City Participation in Utility Extension. In the event that an area to be serviced by a developer is lesser in size than the maximum area to be serviced by the proposed main sewer or water line, and its laterals, the main shall be designed, engineered, and constructed to serve the maximum area described.

The City of Page reserves the right to increase the diameter of any sewer or water extensions, if it deems it advisable, in conforming with the City Master Utility Plan. If future extensions of a proposed water line will increase the possibility of residual pressures dropping below 20 psi, the City may request the line size be increased.

The City of Page will participate by paying the difference in construction costs between the line size required to serve the development and that size deemed necessary by the City to serve all future expansion.

After the developer has submitted a cost breakdown to the City Engineering Department, the construction cost of the oversize shall be determined and agreed upon by the City Council prior to commencement of construction.

Costs of lateral and branch lines and their appurtenances will not be included in the agreed construction costs; however, fire hydrants will not be included. The City Council reserves the right to reject the developer’s cost breakdown if it is inconsistent with the current cost of equivalent construction in the City.

After the completion of construction and installation of an extension, the developer shall submit a detailed statement of the costs and expenses of such construction and installation to the City Council. No payment shall be made until the developer’s statement is accepted by the City Council.

7. Recapture Agreement. If a property owner or developer extends a water or sewer main across undeveloped property to reach his development or property, and wishes to be reimbursed for the cost of installing said extension by future customers of the lines, he may request a recapture agreement be drawn up by the City prior to actual construction. The request for a recapture agreement must

be in writing to the City Manager for presentation to the City Council, who will grant or deny the request.

If the City Council grants the request, then, after the actual construction costs for the extension are submitted to the City Engineering Department, the terms of recapture are drawn up by the City Engineering Department.

Generally, other customers desiring to tap into such extension after installation shall pay the City their proportionate share of the cost as determined by the recapture agreement.

The funds so collected shall then be paid to the developer.

The maximum period of time of the recapture agreement shall be seven (7) years.

SECTION 610 – IMPROVEMENT STANDARDS

1. Roadways. All streets (not including alleys) shall be improved by grading the full right-of-way, and constructing roadways consisting of not less than 4 inches of gravel base topped by minimum 2-inch bituminous or other wearing surface approved by the City Engineering Department, in accordance with the following schedules of widths measured back to back of curbs.

Class of Streets	Minimum Width of Paving	Minimum R.O.W.
Major	72 feet	80 feet
Collectors	52 feet	60 feet
Local	42 feet	50 feet
Cul-de-Sac	32 feet	40 feet
Frontage Roads	To be determined by City Engineering Department	

Residential-Estate Zone (RE-2A) and Residential-Estate / One Acre Zone (RE-1A) shall be the same as local streets, as defined in this section except that within the Residential-Estate (RE-2A) Zone and Residential-Estate / One Acre (RE-1A) Zone, the developer may be allowed to reduce street widths of any street within the Residential-Estate (RE-2A) or Residential-Estate / One Acre (RE-1A) subdivision to no less than 32 feet from the back of the curb upon

request for reduced street widths by the developer in his preliminary plat and approval thereof by the City Council.

2. Curbs. All streets shall be improved at each edge of the roadway with Portland cement concrete curbs. Integral curb-and-gutter is permissible.
3. Sidewalks. All streets shall be improved with two Portland cement concrete sidewalks at least 4 feet wide by 4 inches thick unless special conditions warrant waiving this requirement as determined by the Public Works Director and approved by City Council. Ordinarily, sidewalks shall be located adjacent to each curb. Handicapped ramps shall be in accordance with Uniform Standards Detail No. 231 for Public Works Construction, MAG, 1979.
4. Storm Sewers. Surface drainage from streets and other areas shall be carried by gutters and storm sewers to suitable connections with the City drainage system.
5. Sanitary sewers. Subdivisions shall be provided with a complete sanitary sewer system connected to the municipal system at developer's expense, serving each lot designed for human habitation unless the City Council waives this requirement because of special conditions.
6. Potable Water System. The subdivisions shall be provided with a public portable water distribution system serving each lot designed for human habitation and fire hydrants shall be provided at each street intersection and at approximately 500 foot intervals on each street between intersections connected to municipal system at developer's expense, unless the City Council waives these requirements because of special conditions.
7. Underground Telephone, Electrical, Gas and Other Cable Distribution Systems. All utility facilities, including but not limited to telephone, electrical, gas and cable distribution systems, shall be installed underground throughout the subdivision.
8. Street Lighting. The subdivision shall be provided with suitable street lights at each street intersection and at intervals of approximately 300 feet between intersections unless the City Council waives this requirement because of special conditions.
9. Street Name and Regulating Signs. The developer shall deposit with the City at the time of final subdivision approval a sum for each street name sign and for each street regulatory sign as determined by the Public Works Director. City shall install all street signs after streets have been accepted by separate instruments by the City.

SECTION 611 – NON-RESIDENTIAL SUBDIVISIONS

1. General. If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision with respect to such land shall make such provision as the Planning Commission may require.

A non-residential subdivision shall also be subject to all the requirements of site plan approval set forth in the Zoning Code of the City of Page. Site plan approval

and non-residential subdivision plat approval may proceed simultaneously at the discretion of the Planning Commission. A non-residential subdivision shall be subject to all the requirements of these regulations, as well as such additional standards required by the Planning Commission and shall conform generally to the proposed land use and standards established in the Page General Plan, Official Map and Zoning Ordinance.

2. Standards. In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the Planning Commission that the streets, parcel and block pattern proposed is especially adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:
 - (a) Proposed industrial parcels shall be suitable in area and dimension to the types of industrial development anticipated.
 - (b) Street rights-of-way and width of paving shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
 - (c) Special requirements may be imposed by the City Engineering Department with respect to street, curb, gutter and sidewalk design and construction.
 - (d) Special requirements may be imposed by the City Engineering Department with respect to the installation of public utilities, including water, sewer and storm drainage.
 - (e) Every effort shall be made to protect adjacent residential areas from potential nuisances from a proposed commercial or industrial subdivision.