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SUBDIVISION REGULATIONS
FOR THE UNINCORPORATED AREA OF
MARICOPA COUNTY, ARIZONA

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SUBDIVISION REGULATIONS
FOR THE UNINCORPORATED AREA OF
MARICOPA COUNTY, ARIZONA

Adopted by the Board of Supervisors
December 26, 1972, Effective March 1, 1973

Published by the
MARICOPA COUNTY PLANNING AND ZONING DEPARTMENT
111 South Third Avenue
Phoenix, Arizona
85003

Price: \$2:00

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PREFACE

The subdivision of land is the first step in the process of community building. The designer of a subdivision is in actuality planning an integral portion of the urban community, not an isolated residential entity. Therefore, land subdivision in harmony with public objectives is essential for sound community growth.

Poor subdivisions in the past, with their lack of coordination with each other, have created problems for communities that have sometimes been insurmountable. They have increased the cost of public and private improvements, have caused traffic congestion and created early blight and obsolescence.

Good subdivisions lead to the development of permanently stable neighborhoods offering to their residents safe, healthful and pleasant living conditions. To the developer these factors are essential to buyer appeal, increased sales, sustained profits and good reputation. From the public viewpoint, these are basic living needs and the elements of sound residential growth.

Subdivision of land is the method of transforming a community plan into a reality. The subdivider's layout of streets and blocks becomes a permanent part of the community of tomorrow, and a community plan is either realized or lost with the subdivision of land. Therefore, the control a community retains over land subdivision is one method by which the elements of a comprehensive plan are achieved.

Some individuals may regard subdivision review as unwarranted interference with their right to do as they please with their private property. However, if the health, safety, comfort, convenience and general welfare of the community are to be obtained and preserved, then community guidance and review of subdivisions is a necessity. Thus, land subdivision involves a grave responsibility that must be shared by the private developer and the governmental agencies concerned.

The procedures, principles and standards contained herein are intended to provide a common ground of understanding and a sound and equitable working relationship between public and private interests to the end that both independent and mutual objectives can be achieved.

ARTICLE I. TITLE, PURPOSE AND DEFINITIONS

Section 100.0. Short Title

This Ordinance shall be known and cited as the Maricopa County Subdivision Regulations.

Section 101.0. Purpose and Intent

The purpose of this Ordinance is to provide for the orderly growth and harmonious development of the County, to insure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, drainage, freedom from flood, sanitary sewerage and other health requirements; to insure consideration for adequate sites for schools, recreation areas, and other public facilities; to promote the conveyance of land by accurate legal description; and, to provide practical procedures for the achievement of this purpose.

Section 102.00. Definitions

For the purposes of these Regulations, certain words, terms and phrases are defined as follows:

- 1) Alley: A passage or way open to public travel, affording generally a secondary means of vehicular access to abutting lots or upon which service entrances of buildings abut, and not intended for general traffic circulation.
- 2) Approval, Conditional: An affirmative action by the Commission or the Board indicating that Approval will be forthcoming upon satisfaction of certain specified stipulations.

3) Approval, Preliminary: Unconditional approval of the Preliminary Plat by the Commission as evidenced in its meeting minutes and noted upon prints of the Plat; constitutes authorization to proceed with final Engineering Plans and Final Plat preparation.

4) Approval, Final: Unconditional approval of the Final Plat by the Board Chairman and Clerk of the Board; constitutes authorization to record a plat.

5) Board: The Board of Supervisors of Maricopa County.

6) Building Setback Lines: A line between which line and street right-of-way no building or structure or portion thereof, may be erected, constructed and/or established.

7) Commission: The Maricopa County Planning and Zoning Commission.

8) Department: The Department of Planning and Zoning of Maricopa County.

9) Easement: A grant by a property owner of the use of a strip of land for a specific purpose or purposes, by the general public, corporation, or a certain person or persons.

10) Easement, Aerial: A grant by a property owner for the use of a strip for the specific purpose of extending overhead utilities.

11) Lot: A portion of a subdivision or other parcel of land having frontage on a street and intended for transfer of ownership or intended or used for building development.

12) Lot, Double Frontage: A lot which extends from one street to another street, existing or proposed.

13) Lots, Hillside: Any lots where the terrain has an average cross-slope exceeding 10%.

14) Owner: The person or persons holding title by deed to land, or holding title as vendees under land contract, or holding any other title of record.

15) Plan, County: A comprehensive plan, or parts thereof, providing for the future growth and improvement of Maricopa County and for the general location and coordination of streets and highways, schools and recreation areas, public building sites, flood control channels, and other physical development, which shall have been duly adopted by the Board of Supervisors. (Sometimes referred to as a "master plan".)

16) Plan, Development Master: A preliminary master plan for the development of a community or other large land area, the platting of which is expected to be undertaken in progressive stages. A Development Master Plan shall be subject to Commission approval and Board Approval.

17) Plan, Neighborhood: A plan designed by the Department to guide the planning of unsubdivided or vacant parcels of land in a partially built up neighborhood so as to make reasonable use of all land, correlate street patterns, and achieve the best possible land use relationships.

18) Plans, Engineering: Plans, profiles, cross-sections and other required details for the construction of public improvements, prepared by a registered professional engineer in accordance with the approved Preliminary Plat and in compliance with standards of design and construction or policies approved by the Board.

19) Plat: A map of a Subdivision.

a. Preliminary Plat: A preliminary map, including supporting data, indicating a proposed subdivision development, prepared in accordance with these Regulations.

b. Final (Record) Plat: A map of all or part of a subdivision providing substantial conformance to an approved Preliminary Plat, prepared

in accordance with these Regulations and approved by the Board of Supervisors before recordation.

c. Recorded Plat: A Final Plat bearing all of the certificate of approval required in Sec . 207 of these Regulations and duly recorded in the Maricopa County Recorder's Office.

20) Standards, Public Improvement: A set of regulations setting forth the details, specifications and instructions to be followed in the planning, design and construction of certain public improvements in Maricopa County, formulated by the County Engineer, County Flood Control District, the County Health Department, and other county departments.

21) Street: That area, whether public or private, between right of way lines, dedicated, reserved or provided for roadway purposes and other uses not inconsistent therewith.

a. Arterial Route: A general term including freeways, expressways and arterial streets; an interstate, state, or county highway having regional continuity; any urban street having considerable continuity and carrying a large volume of both passenger and commercial vehicles. These arterial routes are normally on the section lines

b. Residential Streets:

(1) Collector Street: A neighborhood street with limited continuity and having the primary function of carrying residential traffic from minor streets to arterial routes; a secondary function being to provide access to abutting residential properties.

(2) Frontage Street: A minor street parallel and adjacent to an arterial route which provides access to abutting property, intercepts minor residential streets and controls access to an arterial route.

(3) Minor Street: A street used primarily for providing access to abutting property.

(4) Cul-de-Sac Street: A minor residential street having one end permanently terminated in a vehicular turnaround.

(5) Loop Street: A minor residential street which forms a loop and returns to the same street from which it originated.

(22) Subdivider: A subdivider shall be deemed to be the individual, firm, corporation, partnership, association, syndicate, trust or other legal entity that files the application and initiates proceedings for the subdivision of land in accordance with the provisions of this ordinance; and said subdivider need not be the person or persons holding title by deed to land, or holding title as vendees under land contract or holding any other title of record.

(23) Subdivision: Subdivision or subdivided lands means improved or unimproved land or lands divided or proposed to be divided for the purpose of sale, lease, or for cemetery purposes, whether immediate or future, into four or more lots, parcels or fractional interests. This paragraph shall not apply to the division or proposed division of land located in the state of Arizona into lots or parcels each of which is, or will be, thirty-six acres or more in area including to the center line of dedicated roads or easements, if any, contiguous to the lot or parcel.

24) Utilities: Installations or facilities, underground or overhead, furnishing for the use of the public electricity, gas, steam, communications, water, drainage, sewage disposal or flood control, owned and operated by any person, firm, corporation, municipal department or board, duly authorized by state or municipal regulations.

25) Utility Committee: An individual or group of individuals designated by the several utility companies as their representative (s) in subdivision matters related to location of any or all private utilities.

26) Way, Pedestrian: A public walk provided entirely through a block from street to street and/or providing access to a school, park, recreation area, or a shopping center.

ARTICLE II. SUBDIVISION PROCEDURES AND REQUIREMENTS

Section 201. Step One - Pre-Application Conference

The pre-application conference stage of subdivision planning comprises an investigatory period which precedes actual preparation of preliminary plans by the subdivider. During this stage, the subdivider makes known his intentions to the Department and is advised of specific public objectives related to the subject tract and other details regarding platting procedures and requirements.

During this stage, it may be determined that a change in zoning would be required for the subject tract or a part thereof, and in such case the subdivider shall initiate the necessary rezoning application.

In carrying out the purposes of the pre-application stage, the subdivider and the Department shall be responsible for the following actions.

Actions by the Subdivider

The subdivider shall meet informally with the Department to present a general outline of his proposal, including but not limited to:

- (a) Sketch plans and ideas regarding land use, street and lot arrangement, tentative lot sizes; and
- (b) Make tentative proposals regarding water supply, sewage disposal, irrigation (if any), surface drainage, flood hazard, and street improvements.

Actions by the Department

The Department will discuss the proposal with the subdivider and advise him of procedural steps, design and improvement standards, and general plat requirements. Then, depending upon the scope of the proposed development, the Department will proceed with the following investigations:

(a) Check to determine if subdivision is in conformance with existing zoning regulations.

(b) Determine the relationship of existing or proposed school sites, parks, and other public spaces in the subdivision to any adopted or proposed general or master plan of schools, parks, and recreation areas.

(c) Determine relationship of the subdivision to any adopted or proposed county plan, development master plan, or neighborhood plan that embraces the subject subdivision.

Development Master Plan

A Development Master Plan should be prepared by the subdivider whenever in the decision of the Department; 1) the tract is sufficiently large to comprise an entire community; 2) the tract initially proposed for platting is a portion of a larger landholding of 640 acres or more of the subdivider; 3) or the tract is a part of a larger land area, the development of which is complicated by unusual topographic, utility, land use, land ownership, or other conditions.

(a) Preparation: The Development Master Plan shall be prepared to a scale and accuracy commensurate with its purpose and shall include:

(1) General street pattern with particular attention to collector streets and future circulation throughout the neighborhood;

(2) General location and size of school sites, parks, or other public areas;

(3) Location of shopping centers, multi-family residential, or other proposed land uses; and

(4) Methods proposed for sewage disposal, water supply, fire protection, protection from floods, and storm drainage.

(b) Approval: Upon acceptance of the general development master plan by the Commission, the development master plan should be followed by the preparation of preliminary plat(s). If development is to take place in several parts, the development master plan should be submitted as supporting data for each part and the development master plan shall be kept up to date by the subdivider as modifications take place and a reproducible copy shall be given to the Department for its reference.

Section 202. Step Two - Preliminary Plat Review

The preliminary plat stage of land subdivision includes detailed subdivision planning, submittal, review and approval of the preliminary plat by the Maricopa County Planning and Zoning Commission. Application for approval of the preliminary plat is made to the Planning and Zoning Department. To avoid delay in processing his application, the subdivider should provide the Department and the Commission with all information requested herein.

The subdivision shall be designed to comply with the requirements of the specific zoning district within which it is located. In the event that a change of zoning is necessary, the zoning application and subdivision may be processed concurrently, but in no event will the preliminary plat be heard by the Commission until the change of zoning is adopted by the Board of Supervisors.

The subdivider (or his engineer) shall submit sixteen (16) copies of the preliminary plat, one 8 1/2" x 11" clear film positive with no more than a 7 1/2" x 9 1/2" image and required supporting data (including application form and filing fee of \$25.00) to the Department at least twenty-five (25) working days prior to the regular Commission meeting at which the applicant desires to be heard. However, the plat will not be scheduled to be heard unless it contains all of the required information and responses have been received from all departments that the preliminary plat is in satisfactory form. (The Planning and Zoning Commission usually meets the first and third Thursday of each month.) Scheduling of a plat for a Commission

hearing will be dependent upon adequacy of data presented and completion of review by all departments concerned. The subdivision files will be available for examination by the developer or his representative in the office of the Planning Department by prearranged appointment.

The information herein required as part of the preliminary plat submitted shall be shown graphically or by note on plans, or by letter, and may comprise several sheets showing various elements of required data. All mapped data for the same plat shall be drawn at the same standard engineering scale, said scale being not greater than 200 feet to an inch. Whenever practical, scales shall be adjusted to produce an overall drawing not exceeding 24 x 36 inches in size.

The Department shall distribute copies of the plat to the following reviewing offices: 1) the County Engineer, 2) County Flood Control District, 3) County Health Department, 4) County Parks Department, 5) Superintendent of the appropriate school district, 6) State Highway Department where warranted, 7) Soil Conservation District, and the irrigation district affected if lots are proposed to be irrigated, 8) Mountain Bell Telephone, 9) Salt River Project, 10) Arizona Public Service, 11) Rural Fire Department, and 12) Postal District.

No subdivision shall be considered by the Planning and Zoning Commission unless there is assurance that public access to the subdivision will be provided satisfactory to the Maricopa County Highway Department prior to approval of the final plat.

Section 203. Information Required on Preliminary Plats

All preliminary plats shall contain the following information obtained from a field survey:

1. Proposed name of subdivision and its location by section, township and range; small scale vicinity map showing relative location of the plat; reference by dimension and bearing to section corners and quarter-section corners, and subdivision boundaries clearly identified.
2. Name, address and phone number of land owner and the subdivider.
3. Name, address and phone number of engineer, surveyor, landscape architect or land planner preparing the plat, including registration number if registered.
4. North point, scale, and date of preparation, including dates of any subsequent revisions.
5. Name, book and page numbers of adjacent subdivisions or the names of record owners of adjoining parcels of unsubdivided land.
6. Existing and proposed contours/^{established by field survey} relating to USGS survey datum, or other datum approved in writing by the County Engineer, to be shown on the same map as the proposed subdivision layout. Location and elevation of the bench mark used should also be shown on the plat. Acceptable contour interval; grades up to 5%, 2 feet; 5% to 10% grades, 5 feet; grades over 10%, 10 feet.

7. Location by survey of streams, washes, canals, irrigation laterals, private ditches, culverts, lakes or other water features, including direction of flow and water level elevations, and location and extent of areas subject to inundation and whether such inundation is frequent, periodic or occasional.

8. Whenever any stream or important surface drainage course is located in the area being subdivided, provision shall be made for an adequate easement along each side of the stream or drainage course for the purpose of widening, deepening, realigning, improving or protecting the stream for drainage purposes.

9. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights of way and other important features such as section lines, political subdivision, or corporation lines and school district boundaries.

10. Existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades and locations indicated. Where sewers or water mains are not immediately adjacent thereto give direction and distance to nearest such usable utility.

11. Location, width and names of proposed streets, alleys, drainage ways, crosswalks and easements including all connections to adjoining platted or unplatted tracts. A statement as to the type and extent of proposed improvements should appear on the face of the plat.

12. Lot layout, including minimum building setback lines related to all streets; lot numbers, and approximate dimensions and area of proposed lots. A non-access easement shall be provided on all lots adjoining a major street or thoroughfare.

13. Designation of all land to be dedicated, provided, or reserved for public or semi-public uses, with use indicated.

14. Reference by note to source of proposed electricity, gas and telephone service and whether or not such service will be underground.

15. If plat includes land for which multi-family, commercial or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification, present district boundary lines and status of any pending zoning change.

16. Sewage Disposal: It shall be the responsibility of the subdivider to furnish the County Health Department such evidence as that Department may require for its satisfaction as to design and operation of sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.

In subdivisions which are proposed to be served by individual sewage disposal systems, every lot shall provide a clear unencumbered setback from the lot line to the nearest point in the foundation line of 35 feet, and a total unencumbered area of not less than 1,800 square feet to accommodate the system and provide for the replacement of defective units. Septic tank systems shall be planned and oriented with respect to abutting streets or alleys so as to minimize exterior plumbing changes needed to connect to a future central sewage collection system. No package sewage treatment system for multi-lot use will be permitted unless secure and lasting guarantees to the Maricopa County Health Department regarding its continued maintenance in approved working order can be provided by the developer.

17. Water Supply: It shall be the responsibility of the subdivider to furnish the County Health Department such evidence as that Department may require for its satisfaction as to the facilities for supplying domestic water. A statement as to the type of facilities proposed shall appear on the preliminary plat.

18. Storm Water Disposal

(a) All existing drainage patterns effecting this tract must be shown.

Washes are to indicate the following.

- (1) Size of contributing drainage area, in acres.
- (2) Approximate average dimensions of contributing drainage areas.
- (3) Average slope of contributing drainage areas.
- (4) Description of terrain.
- (5) If the wash is a defined section, give approximate cross-

sectional area.

Sheet flow must indicate the contributing area, slope, and terrain description.

(b) A definite indication must be shown as to the handling of surface drainage as it leaves the tract and its effect on neighboring property. It is the subdivider's responsibility to provide for drainage across the tract for water which enters the tract or subdivision and water which may fall on the area of the tract. The developer must also properly dispose of this water in as nearly as possible the same manner as before subdivision or development.

Flows shall be calculated on a 50-year frequency in accordance with the applicable Soil Conservation Service Method or Rational Method. The Hydrologic Design Manual of the Arizona Highway Department is recommended.

(c) If all or part of the storm water flow is to be handled by an underground pipe system, the location of inlets, tentative size and line of pipe and the outlet grade must be shown.

19. Irrigation: If lots are proposed to be irrigated, all easements, the preliminary location of valves, and the tentative line of the underground pipe should be shown.

20. Hillside Subdivisions: Special problems of hillside subdivisions are discussed on Pages 56 and 57.

21. The right is reserved to disapprove any subdivision which is subject to periodic flooding or which contains extremely poor drainage facilities. However, if the subdivider agrees to make improvements which will in the opinion of the Maricopa County Flood Control District and the County Highway Department make the area safe for residential occupancy, the subdivision may be considered for approval.

22. The subdivider should confer with the Commission regarding the type and character of development that will be permitted in the subdivision and may agree as to certain minimum deed restrictions to be placed upon the property to prevent the construction of sub-standard buildings, control the type of structure or the use of the lots, which, unless so controlled, would clearly depreciate the character and value of the proposed subdivision and adjoining property. These deed restrictions or Covenants should include provision for the creation of a Property Owner's Association or Board of Trustees for the proper protection and maintenance of the subdivision in the future, provided, however, that such deed restrictions or covenants should not contain reversionary clauses wherein any lot shall return to the subdivider because of a violation thereon of the terms of the restrictions or covenants.

23. The subdivider should provide the County Engineer with information as to the method whereby streets and their improvements are proposed to be financed.

Section 204. Preliminary Plat Approval

(a) If satisfied that all objectives of this ordinance have been met, the Commission may approve the preliminary plat, and if approved a notation of approval shall be stamped on two copies of the plat, one being returned to the subdivider and one retained in the permanent file of the Department.

(b) If the Commission finds that the plat requires revision, the plat shall be held over pending revision, resubmittal, processing, and rescheduling for hearing.

(c) If a plat is rejected, the new filing of a plat for the same tract, or any part thereof, shall follow the aforementioned procedure and be subject to the required fee.

Section 205. Significance of Preliminary Approval

Preliminary approval constitutes authorization for the subdivider to proceed with preparation of the final plat and the engineering plans and specifications for public improvements. Preliminary approval is based upon the following terms:

(a) The basic conditions under which preliminary approval of the preliminary plat is granted will not be changed prior to expiration date.

(b) Approval is valid for a period of twelve months from date of Planning Commission action.

(c) Preliminary approval may, upon written application to the Commission by the subdivider, be extended for an additional twelve months period if in the opinion of the Commission there is no change in conditions within or adjoining the preliminary plat that would warrant a revision in the design of the original preliminary plat.

Section 206. Step Three - Final Plat

The final plat stage includes submittal, review and approval of the final plat and improvements required by the Board of Supervisors, and recording of the plat with the County Recorder. Application for approval of the final plat is made to the Planning Department.

The Subdivision Engineer shall submit one sepia copy of the plat to the utility agency or agencies, including the irrigation district affected if lots are to be irrigated, concerned with the installation of utilities within the subdivision. The sepia shall be submitted to the aforementioned at least 15 working days prior to the submittal of the final plat to the Planning and Zoning Department. Also the Subdivision Engineer must state whether utility service is to be overhead or underground. One copy of the plat will be returned directly to the Subdivision Engineer and the Planning and Zoning Department with any required additions or corrections noted thereon from all utility companies and the irrigation district having jurisdiction.

The final plat shall conform to the approved preliminary plat and any stipulations attached thereto by the Planning and Zoning Commission.

One (1) cloth print and eight (8) paper copies of the final plat shall be filed with the Department. The cloth copy shall bear the original signatures of the owner or owners and be duly acknowledged. The final plat application form, the final plat filing fee of \$1.00 per lot with a minimum charge of \$25.00 and a letter of application addressed to the Board of Supervisors and requesting their approval shall accompany the final plat. This letter shall indicate the name and address of the subdivider, the party responsible for preparing the plat, a statement of whether or not the proposed subdivision lies within three miles of the corporate limits of any city or town having subdivision regulations, and if so, certification that copies of the final plat have been filed with such city or town.

The fee for recording the final plat and accompanying deed restrictions shall also be submitted with the final plat. If the recording fee is submitted in the form of a check, it must be made payable to the County Recorder. (The recording fee for subdivision plats is \$10.00 per sheet; the fee for recording deed restrictions is \$2.00 for the first five pages and 50 cents for each additional page.)

The final plat shall be filed with the Planning Department at ^{least} twenty-five (25) working days prior to the regular meeting at which the applicant desires to be heard by the Board of Supervisors. Upon receipt of the final plat submittal, the department shall immediately check it for completeness. If the final plat is not complete it will be immediately returned to the subdivider.

The final plat shall be drawn in india ink on linen, plastic or other non-shrinking material on a sheet not exceeding 24 x 36 inches in size. Copies of the final plat shall be reproduced in the form of blueline or blackline prints on a white background. The plat shall be drawn to an accurate scale of not more than 200 feet to an inch.

If the final plat is complete and conforms to the approved preliminary plat, it will be transmitted to all reviewing departments. Upon receipt of letters of approval from all departments concerned, the final plat will be forwarded to the Board of Supervisors for approval provided the reviewing departments certify that improvement plans required under Article IV have been submitted and approved by their department. When the final plat has been approved by the Board of Supervisors the final plat and the deed restrictions will be transmitted by the Clerk of the Board of Supervisors to the County Recorder's Office for recording.

The subdivider will be notified later of the date, book and page number of the recording by the Clerk of the Board of Supervisors. The subdivider or his engineer shall then deliver two copies of the recorded plat to the County Health Department.

If the final plat is not in conformance with the preliminary plat or stipulations attached thereto, it will be returned to the subdivider for compliance.

In accordance with ARS 9-474 as amended 1959, if the plat is within three miles of the corporate limits of a city having subdivision regulations, the subdivider shall submit copies of the final plat to said city for its review, and the Board of Supervisors shall set the hearing date not less than fifteen days from the date of filing of the final plat.

If additional information or changes are recommended by any of the reviewing departments, a revised final plat must be submitted to the Planning Department. Referral and scheduling of a revised final plat shall be the same as that required for the original final plat. Plats not in satisfactory form to be considered by the Board will not be scheduled for a public hearing.

The Planning Department shall refer copies of the final plat submittal to the following reviewing offices who shall make known their recommendations in writing addressed to the Department:

1. County Assessor's Office.
2. Maricopa County Flood Control District.
3. County Health Department.
4. County Highway Department.
5. State Highway Department (when the plat abuts a state highway).

The Planning Department shall assemble the recommendations of the various reviewing offices, prepare a concise summary of these recommendations and submit said summary together with the reviewer's recommendations at the next regular meeting of the Board of Supervisors.

Section 207. Information Required on the Final (Record) Plat

The final plat shall contain the following information:

1. A title, which includes the name of the subdivision and its location by section, township, range, and county.
2. Name, registration number and seal of the registered professional engineer responsible for preparing the plat.
3. Scale (written and graphic), north point and date of plat preparation.
4. Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.
5. Any excepted parcel (s) within the plat boundary shall be accurately described by bearings and distances. Proper street and alley dedications adjacent to any proposed tracts or excepted parcels shall be provided by the subdivider by inclusion within the plat or by separate dedication noted on the plat, pursuant to Resolution of the Board of Supervisors adopted February 15, 1957.
6. Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof. Corners of the plat should be noted and monuments found or set should be indicated; each of two corners of the subdivision traverse shall be tied by course and distance to separate section corners or quarter section corners. Portions of any adjacent property between major road intersections shall not be excluded from within the boundaries of the subdivision when needed or required for dedication or improvement of any traffic, drainage, or flood control facility. Such areas may be indicated as excluded tracts after necessary dedications are shown.
7. Names, centerlines, right-of-way lines, courses, lengths and widths of all public streets, alleys, crosswalks and utility easements; radii, points of tangency and central angles of all curvilinear streets and alleys, and radii of all rounded street line intersections.

8. All drainage-ways shall be shown on the plat.

9. The location, width and use of all public or private utility easements shall be noted.

10. Location and dimensions of all lots shall be shown. Lot dimensions shall be indicated for at least one side lot line and either the front or rear lot line. All minimum setback lines shall also be located and dimensioned.

11. All lots shall utilize a block and lot numbering system or be numbered consecutively throughout the plat. Exceptions, "tracts" and private parks shall be so designated, lettered or named, and clearly dimensioned.

12. The accurate outline of all property which is offered for dedication for public use and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.

13. Name, Book and Page number of adjacent recorded subdivisions, with location of existing adjacent lots, easements and right-of-way shown, or notation "unsubdivided" where appropriate. All proposed conditions shall be graphically differentiated from existing conditions on adjacent properties and on excepted parcels within the plat.

14. Deed restrictions and/or trusteeships as approved by the Commission and their period of existence shall be shown on the plat or reference to them made thereon. If such restrictions are too long to be shown on the plat a copy of same shall be filed with the Commission together with the record plat. If said deed restrictions are to be recorded as a separate instrument, space for cross-referencing to the deed restrictions shall be provided on the plat, to be completed by the County Recorder, eg. "See Restrictions Recorded in Docket _____, Page _____, M.C.R."

15. The record plat is to be drawn at a scale of not more than 100 feet to the inch from an accurate survey. If more than two sheets are required, an index sheet of the same dimensions shall be filed showing the entire subdivision on one sheet together with all areas shown on other sheets.

16. Dedications: Statement of dedication of all streets and alleys for public use by the persons holding title by deed to the lands, by persons holding any other title of record, by persons holding title as vendees under land contract, and by wives of said parties. If land dedicated are mortgaged, the mortgagee shall also sign the plat. Dedication shall include a written location by section, township and range. Signatures must be witnessed. If the Plat contains private streets, provisions should be made for installation and maintenance of utilities and drainage-ways. Easements shall be "provided" for purposes indicated.

17. Acknowledgement of Dedications: Execution of dedication, acknowledged and certified by a notary public.

18. Certification by the registered professional engineer making the plat that the plat is correct and accurate and that the monuments described in it have been located or established as described and the lot corners permanently set.

19. Space for approval by the County Board of Supervisors under the signature of the Chairman of the Board and attested by the Clerk of the Board.

20. Building Setback Lines: Minimum building lines should be shown on all lots intended for residential use of any character and on commercial or industrial lots immediately adjoining residential areas. Such setback lines shall not be less than required by any zoning ordinance or building line regulation applying to the property. Whenever minimum building lines are shown, a statement of restrictions requiring buildings to be located on or in back of such minimum building lines should be shown on the plat.

21. Statement of method for providing completion of improvements required by Article IV of these regulations.

Section 208. Replats

Any division of a lot in a recorded subdivision into two (2) or more parcels, or any changes in lot lines involving two (2) or more adjoining lots in a recorded subdivision, but creating no new street, may be processed in accordance with Step 3, Final Plat Stage, of these Subdivision Requirements, after a Pre-Application Conference with the staff of the Planning Department as provided in Step 1.

Any replat involving dedication of land for a public street shall comply with all procedures set forth in these Requirements unless, at the discretion of the Planning Director after a Pre-Application Conference, Step 2, the Preliminary Plat Stage, is waived.

If abandonment of a street, alley or public utility easement in a previously recorded subdivision is necessary, the replat of that area shall be processed concurrently with the abandonment and recorded immediately subsequently to the recordation of the abandonment.

Section 209. Abandonment of a Recorded Subdivision

Pursuant to provisions of Title 18, Chapter 2, Article 1, Section 18-201, and Chapter 5, Article 1, Sections 18-501 - 508, ARS, the abandonment of all or part of a recorded subdivision may be initiated by written petition to the Board of Supervisors, said petition to be signed by ten or more owners of real property in Maricopa County, requesting abandonment of all streets, alleys and easements within said subdivision and giving the legal description and recording information thereof.

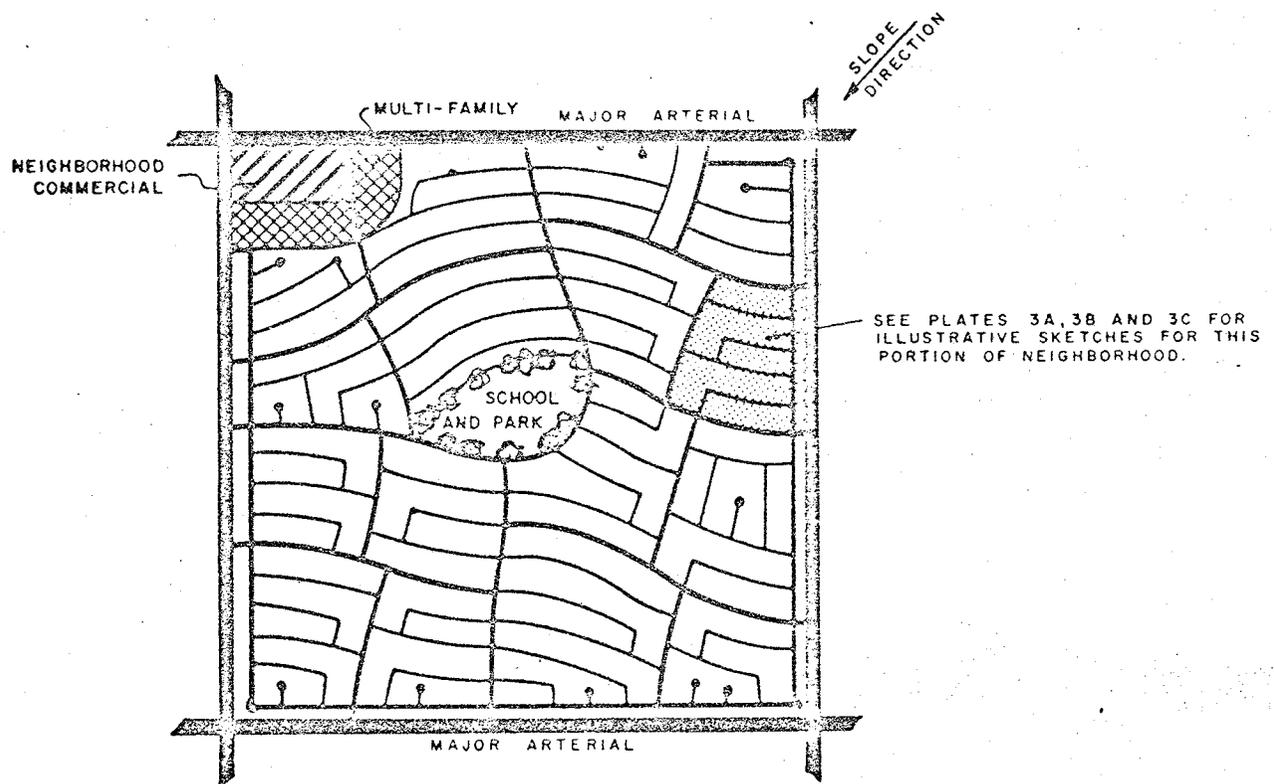
Applications for abandonment are filed with the Clerk of the Board of Supervisors and referred for recommendation to the County Highway Department and the utility companies concerned. After approval of the abandonment of the streets, alleys and easements by the Board of Supervisors and upon recordation of the Abandonment Resolution and a subsequent County road map in the office of the Maricopa County Recorder, the subdivision is removed from official maps and the land reverts to acreage as far as the Assessor's records are concerned.

ARTICLE III. SUBDIVISION DESIGN PRINCIPLES AND STANDARDS

The following design principles and standards are recommended as a guide in the layout and design of subdivisions.

SECTION 301. Neighborhood Planning

For purposes of physical planning, a neighborhood is considered to be that area tributary to an elementary school. The service area of an elementary school depends upon density of development and may vary from 1/4 mile radius to 1/2 mile radius in fully developed portions of the urban area. The neighborhood should be bounded by major streets or other topographical barriers so that elementary pupils are not required to cross a major street in walking to and from school, and this should be a major criterion for determination of the design capacity of a new school or service area of an existing school. See Appendix A, School and Park Principles and Standards.



SCHEMATIC NEIGHBORHOOD UNIT

(1 SQUARE MILE OR LESS DEPENDING UPON POPULATION
DENSITY AND SCHOOL REQUIREMENTS)

PLATE 1

Section 302. General

The arrangement of streets in new subdivisions shall make provision for the continuation of the principal existing streets in adjoining areas or their proper projection where adjoining land is not subdivided insofar as they may be deemed necessary for public requirements.

Wherever a subdivision adjoins a major thoroughfare, the Commission may require that access to all residential lots be provided from other than the major thoroughfare in conformance with good subdivision practice.

The street arrangement shall be such as not to cause a hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access thereto. Residential streets shall be so designed as to discourage through traffic, but off-set streets should be avoided.

The width of all major thoroughfares shall conform to the width designated on the adopted County Plan and in the absence of an adopted County plan minimum right-of-way widths shall be provided as determined by County Engineer and Planning Department.

Section 303. Streets and Highways

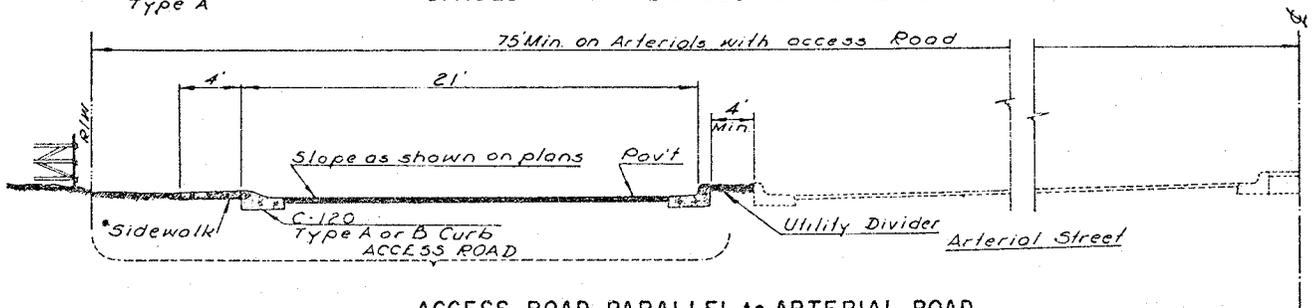
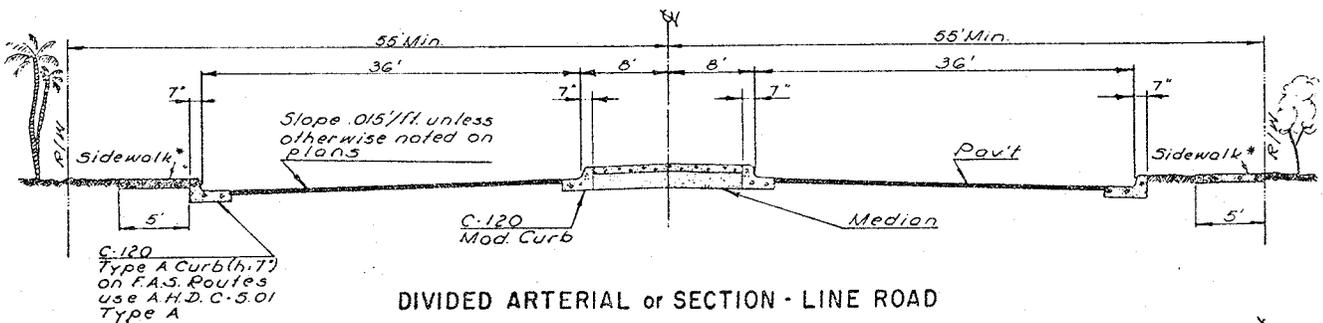
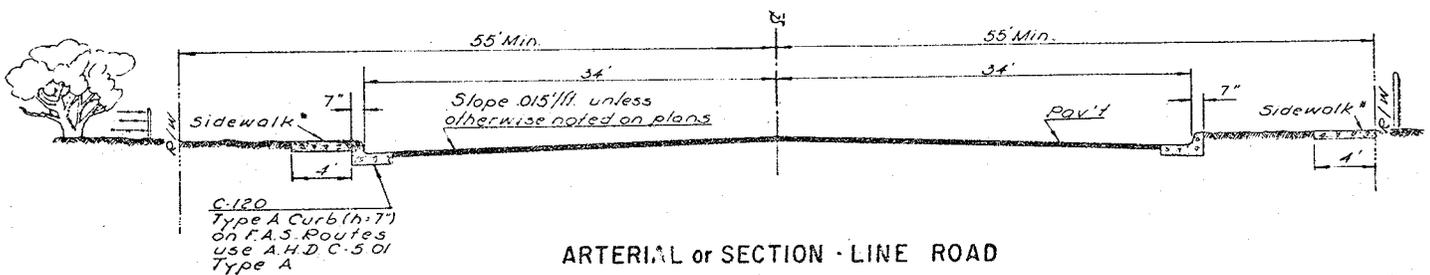
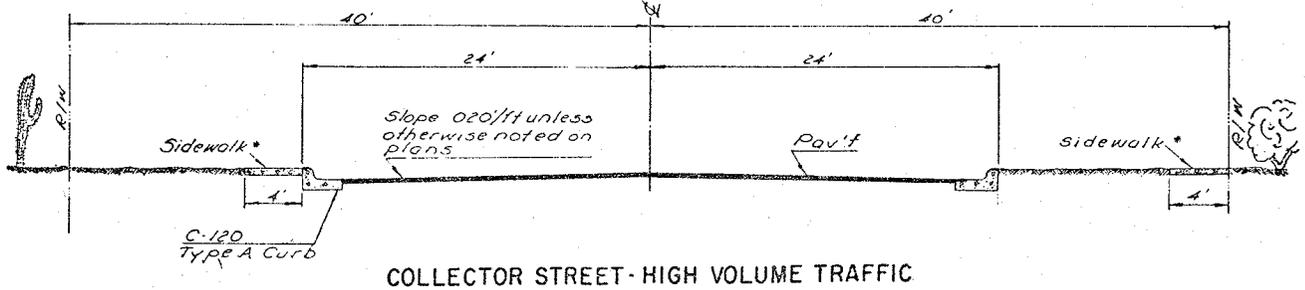
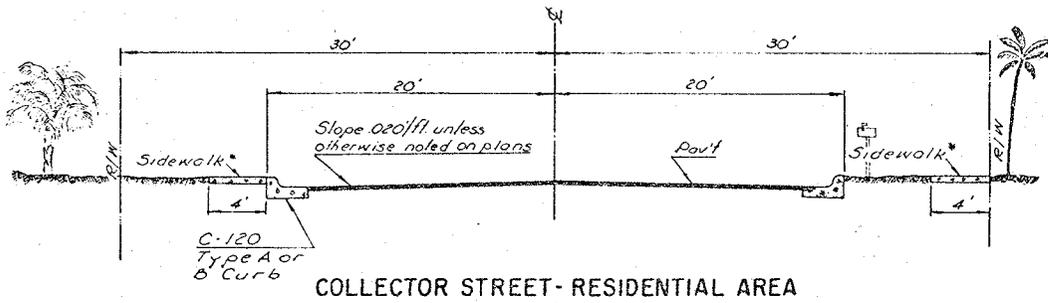
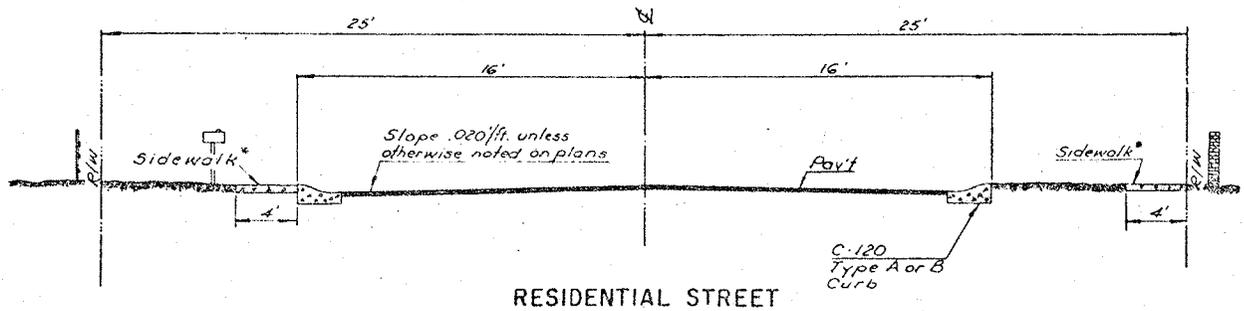
Geometric Design Standards

Grades, curvatures, sight distances, alignment and profile are some of the various elements that are considered in roadway design. Detailed information on street and highway standards applicable to subdivisions and larger developments should be requested of the County Highway Department at an early stage in planning any specific project.

Other special design features may be necessary where surface drainage from local local storms is excessive. If flooding or ponding is anticipated on any portion of a proposed project the developer should confer with the Maricopa County Highway Department and the Maricopa County Flood Control Engineer prior to preliminary plat preparation in order to provide for storm drainage and to achieve the best internal street network possible under existing conditions.

Suggested Street Cross Sections

Design Standards for street construction have been established by the Maricopa County Highway Department and approved by the Board of Supervisors (Plate 2). For further details, refer to County Highway Department Design Standards. Generally speaking, the streets are to be designed to the width consistent with the dedicated right-of-way and the traffic function of the particular street. See standards 17, 18, 19 and 20 in Appendix B for engineering details.



* Sidewalk optional

SUGGESTED STREET CROSS SECTIONS

Residential Streets serve residential areas of subdivisions and areas of low traffic generation. Curbs may be either M.C.H.D. Standard C-120-A, or -B, at the option of the developer. In subdivisions with lot sizes of one net acre or larger, 28' width of paving with a thickened edge will be required as a minimum. (See Plate 2A). Sidewalks should be provided, preferably located one foot from the property line.

Residential Collector Streets act as traffic collectors in subdivisions, or streets with medium traffic generation and generally terminate at a section line or mid-section line road. Curbs may be either M.D.H.D. Standard C-120-A, or -B, at the option of the developer.

Major Collector Streets are usually found at the mid-section location and are designed to handle four moving lanes of traffic, if necessary. Curbs must be M.C.H.D. Standard C-120-A.

The Major County Highway or Section line road is used to handle thru traffic of high volume and designed to accommodate four moving lanes and two parking or turning lanes. The curb on section line roads must be M.C.H.D. Standard C-120-A or Arizona Highway Department Standard C-5.01-A on all Federal Aid Secondary routes. In cases where the road is designed with a median island, that island is to be 16 feet face to face of curb with left turn lanes as required.

In the case of lots fronting on a Section Line, it is required that a frontage road be provided. This standard is shown as M.C. H.D. Standard 19-B.

Any questions or matters pertaining to the design and construction of streets should be referred to the Maricopa County Highway Department.

Private Streets

Private streets and ways may be platted with the concurrence of the Maricopa County Highway Department and the Planning and Zoning Commission under the following conditions: 1) That there is adequate provision for suitable construction and maintenance; 2) That the health, safety and welfare of the occupants of the subdivision will be adequately served, and; 3) That the health, safety and welfare of the public will not be impaired.

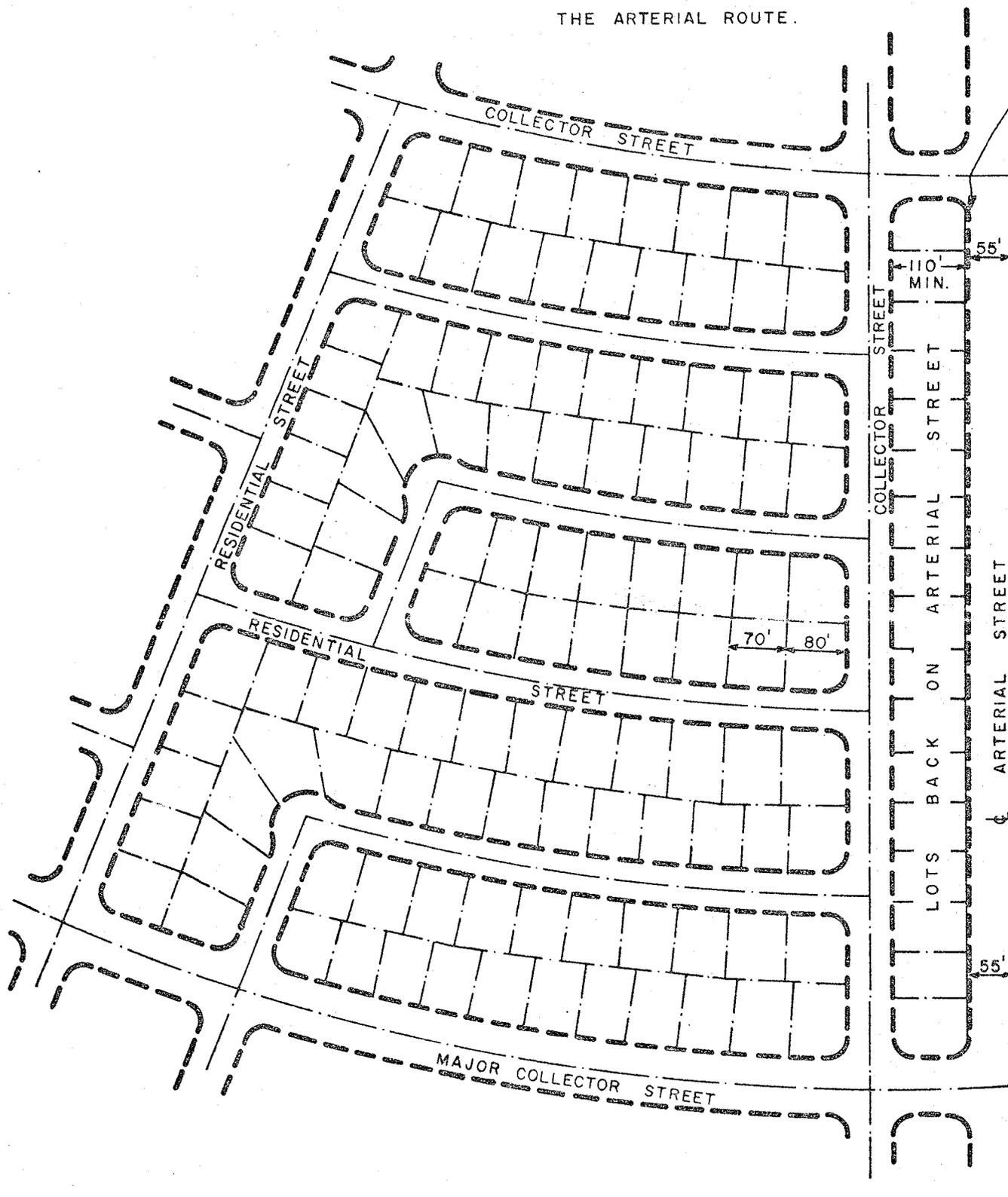
Section 304. Street and Block Design

In general the curvilinear street pattern is better suited to areas of irregular topography and provides greater aesthetic appeal than that afforded by the gridiron pattern. The recent tendency has been to avoid the gridiron street pattern, partly to eliminate some of the excessive amount of street pavement and service costs resulting from the numerous cross streets in a gridiron design and partly for reasons of traffic control. Curving street patterns make it possible to divert the heavier traffic flow from small residential streets into main thoroughfares, thus avoiding the dangers to children and in general lessening the creation of noise and other disturbances.

Plates 3A, 3B, and 3C illustrate different schematic arrangements of lots and streets in relation to arterial streets. In general long blocks should lie in the direction of the main local traffic flow and not cause long detours in reaching major objectives such as the school, commercial area or major highway.

Experience suggests that the maximum length of blocks, measured along the centerline of the street and between intersecting street centerlines, be 1500 feet; except that in developments with lot areas averaging one-half acre or more this maximum may be exceeded by 500 feet. Blocks shall be as long as reasonably possible within these maximums in order to achieve the best possible street economy and to reduce the expense and safety hazard arising from excessive street intersections. Five hundred (500) feet is an acceptable minimum block length.

SCREEN PLANTING OR BLOCK WALL AND
NON-ACCESS EASEMENT PROTECT ADJACENT
LOTS FROM STREET NOISE AND DUST AND
PRESERVE THE TRAFFIC FUNCTION OF
THE ARTERIAL ROUTE.



SCHEMATIC SUBDIVISION

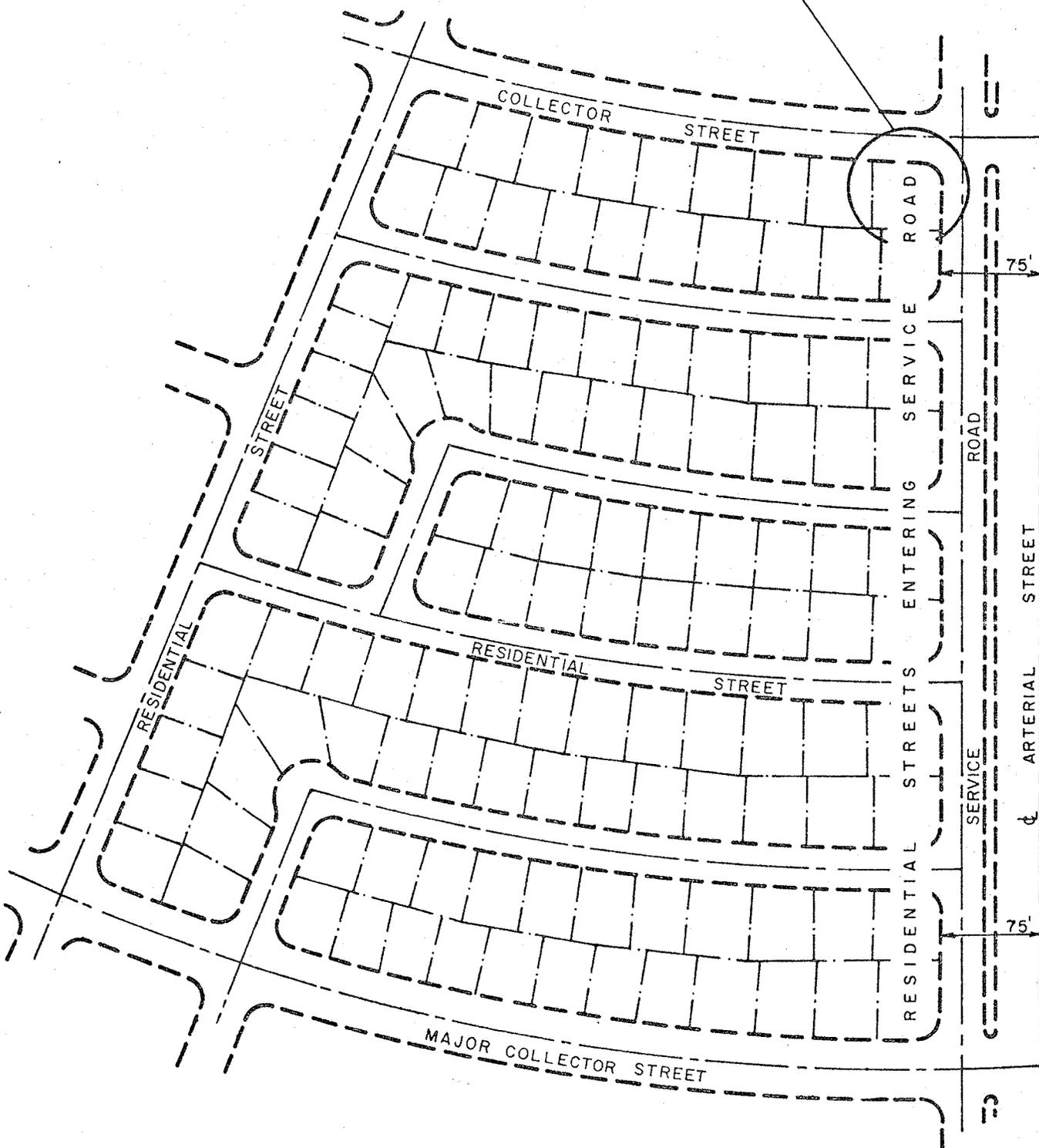
PLATE 3A



SCHEMATIC SUBDIVISION

PLATE 3B

CORNER LOTS SIDING ONTO
SERVICE ROAD SHOULD BE
AT LEAST 10 FT. WIDER
THAN INTERIOR LOTS.



SCHEMATIC SUBDIVISION

PLATE 3C

Where a proposed subdivision abuts or contains an existing or proposed arterial route, local service roads or reverse frontage with non-access easements and screening along the arterial route can be used to protect the residential properties from the nuisance and hazard of high volume traffic and to preserve the traffic function of the arterial route.

Some Rules for Designing Safe Residential Streets

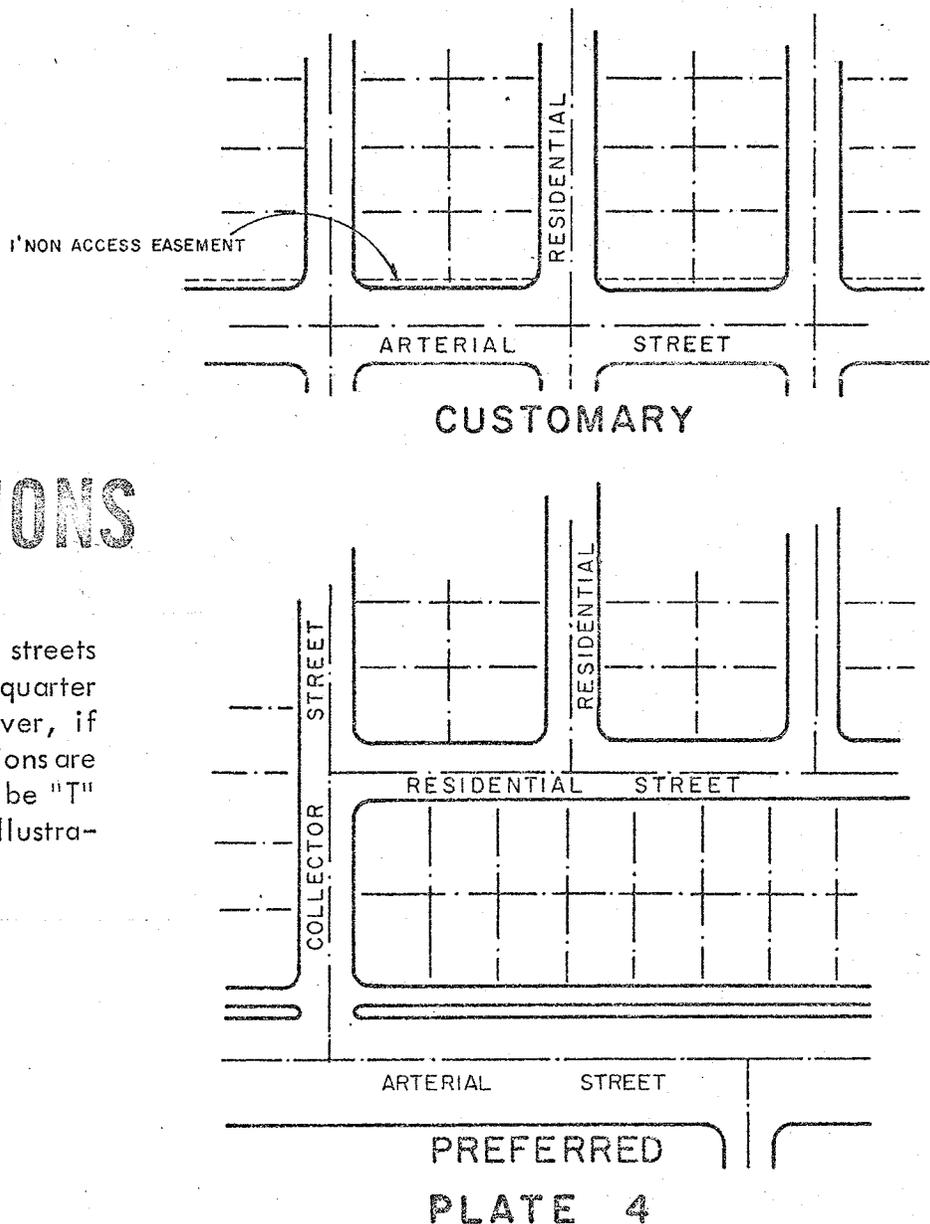
1. Use three-way rather than four-way intersections whenever possible;
2. Use curved streets, if appropriate;
3. Minimize number of frontage roads;
4. Minimize continuous streets through neighborhoods, particularly those connecting two major arterials by a direct route;
5. Avoid irregular intersections such as multi-legged intersections and Y-types where two legs meet at acute angles;
6. Eliminate jogs in intersection alignment and hidden intersections where visibility is limited by structures, natural features or plant growth.

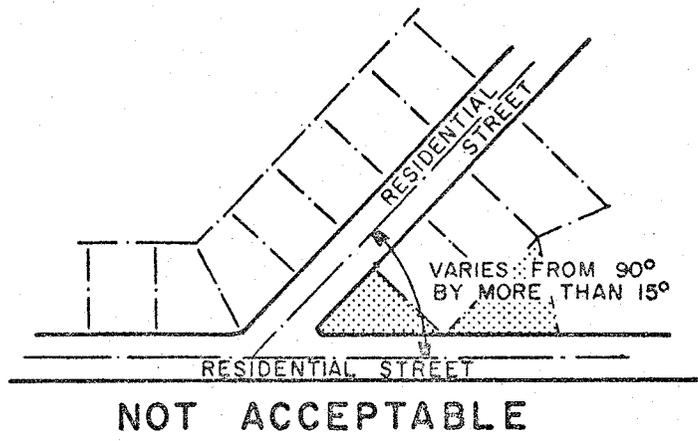
Street Intersections

The number of intersections, especially those involving arterial streets and railroads, should be kept to a minimum, but consistent with traffic needs. Intersection design is of extreme significance since a very heavy proportion of total accidents continues to occur where streets and other rights-of-way converge. A minimum number of 4-way intersections should be used in order to reduce traffic hazards. Plate 4 illustrates street arrangements that help to reduce traffic hazards.

STREET INTERSECTIONS

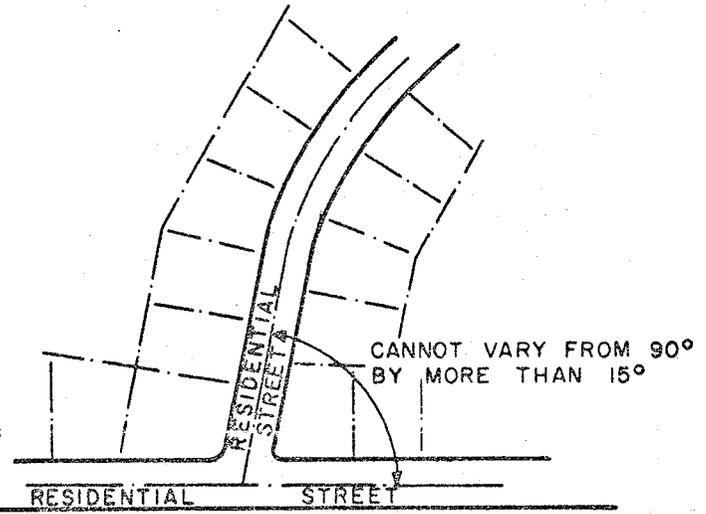
Openings onto arterial streets should be limited to quarter mile intervals. However, if more frequent intersections are necessary, they should be "T" type intersections as illustrated.





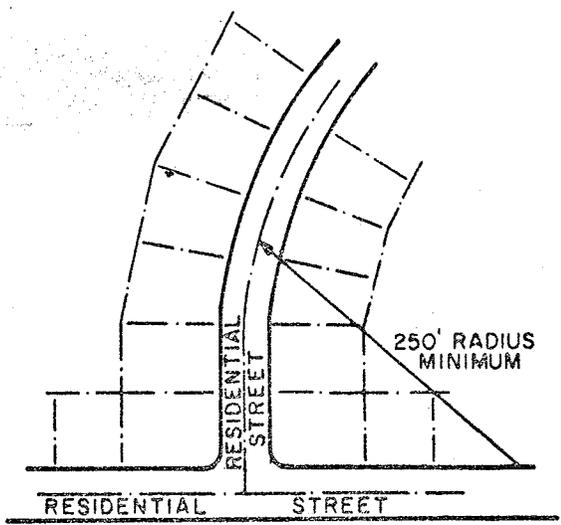
NOT ACCEPTABLE

**ANGLE
of
INTERSECTIONS
for
RESIDENTIAL STREETS**

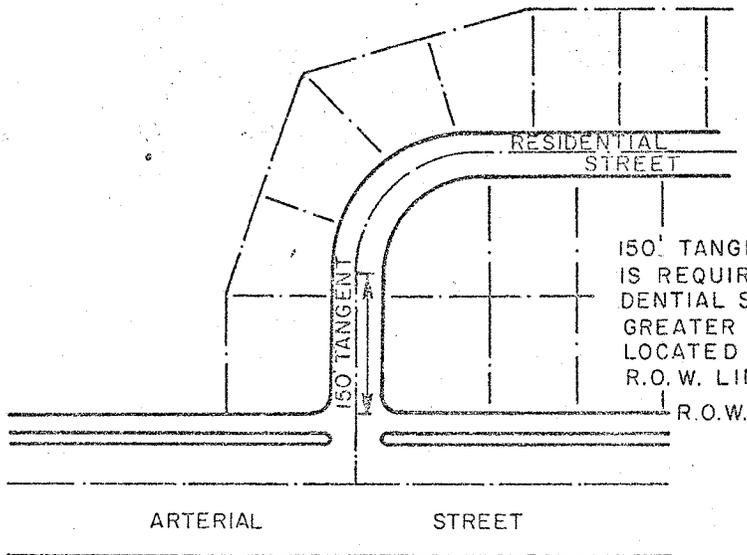


ACCEPTABLE, IF NECESSARY

Street intersections should be carefully designed so as to eliminate dangerous traffic movements and odd shaped lots.



PREFERRED

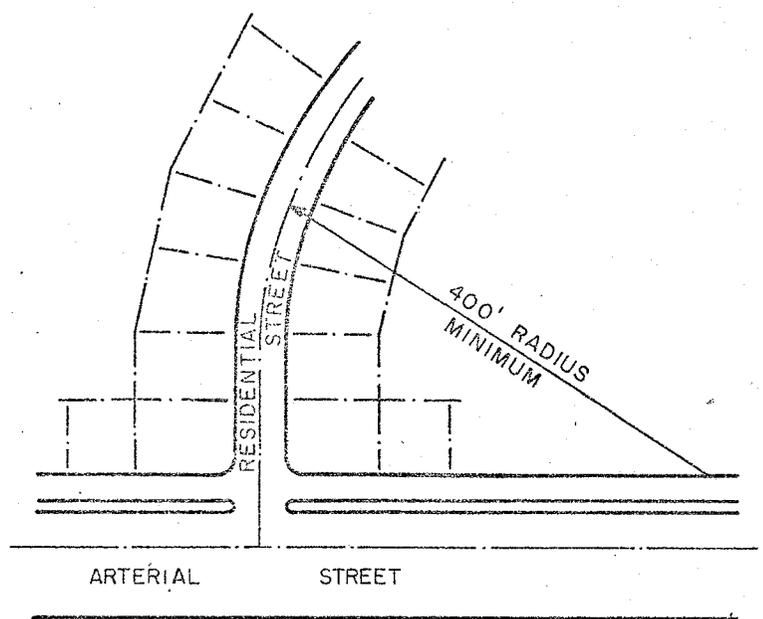


150' TANGENT SECTION OF CENTERLINE IS REQUIRED EXCEPT WHEN THE RESIDENTIAL STREET CURVE HAS ϕ RADIUS GREATER THAN 400' WITH THE CENTER LOCATED ON THE ARTERIAL STREET R.O.W. LINE. (SEE BELOW)

GOOD

ANGLE
of
INTERSECTIONS
for
ARTERIAL STREETS

All intersections of arterial streets and collector streets should be at right angles.



GOOD

PLATE 6

CENTERLINE DEFLECTION

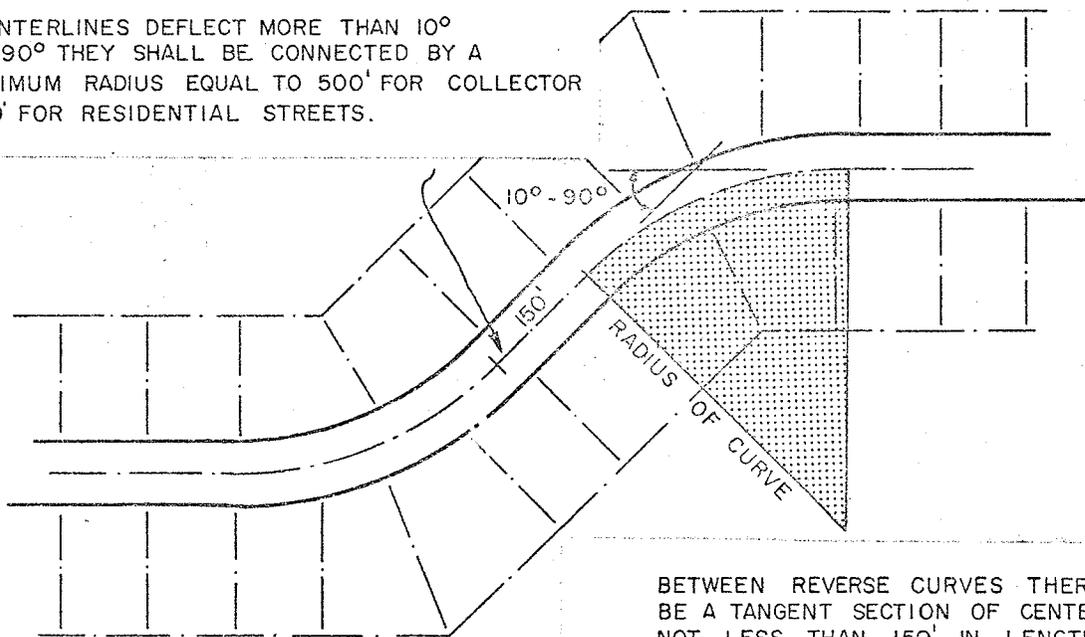
and

REVERSE CURVES

for

COLLECTOR and RESIDENTIAL STREETS

WHEN TANGENT CENTERLINES DEFLECT MORE THAN 10° AND LESS THAN 90° THEY SHALL BE CONNECTED BY A CURVE WITH MINIMUM RADIUS EQUAL TO 500' FOR COLLECTOR STREETS AND 200' FOR RESIDENTIAL STREETS.



BETWEEN REVERSE CURVES THERE SHALL BE A TANGENT SECTION OF CENTERLINE NOT LESS THAN 150' IN LENGTH.

NOTE :

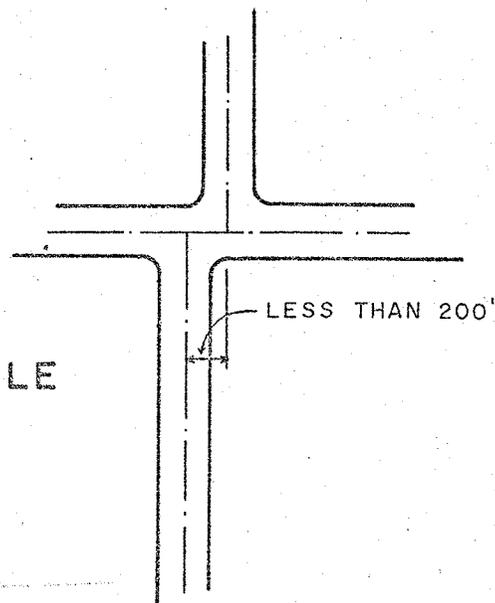
Horizontal Alignments on Arterial Routes shall be determined by the County Engineer.

STREET JOGS

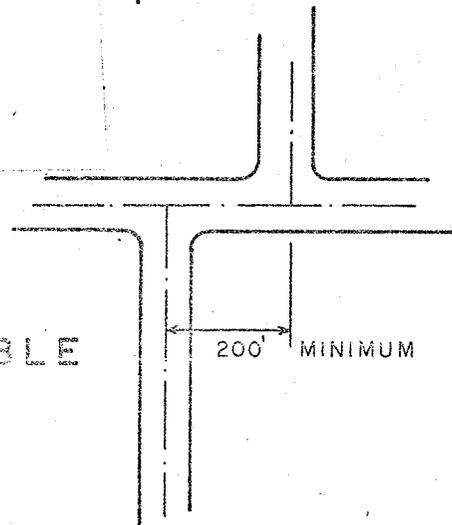
for

RESIDENTIAL STREETS

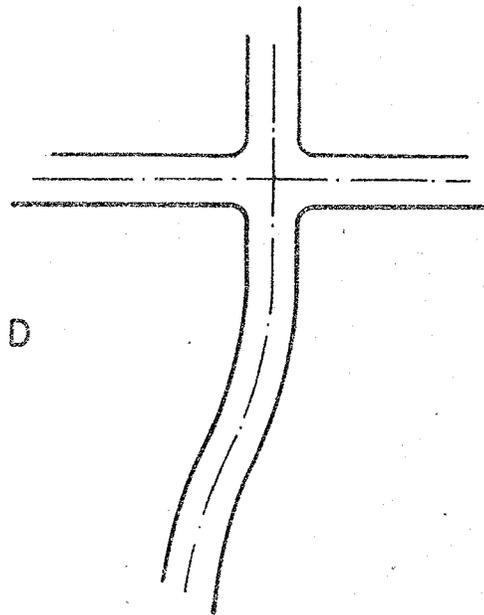
NOT ACCEPTABLE



ACCEPTABLE



GOOD

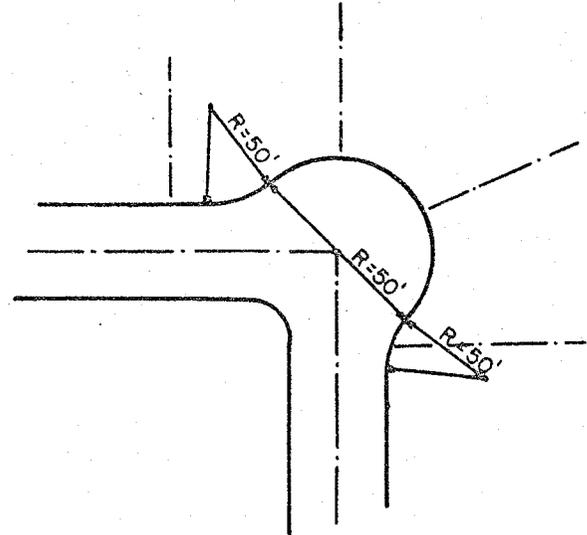


NOTE:

Horizontal Alignments on Arterial Routes shall be determined by the County Engineer.

PLATE 8

Eyebrow design and lotting arrangement for right angle turns.



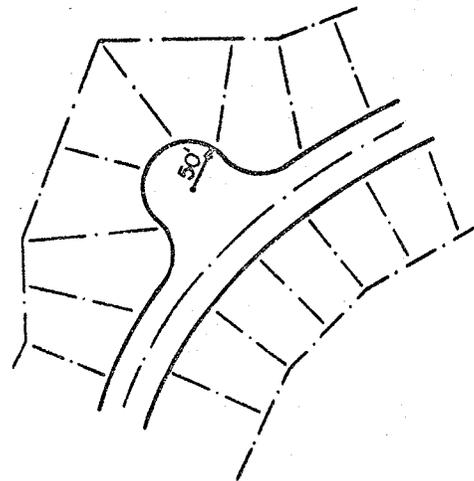
GOOD

EYEBROW DESIGNS

for

RESIDENTIAL STREETS

Eyebrow design provides frontage for additional lots in deeper portions of a block.



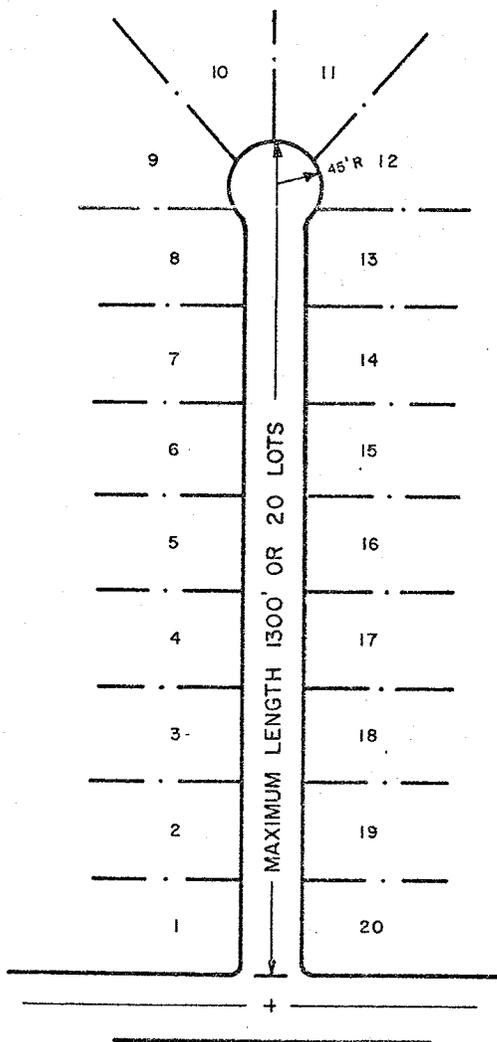
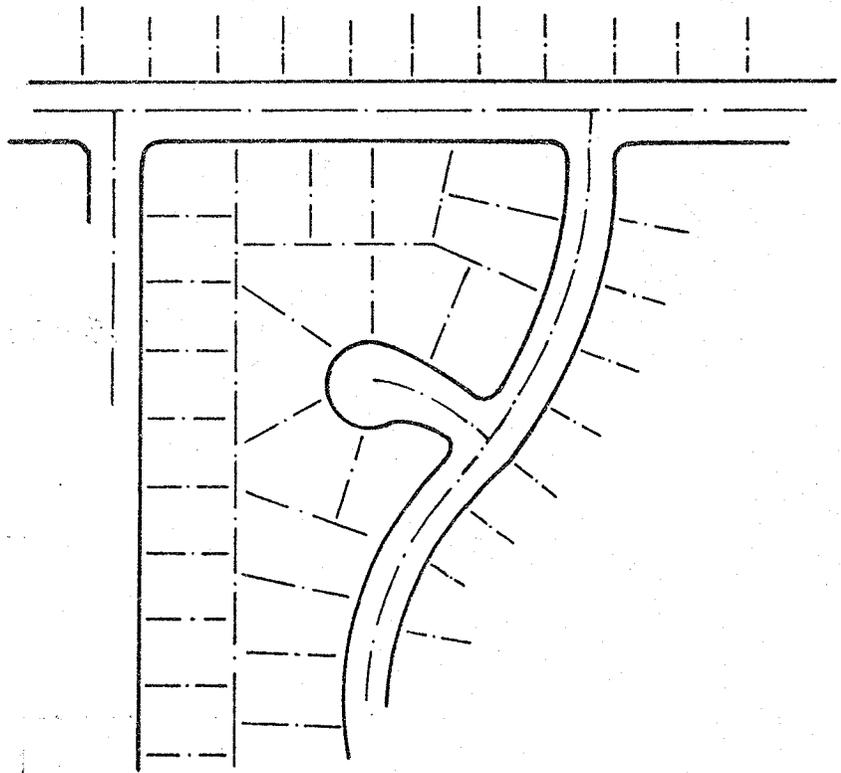
GOOD

NOTE:

Eyebrow designs should not be used on collector or arterial streets.

PLATE 9

Culs-de-sac should be used to serve irregular areas of a tract that would otherwise be inaccessible. Culs-de-sac should not be used excessively nor as a primary design feature.



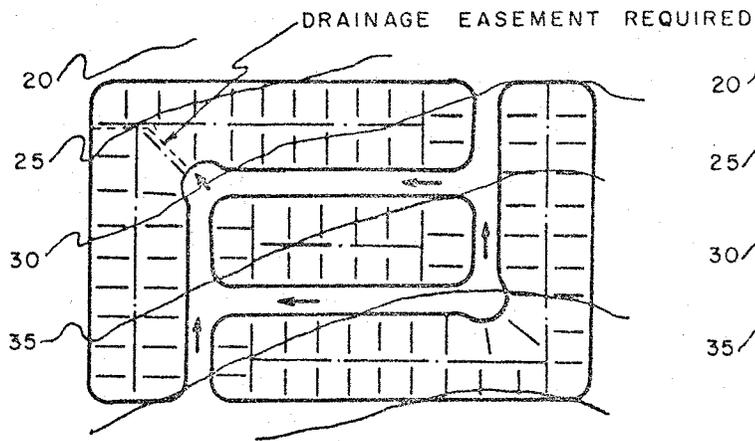
CULS - DE - SAC

for

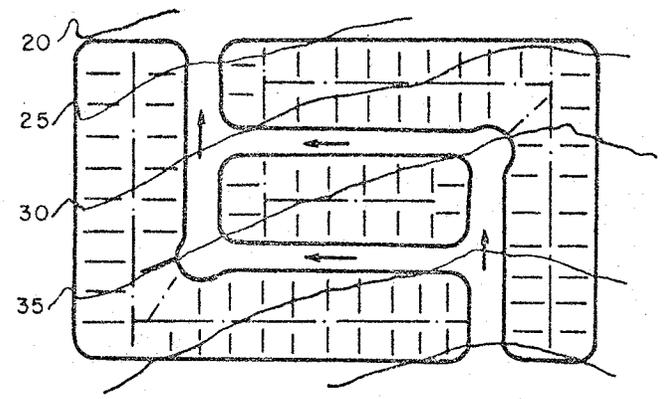
RESIDENTIAL STREETS

Culs-de-sac should not be longer than 1300 feet or 20 homes (lots), whichever is the greater distance and should terminate in a turn-around at the closed end.

PLATE 10



POOR



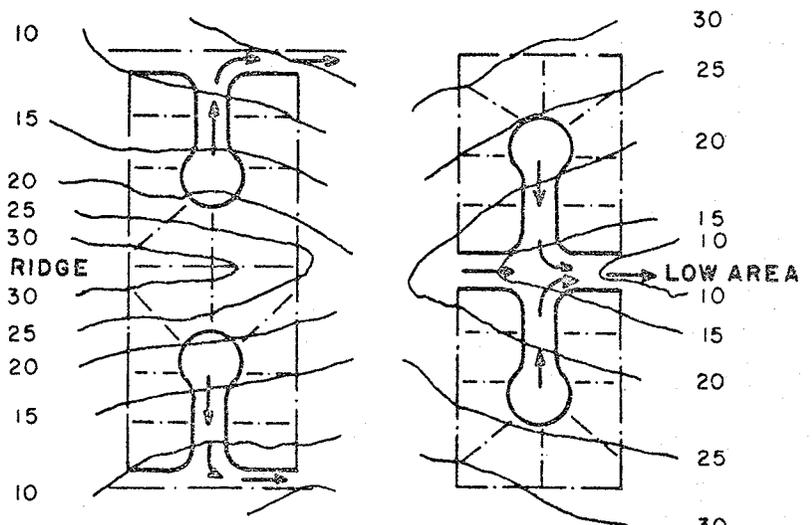
GOOD

STREET DRAINAGE

for

RESIDENTIAL STREETS

Streets should be so designed and arranged in relation to existing topography as to facilitate drainage. Proper design will eliminate excessive cuts and fills and unnecessary drainageways between lots.



GOOD

PLATE II

Section 305. Lot Design

Residential lots should be designed in a manner appropriate to the use and density characteristics of the development. A better neighborhood appearance results if a variety of lot shapes and sizes can be provided and coordinated with the different styles of structures planned.

In areas subject to flooding where no fill is proposed, the building line shall be located no closer to the stream, watercourse, drainage way, or channel than the edge of the area subject to flooding. In areas where fill is used to raise the elevation of the building site, no fill shall be placed in the floodway and the building line shall be located not less than twenty-five (25) feet landward from the edge of the fill.

It is inevitable that the street pattern will have the greatest effect on the ultimate size and shape of the lots. For example, a curvilinear street pattern will result in a greater number of non-rectangular or wedge-shaped lots with a greater variety of lot sizes, whereas with a gridiron pattern the opposite would be the case.

Discussed below are some acceptable lot design principles as illustrated on Plate 12:

Corner lots: Corner lots for residential use should be wider than interior lots in order to provide adequate yard setbacks from both streets.

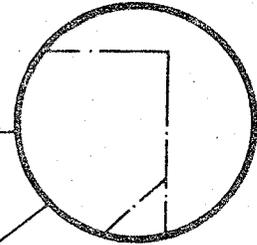
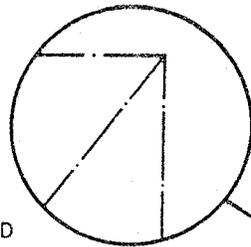
Property line corners at street intersections should be rounded by arcs having a minimum tangent length of 12 feet as shown.

Lot Depth: Depth-to-width ratio of the usable area of the lot should not be greater than 3 to 1.

Side Lot Lines: Side lot lines should be substantially at right angles or radial to street lines, and should be straight unless dictated by topography or other physical reasons. Rear lot lines should avoid acute angles with side lot lines and should normally be straight.

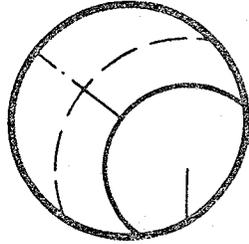
AVOID ACUTE
ANGLE INTERSECTION
WITH REAR LOT LINE :

SIDE LOT LINES SHOULD
BE PERPENDICULAR OR
RADIAL TO R/W LINES



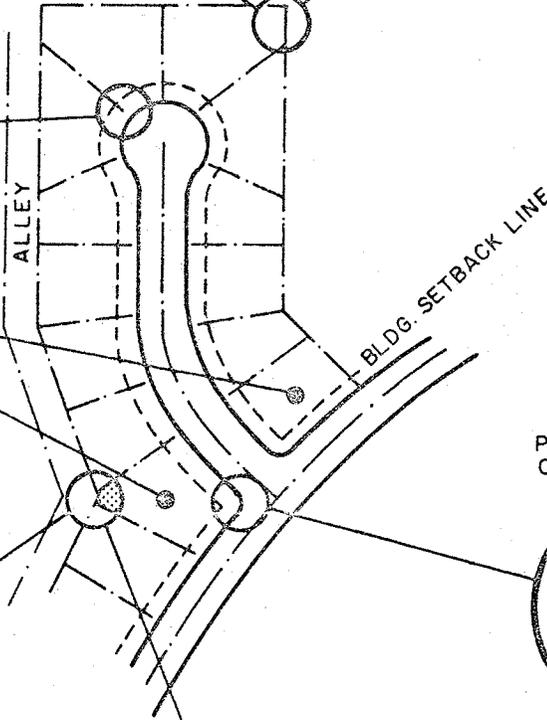
POOR

GOOD

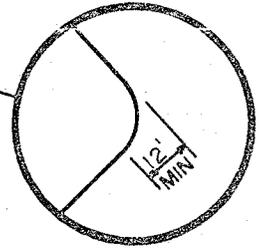


GOOD

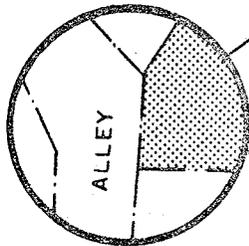
CORNER LOTS
10-20% WIDER
THAN INTERIOR LOTS



PROVIDE RADIUS ON
CORNER LOTS

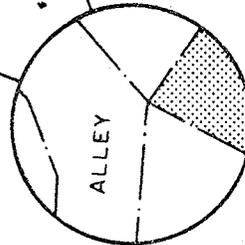


GOOD



GOOD

PROVIDE ADEQUATE
ACCESS TO ALLEY



POOR

LOT DESIGN

PLATE 12

Section 306. Alley and Easement Design

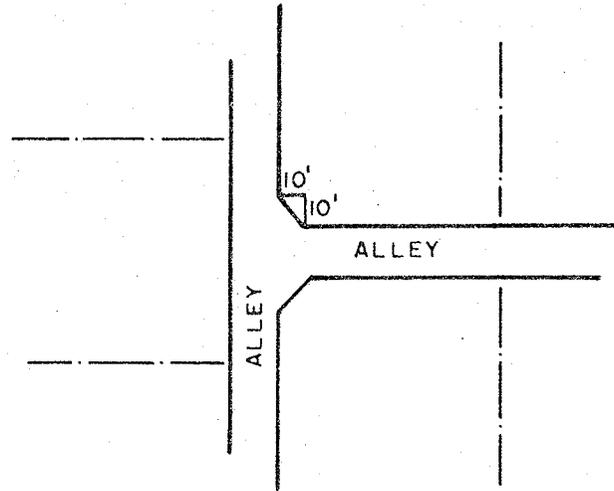
Alleys should be provided in multiple-family, commercial and industrial use areas. Easements are generally preferable in single-family residential areas.

Alleys: An alley width of 16 feet is required when a residential district is common to both sides. A 20-foot alley is required if the residential district abuts a commercial or industrial district. Alley intersections and acute changes in alignment should be cut back at least 10 feet along each side to permit safe vehicular movement, see Plate 14. All half-alleys should have a minimum width of 12 feet. Dead-end alleys are prohibited.

Easements: Utility easements along rear lot lines should be as straight and long as possible in order to avoid an excessive number of manholes, poles and guy wires at angle points. Easement widths of 16 feet are normally required for residential subdivisions, see Plate 14.

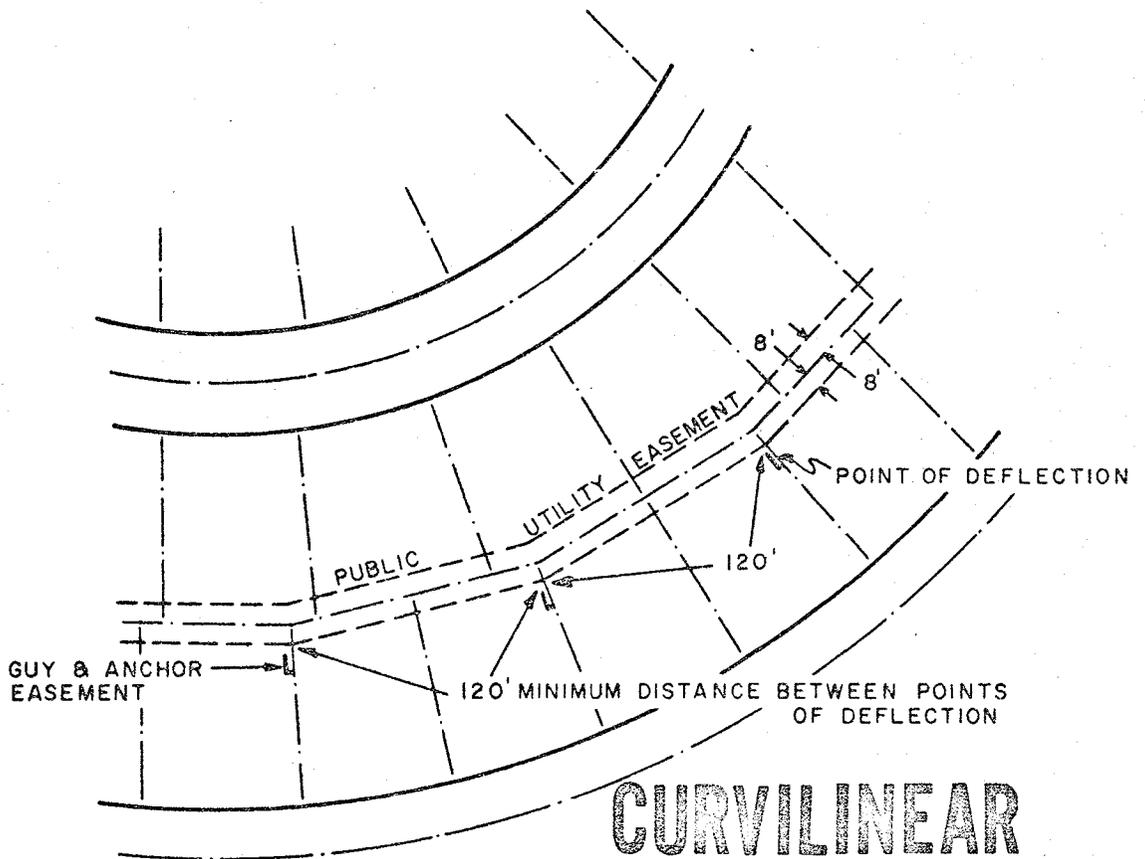
Non-Access Easement: An easement prohibiting vehicular access from the arterial street side of double frontage lots is required, see Plate 3A. The minimum suggested width for said easement is one (1) foot.

Curvilinear Easements and Alleys: For lots facing on curvilinear streets, utility easements or alleys may consist of a series of straight lines with points of deflection not less than 120 feet apart. Points of deflection should always occur at the junction of side and rear lot lines on the side of the exterior angle as shown on Plate 14. Curvilinear easements or alleys may be used, provided the minimum radius for the alley or easement is not less than 800 feet.



ALLEY INTERSECTIONS

PLATE 13



LOT AND EASEMENT PLANNING

PLATE 14

Section 307. Street Names

Names of streets should be consistent with the natural alignments and extension of existing streets. If new street names must be used they should not duplicate in whole or in part existing names. The developer or subdivider as the case may be should confer with the County Planning Department on proposed street names prior to submission of a preliminary plat.

Section 308. Hillside Subdivisions

Planning, platting and development of hillside subdivisions involve special problems and require special handling by the subdivider and his engineer, and by the Commission, staff and reviewing officials. These problems are preservation of scenic beauty for the benefit of the general public, safe construction of public improvements commensurate with lower density and lesser public use, and safe construction of private improvements related to sewage disposal, water supply, storm drainage and foundation bearing.

Lot Width and Area: Lot width and area shall be closely related to the terrain, drainage, percolation factors or construction of sanitary sewers, with emphasis placed on selection of homesites and access to the homesites.

Special Design Standards

- a. Street grades shall not exceed 15 percent.
- b. Portions of streets with grades exceeding 12 percent shall not exceed 600 feet in length.
- c. Street right-of-way width may vary depending upon conditions.
- d. "T" or "V" type turning-and-backing culs-de-sac may be substituted for circular turnarounds.

- e. "Panhandle", double frontage and other unorthodox lotting arrangements may be permitted so long as it can be adequately demonstrated that no lot will be adversely affected by any other lot so arranged.

Special Preliminary Plat Requirements:

Percolation tests and test boring logs in accordance with the requirements of the County Health Department should be taken at the proposed subdivision prior to the submittal of the preliminary plat.

Plat Processing Time: Due to problems requiring special field and office review by the County Health Department, the County Engineer and the staff, subdividers should expect processing time for hillside plats to exceed that otherwise required for normal plats.

Section 309. Suitability of the Land

The Board of Supervisors may reject a plat that is determined to be physically unsuitable because of flooding, bad drainage, steep slopes, rock formations and other features which may endanger health, life or property, aggravate erosion, increase the flood hazard, necessitate unreasonable expenditure of public funds or which is found to be not in the best interest of the public.

Section 310. Zoning or Other Regulations

No final plat of land within the force and effect of an existing zoning ordinance shall be approved unless it conforms to such ordinance.

Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, building code, or other official regulations, the highest standard shall apply.

ARTICLE IV. MINIMUM IMPROVEMENTS REQUIRED

No final or record plat of any subdivision shall be approved unless (a) the improvements listed in the following Sections of this article have been completed prior to such approval, or (b) the subdivider shall have petitioned and secured the approval of the County and made provisions for completion of the improvements at some future date.

Section 401. Street Improvements

All public streets shall be improved in accordance with the latest edition of the Maricopa County Highway Department "Standard Specification for construction of Highways, Streets and Bridges," "Special Provisions for Construction of Street Improvements and "Special Provisions for Installation of Underground Utilities as approved by the Board.

If a half dedication is part of the subdivision, the developer is responsible for the improvement of this half street. If a frontage road right-of-way is dedicated in addition to one half of a right-of-way for a section line or arterial road, it is the developer's responsibility to improve both the access road full width plus half of the section line or arterial road half width.

The developer is responsible for installation of surfacing between the nearest paved road and his subdivision in accordance with applicable standards of the Maricopa County Highway Department.

Approval of improvement plans will be valid for a period of one year. Any work not completed within that period must have plans resubmitted for approval.

Section 402. Water Lines

Every subdivision shall be provided with a complete water distribution system, which will adequately and safely serve the area platted in the opinion of the agency having jurisdiction. Fire hydrants shall be provided in accordance with the recommendations or requirements of water department or water company and fire department having jurisdiction.

The developer shall provide guarantees acceptable to the Board that the subdivision can and will receive an adequate supply of pure and wholesome water from a water system operated by a certificated water company or a municipality. The existence of such a water company or municipality at or adjacent to the development in itself shall not be considered an adequate basis for approval.

The developer may be required to post a performance bond as part of the aforesaid guarantee that connection to such a water system will be made available to a lot owner at the street or alley abutting his lot when building construction commences (or when the building is ready for occupancy).

Section 403. Sanitary Sewers

(1) Where public sanitary sewers are within reasonable access of the subdivision in the opinion of the County Health Department each lot therein shall be provided with a connection to such sanitary sewer.

(2) Whenever a public sanitary sewer is not accessible, in the opinion of the County Health Department, proper provision shall be made for the disposal of sanitary wastes in accordance with standards and requirements of said department.

(3) In unsewered areas, sewerage of a subdivision will be required in cases in which a municipality provides assurance acceptable to the Board that within one year it will make available sewer service to the subdivision and that in the interim the municipality will service and maintain an approved terminal collection facility for the subdivision until it can be served by the sewer system.

Section 404. Drainage

All necessary facilities, as determined by the County Engineer including underground pipe, inlets, catch basins, or open drainage ditches, shall be installed to provide for the adequate disposal of surface water and to maintain any natural drainage course. Where a subdivision is traversed by or abuts a stream, watercourse or drainage way, a watercourse or drainage easement shall be provided.

Section 405. Reference Monuments

Permanent reference monuments shall be installed in accordance with County standards at all corners, angle points and points of curves and at all street intersections.

After all improvements have been installed, a registered surveyor or engineer employed by the subdivider shall punch the exact points on the monuments and certify their accuracy.

Lot corners: iron pipe shall be set at all corners, angle points, and points of curve for each lot within the subdivision prior to the recording of the plat.

Section 406. Street Name Signs

The developer is required to furnish and install one (1) street name sign for each intersection within the limits of the subdivision in accordance with the latest applicable Standard of the Maricopa County Highway Department. The Maricopa County Highway Department will furnish and install the street name signs at intersections of subdivision streets with section line and mid-section line roads.

Section 407. Miscellaneous

Utilities required to serve the area must be provided within each subdivision. The Planning and Zoning Commission may require the developer to arrange for location of utility lines underground.

Section 408. Plans, Specifications and Supervision

All of the improvements required in this Article shall be installed in accordance with the specifications and under the supervision of the appropriate public officials.

Section 409. Provisions for Maintenance and Operation

Where the developer proposes sewers, sewage treatment plants, park areas, landscaping such as lawns, trees, and shrubs, then provision shall be made by trust agreement, which is a part of the deed restrictions and which are acceptable to the proper agencies having jurisdiction over the location and improvement of such facilities, for the proper and continuous maintenance and supervision of such facilities by the lot owners in the subdivision.

ARTICLE V. VARIANCES AND MODIFICATIONS

Section 501. Hardship

Where the Board finds upon recommendation of the Commission that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of the Master Plan or these regulations.

Section 502. Large Scale Development

The standards and requirements of these regulations may be modified by the Board in the case of a plan and program for a community plan (development master plan), or neighborhood plan, which, in the judgment and recommendation of the Planning Commission, provides adequate public spaces and improvements for the circulation, recreation, light, air, and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan.

Section 503. Conditions

In granting variances and modifications, the Board upon recommendation of the Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

APPENDICES

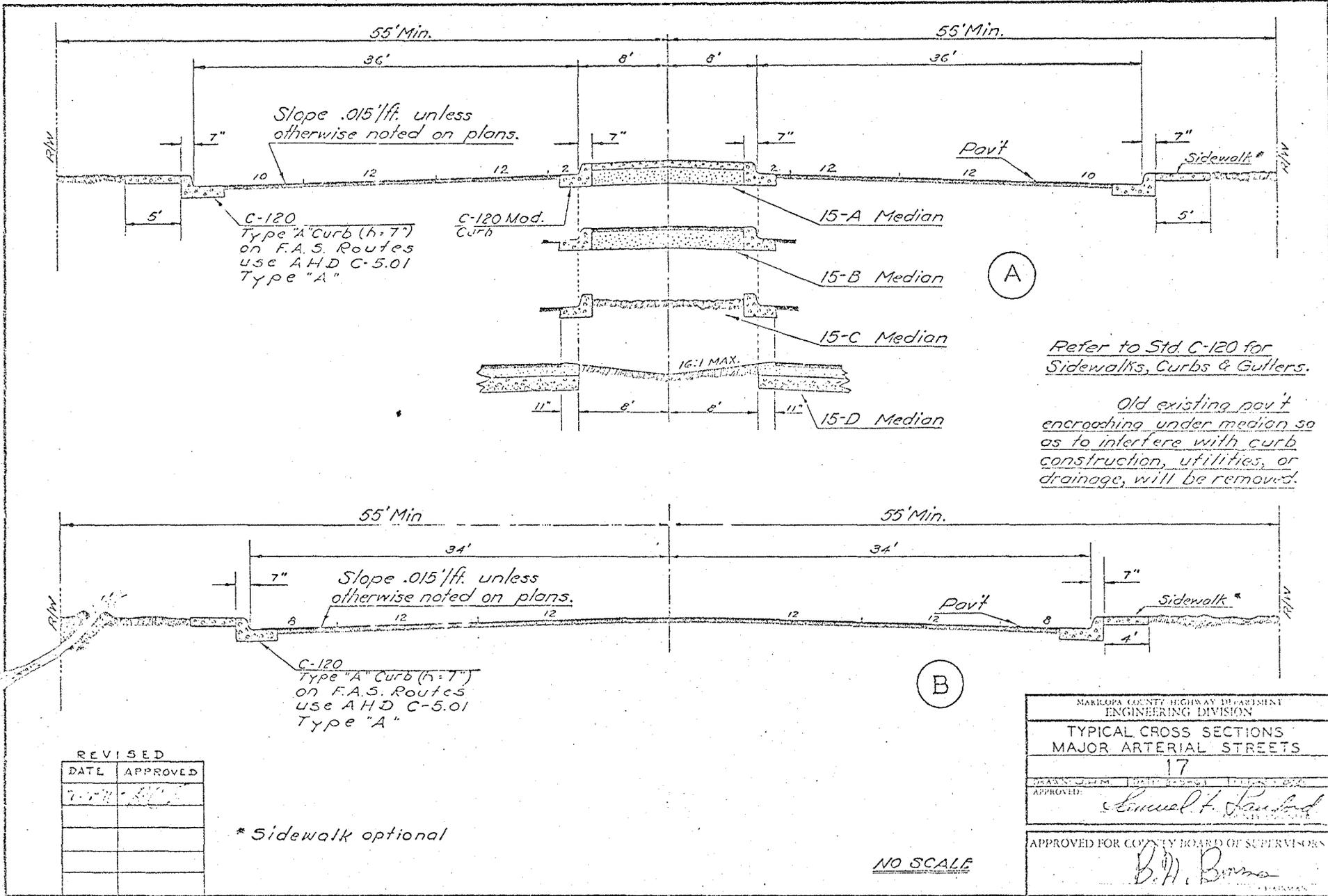
APPENDIX A

SCHOOL AND PARK PRINCIPLES AND STANDARDS

	Desirable Design Capacity	Size of Site	Service Area	Remarks
Elementary School Grades K-8	Variable ⁽¹⁾ See local school district	10 acres plus an additional acre for each 100 pupils of ultimate enrollment ⁽²⁾	1/4 to 1/2 mile with a density of 10 or more persons per acre	Site should not be located on major traffic artery.
Secondary School	Variable ⁽¹⁾ See local school district	30 acres plus an additional acre for each 100 persons of ultimate enrollment ⁽²⁾	1 mile or more	Site should be located on or close to a major street.
Neighborhood Park		5 acres minimum	1/4 to 1/2 mile with a density of 10 or more persons per acre	Site should be adjacent to or near an elementary school. It should provide passive recreation facilities for people of all ages residing in the neighborhood.
Playfield (Community Park)		10 to 12 acres minimum and 20 to 30 acres is desirable	Should be within 1/2 mile to 1 mile of every home. One playfield serves 4 or 5 neighborhoods or 20,000 persons maximum.	Site should be located at or adjoining a high school. It should provide for field games or sports, court games, areas for lawn games, swimming pool, parking areas, picnic areas.

(1) Minimum, Maximum, and Optimum pupil capacities vary with local school district practices or standards.

(2) Source: 1964 National Council on Schoolhouse Construction, Guide for Planning School Plants



REVISED	
DATE	APPROVED

MARICOPA COUNTY HIGHWAY DEPARTMENT
ENGINEERING DIVISION

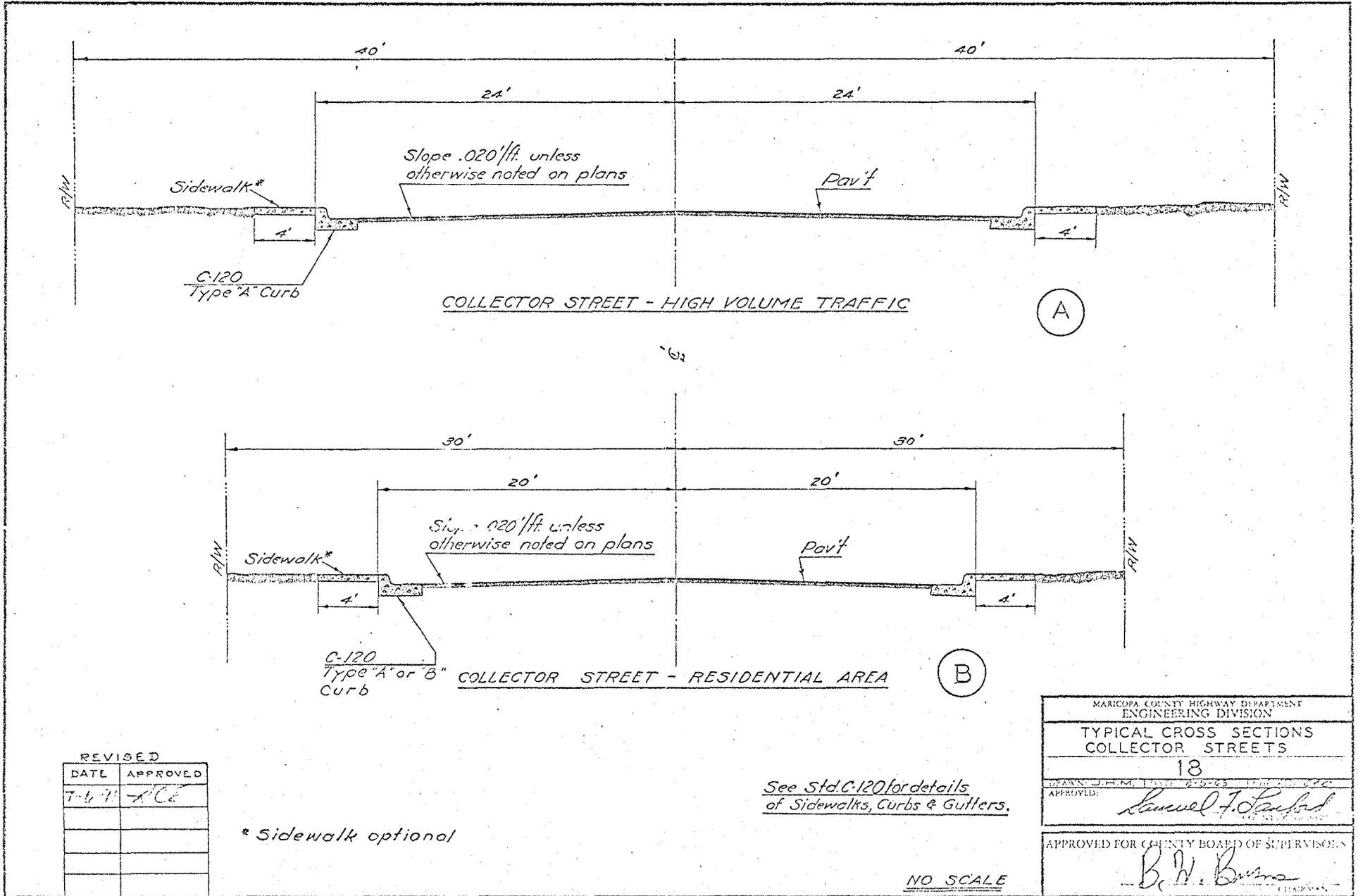
TYPICAL CROSS SECTIONS
MAJOR ARTERIAL STREETS

17

APPROVED: *Samuel H. Fairbank*

APPROVED FOR COUNTY BOARD OF SUPERVISORS
B. W. Borne

-69-



REVISED	
DATE	APPROVED
7-6-77	J.C.

* Sidewalk optional

See Std. C-120 for details of Sidewalks, Curbs & Gutters.

NO SCALE

MARICOPA COUNTY HIGHWAY DEPARTMENT
ENGINEERING DIVISION

TYPICAL CROSS SECTIONS
COLLECTOR STREETS

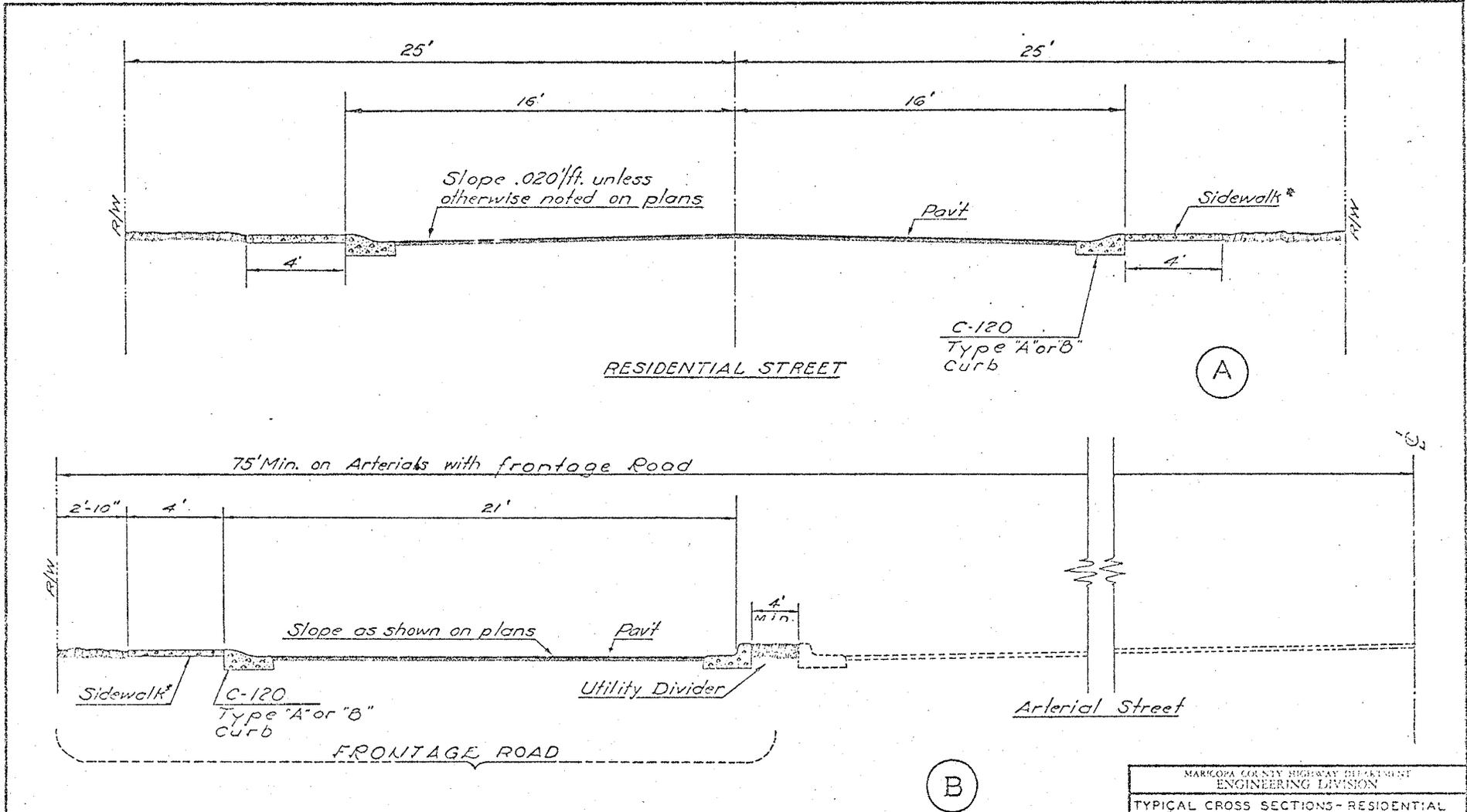
18

DRAWN: J.H.M. DATE: 2-9-63

APPROVED: *Samuel F. Sanford*

APPROVED FOR COUNTY BOARD OF SUPERVISORS
B. W. Burns

-70-



REVISED

DATE	APPROVED
7-1-11	[Signature]

* Sidewalk optional

See Std. C-120 for details of Sidewalks, Curbs & Gutters.

NO SCALE

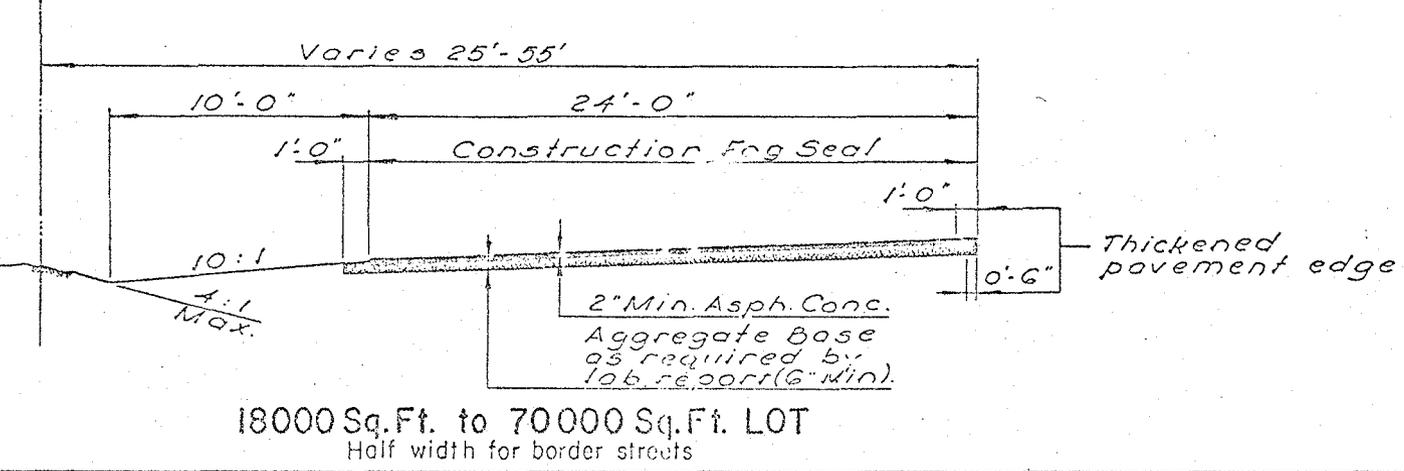
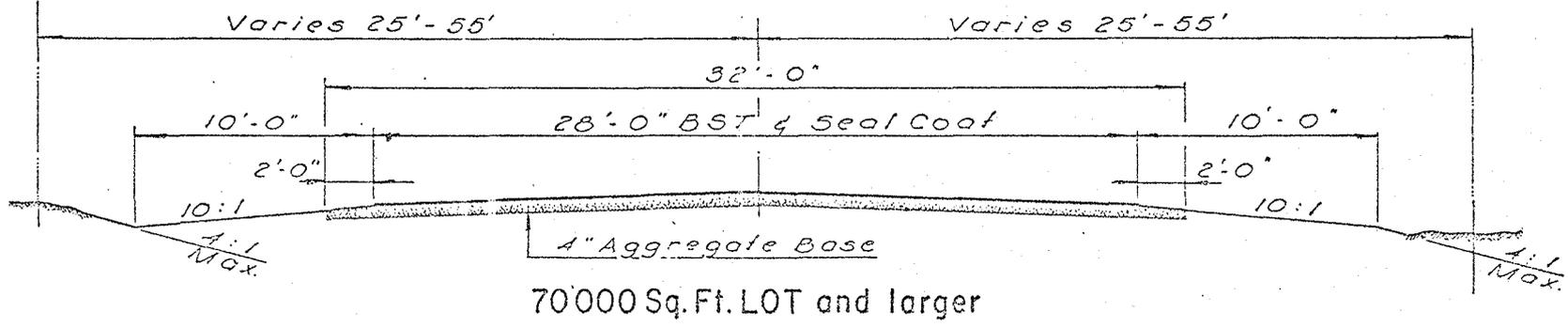
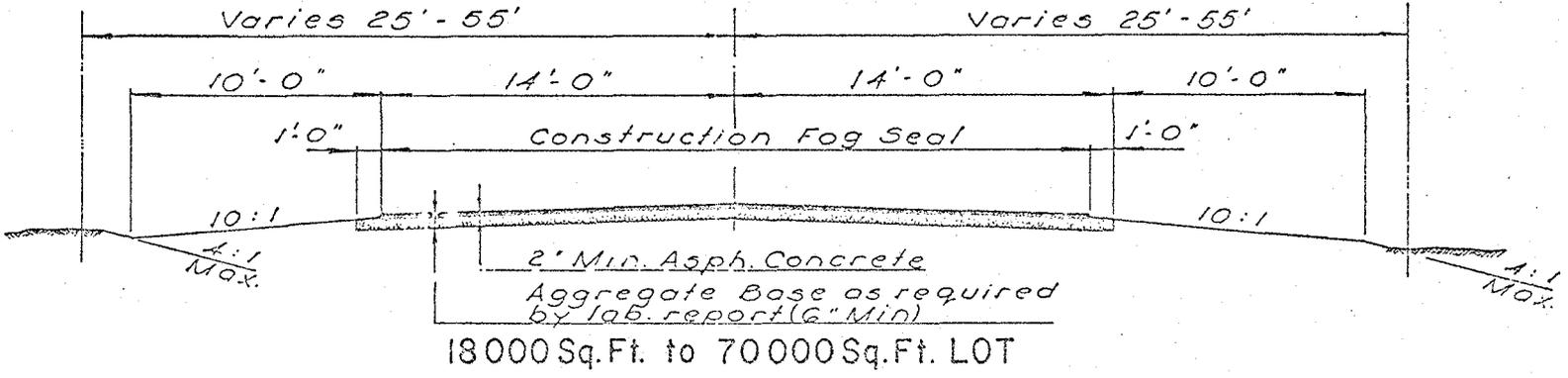
MARICOPA COUNTY HIGHWAY DEPARTMENT
ENGINEERING DIVISION

TYPICAL CROSS SECTIONS - RESIDENTIAL
STREETS AND FRONTAGE ROADS

19

APPROVED: [Signature]

APPROVED FOR COUNTY BOARD OF SUPERVISORS
[Signature]



MARICOPA COUNTY HIGHWAY DEPARTMENT ENGINEERING DIVISION			
TYPICAL CROSS SECTION RESIDENTIAL STREETS AND ACCESS ROADS			
20			
DRAWN: W.R., DATE: 3/9/72 CHECKED:			
<i>R.C. Catalano</i> COUNTY ENGINEER			
REVISIONS			
DATE	APPROVED	DATE	APPROVED

APPENDIX C

ARIZONA REVISED STATUTES

Subdivision Platting

11-806.01. Subdivision platting rules; penalty

A. NO PLAT OF A SUBDIVISION OF LAND WITHIN THE AREA OF JURISDICTION OF SUCH COUNTY SHALL BE ACCEPTED FOR RECORDING OR RECORDED UNTIL IT HAS BEEN APPROVED BY THE BOARD. THE APPROVAL OF THE BOARD SHALL BE ENDORSED IN WRITING ON THE PLAT. WHERE A COUNTY PLANNING AND ZONING COMMISSION EXISTS, THE PLAT SHALL FIRST HAVE BEEN REFERRED TO SUCH COMMISSION FOR ITS CONSIDERATION AND THE BOARD SHALL HAVE RECEIVED THE RECOMMENDATION OF THE COMMISSION.

B. ANY PERSON CAUSING A FINAL PLAT TO BE RECORDED WITHOUT FIRST SUBMITTING THE PLAT AND OBTAINING APPROVAL OF THE BOARD SHALL BE GUILTY OF A MISDEMEANOR. NO COUNTY RECORDER SHALL ACCEPT FOR RECORDING OR RECORD ANY PLAT WHICH HAS NOT BEEN APPROVED AS PROVIDED BY THIS ARTICLE.

C. THE GROUND OF REFUSAL OR APPROVAL OF ANY PLAT SUBMITTED, INCLUDING CITATION OF OR REFERENCE TO THE RULE OR REGULATION VIOLATED BY THE PLAT, SHALL BE STATED UPON THE RECORD OF THE BOARD.

D. THE COMMISSION MAY RECOMMEND TO THE BOARD AND THE BOARD MAY ADOPT GENERAL RULES AND REGULATIONS OF UNIFORM APPLICATION GOVERNING PLATS AND SUBDIVISIONS OF LAND WITHIN ITS AREA OF JURISDICTION. THE REGULATIONS ADOPTED SHALL SECURE AND PROVIDE FOR THE PROPER ARRANGEMENT OF STREETS OR OTHER HIGHWAYS IN RELATION TO EXISTING OR PLANNED STREETS OR HIGHWAYS OR TO THE OFFICIAL MAP FOR ADEQUATE AND CONVENIENT OPEN SPACES FOR TRAFFIC, UTILITIES, DRAINAGE, ACCESS OF FIRE FIGHTING APPARATUS, RECREATION, LIGHT AND AIR. THE GENERAL RULES AND REGULATIONS MAY PROVIDE FOR THE MODIFICATION THEREOF BY THE COMMISSION IN PLANNED AREA DEVELOPMENT OR SPECIFIC CASES WHERE UNUSUAL TOPOGRAPHICAL OR OTHER EXCEPTIONAL CONDITIONS MAY REQUIRE SUCH ACTION. THE REGULATIONS SHALL INCLUDE PROVISIONS AS TO THE EXTENT TO WHICH STREETS AND OTHER HIGHWAYS SHALL BE GRADED AND IMPROVED AND TO WHICH WATER, SEWER, OR OTHER UTILITY MAINS, PIPING OR OTHER FACILITIES SHALL BE INSTALLED OR PROVIDED FOR ON THE PLAT AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT.

E. BOARDS OF SUPERVISORS OF COUNTIES MAY PREPARE SPECIFICATIONS AND MAKE ORDERS, INSPECTIONS, EXAMINATIONS AND CERTIFICATES AS MAY BE NECESSARY TO PROTECT AND COMPLETE THE PROVISIONS AND MAKE THEM EFFECTIVE.

F. BEFORE ADOPTION OF RULES AND REGULATIONS BY THE BOARD OR ANY AMENDMENT THEREOF AS PROVIDED IN THIS ARTICLE, A PUBLIC HEARING SHALL BE HELD BY THE COMMISSION. A COPY OF THE RULES AND REGULATIONS SHALL BE CERTIFIED BY THE COMMISSION TO THE COUNTY BOARD OF SUPERVISORS WHICH SHALL HOLD A PUBLIC HEARING AFTER NOTICE OF TIME AND PLACE HAS BEEN GIVEN BY ONE PUBLICATION FIFTEEN DAYS PRIOR TO THE PUBLIC HEARING IN A NEWSPAPER OF GENERAL CIRCULATION IN THE COUNTY.

G. APPROVAL OF A PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY OR OTHER WAY OR OPEN SPACE SHOWN UPON THE PLAT INTO THE COUNTY MAINTENANCE SYSTEM. HOWEVER, AT SUCH TIME AS THE STREETS, HIGHWAYS OR OTHER WAYS ARE FULLY COMPLETED IN ACCORDANCE WITH

THE APPROVED PLAT AND WRITTEN SPECIFICATIONS MADE BY THE COUNTY BOARD, THE COUNTY MUST ACCEPT SAID STREETS, HIGHWAYS AND OTHER WAYS INTO THE COUNTY MAINTENANCE SYSTEM WITHIN ONE YEAR OF COMPLETION.

Sec. 8. Emergency

To preserve the public peace, health and safety it is necessary that this act become immediately operative. It is therefore declared to be an emergency measure, to take effect as provided by law.

Approved by the Governor - May 6, 1971

Filed in the Office of the Secretary of State - May 6, 1971

APPENDIX D

A.R.S. SEC. 9-474 THROUGH 479

SUBDIVIDING WITHIN THREE MILES OF CITIES AND TOWNS

Sec. 9-474 Subdivision plats; projection of street and alley lines; approval; survey (As Amended Laws 1958)

A. When the owner of land, the whole or part of which is an unincorporated area within three miles from the corporate limits of a city or town having an ordinance establishing minimum subdivision standards and controls, desires to subdivide the land into lots for the purpose of selling it by reference to a map or plat, he shall first give written notice to the city or town of his intention to subdivide the land, naming and describing the land so that it may be identified upon the ground, and shall submit to the city or town a tentative plat of the land showing the manner in which he desires to subdivide the land.

B. If the city or town desires that the streets or alleys of the tract conform with the projected streets or alleys of the city or town, or of an adopted plan of the city or town, then the city or town may, at its cost, project the lines of its streets and alleys to the nearest outer boundary lines of the subdivision and thereon mark the same, and shall supply the owner with the courses of the lines.

C. The city or town may also submit to the owner a written report recommending changes in the submitted plat of the location or dimension of streets, alleys, parks, easement for rights of way or property intended to be devoted to the use of the public. One copy of the report shall be delivered to the board of supervisors of the county.

D. If the report is given to the owner or the lines are so marked and the courses given the owner within thirty days from the date of service of notice of intention to the city or town, then the owner shall cause the land to be subdivided into blocks, lots, streets, alleys, parks and parkways, so as reasonably to conform to the report and the projected lines and the

courses thereof, and shall prepare in duplicate an accurate map or plat thereof on cloth, drawn and attested by a civil engineer from his survey of the ground. The engineer shall, in making the surveys, leave sufficient permanent monuments so that another surveyor or engineer may retrace his work. The nature and location of the monuments shall be plainly shown on the plat.

E. The plat shall particularly set forth and describe:

1. Parcels of ground within the tract or subdivision to be used for public purposes or offered for dedication for public uses, and their dimensions, boundaries and courses.

2. Either by number or letter, lots intended for sale, or reserved for private use, and their dimensions, boundaries and courses.

3. The location of the subdivision into lots with reference to adjacent subdivisions, the maps or plats of which have been previously recorded, or if none, then with reference to corners of a United States survey, or if on land unsurveyed by the United States, then to some prominent artificial monument established for such purposes. As amended Laws 1958, Ch. 81, Par. 1.

Sec. 9-475 Filing of map; hearing; approval; recording

A. One copy of the plat or map shall be filed with the city or town and the other copy with the board of supervisors of the county in which the subdivision is situated, to which shall be attached the petition of the owner praying for approval of the plat or map.

B. The board of supervisors shall set the petition for hearing not less than fifteen and not more than thirty days from the date of the filing of the plat or map and petition with the board, and shall cause written notice thereof to be given to the governing body of the city or town. The city or town may appear at the hearing and show cause why the petition should not be granted. Upon the hearing, if it appears to the board that the plat or map reasonably conforms to legal requirements it shall approve and endorse the approval upon the plat or map and transmit it to the county recorder of the county for filing.

Sec. 9-476 Amendments to plat; nonacceptance by owner; projection expenses

If on the hearing it is determined by the board that corrections, additions or amendments in any respect shall be made to the plat or map then a plat or map shall be prepared by the owner in accordance with the amendments, corrections or additions, and the consent of the owner and the board shall be endorsed thereon and filed with the county recorder. If the owner declines to accept the amendments, additions or corrections he shall pay to the city or town the actual engineering expenses incurred in the preparation of the projections.

Sec. 9-477 Subdivision name; limitation; title to streets

A. Upon the plat or map shall be endorsed a name, title or designation of the subdivision and the acknowledgement by the owner or some person for him duly authorized thereunto by deed.

B. No title, name or designation shall be given that is the same as that of a subdivision in a city or town in the same county of which a plat or map has been recorded.

C. Upon the filing of the plat or map, the fee of all streets, alleys, parks and other parcels of ground reserved therein to the use of the public, shall vest in the public.

Sec. 9-478 Acceptance of plat by recorder

No plat or map shall be accepted by the county recorder for filing unless it complies with the provisions of this article, but if an owner has given to a city or town written notice of intention to subdivide and the city or town has failed or refused within the time specified in this article to project the lines of its streets and alleys and to supply the courses thereof, then the owner may file with the county recorder the plat or map of the subdivision in conformity with law, attaching thereto the sworn statement of the owner of the proceedings.

Sec. 9-479 Conveyance by reference to plat; restriction;
violation; penalty

A. No property shall be sold or described in a conveyance or other instrument by reference to any map or plat of a subdivision comprehended within the provisions of this article unless the map or plat has been prepared and filed under the provisions of this article.

B. Every person who sells or offers for sale a lot or parcel of land by reference to a map or plat not prepared in accordance with the provisions of this article is guilty of a misdemeanor, and every sale or offer of sale of such lot or parcel of land constitutes a separate offense.

APPENDIX E

A.R.S. ARTICLE 4. SALE OF SUBDIVIDED LANDS

Sec. 32-2181. Notice to commissioner of intention to subdivide lands.

A. Before offering subdivided lands for sale or lease, the owner, agent or subdivider shall notify the commissioner in writing of his intention. The notice shall contain:

1. Name and address of owner.
2. Name and address of subdivider.
3. Legal description and area of land.
4. A true statement of the condition of the title to the land, including all encumbrances thereon.
5. The terms and conditions on which it is intended to dispose of the land, together with copies of any contract intended to be used, and such other information the owner, his agent, or subdivider desires to present.
6. A map of the subdivision which has been filed in the office of the county recorder in the county in which the subdivision is located.

B. The commissioner may require additional information he deems necessary by submitting a questionnaire to the owner, his agent or subdivider.

Sec. 32-2182. Investigation of subdivision by commissioner; fee.

The commissioner shall investigate any subdivision offered for sale or lease, and shall make public his findings. The total cost of the investigation shall be borne by the owner of the subdivision or his agent, or the subdivider of the project, on the basis of actual cost to the department. An initial fee of twenty-five dollars shall accompany the written notification required in S. 32-2181.

Sec. 32-2183. Report of commissioner on subdivision; order prohibiting sale or lease.

Upon examination of a subdivision, the commissioner shall prepare a report thereon, and may publish it. An order prohibiting the sale or lease of the property may be issued by the commissioner if the examination discloses that the sale or lease would constitute misrepresentation, deceit or fraud. Before an order of prohibition shall issue, the commission shall hold a hearing as provided in this chapter.

Sec. 32-2184. Change of subdivision plan after approval by commissioner; notice.

It is unlawful for any owner, agent or subdivider, after submitting to the commissioner the plan under which a subdivision is to be offered for sale or lease, and securing his approval, to change the plan materially without first notifying the commissioner in writing of the intended change.

Sec. 32-2185. Delivery of clear title by vendor upon performance of contract by vendee.

It is unlawful to sell any lot or parcel of a subdivision which is subject to a lien or encumbrance other than taxes or assessments levied by public authority, or when the interest of the owner, his agent or subdivider of the land is held under option or contract of purchase or in trust, unless there is a provision in the instrument evidencing the lien, encumbrance, option, contract or trust agreement, or in a valid supplementary agreement, enabling the vendor to deliver title to each parcel sold free of the lien, encumbrance, option, contract or trust agreement, upon completion of all payments and performances of all the terms and provisions required to be made or performed by the vendee under the agreement of sale. Certified or verified copies of documents containing such provisions shall be filed with the commissioner prior to the sale of any part of any such subdivision.

APPENDIX F

Construction Work on County Highways
Resolution of the Board of Supervisors Adopted October 5, 1970

MARICOPA COUNTY RESOLUTION

WHEREAS, it is necessary in the public interest that all uses for the right-of-way for public roads, streets, and alleys by individuals corporations and political subdivisions be regulated and controlled so that said public roads, streets, alleys may be effectively utilized and maintained for their primary purpose as public ways, and

WHEREAS, the laws of the State of Arizona authorize the Board of Supervisors of Maricopa County to control and manage said public roads, streets and alleys within Maricopa County.

NOW, THEREFORE, BE IT RESOLVED that no person, corporation, association or political subdivision shall enter upon the right-of-way of any public road, street or alley, not a State Highway, outside the corporate limits of any city or town for the purpose of constructing, removing or widening any pavement, driveway, sidewalk, curb, gutter, or drainage structures; grading, oiling or gravelling; installing, repairing or removing any water, gas, sewer or other type of pipelines; installing or removing irrigation water or waste water ditches, standboxes, pumps, pipe, or other structures; erecting any structure or sign; on or overhanging said right-of-way without first having obtained a permit therefor.

BE IT FURTHER RESOLVED that the Board of Supervisors of Maricopa County, hereby authorize the County Engineer of Maricopa County to issue such permits.

BE IT FURTHER RESOLVED that all applications, for such permits, shall be in writing on such form as required by the County Engineer, unless waived in writing, by the County Engineer. The application shall be submitted at least two working days prior to start of construction and shall be accompanied by a drawing, map, blueprint, diagram, or similar exhibit, of a size and in the quantity prescribed by the County Engineer, sufficient to clearly illustrate the location, dimension, motive, method and purpose of the proposed work. Applicants for such permits may be either an owner or a contractor, however, the work may be performed only by (1) a licensed contractor, (2) utility company, (3) governmental agency, or (4) resident owner of residential property, where the property owner proposes to do the work. If the improvement to be constructed under the permit is not to become the property of the County of Maricopa, and if the applicant is someone other than the owner, the owner shall also sign the permit form indicating that he agrees to the conditions of the permit. Permits shall be issued only to the person, corporation or political subdivision making application therefor and may not be assigned to another person, corporation or political subdivision by the permittee. If a permittee assigns his permit to another the permit shall become void.

BE IT FURTHER RESOLVED that if any work is undertaken prior to securing a permit therefore, the County Engineer may require the County road to be restored to its original condition prior to granting a permit or may charge a reasonable fee not to exceed \$100 in addition to the normal fee schedule for inspection and examination of the work done prior to issuance of a permit. All work shall cease until the

County Engineer determines whether the public road should be restored to its original condition or grant a permit in accordance with this resolution.

BE IT FURTHER RESOLVED that this resolution shall not prevent any person, corporation or political subdivision from maintaining any pipe or conduit lawfully on or under any public street, or from making excavation, as may be necessary for the preservation of life or property when an urgent necessity therefor arises during the hours the offices of the County Engineer are closed except that those making emergency use shall apply for a permit within one (1) calendar day after the offices are again opened.

BE IT FURTHER RESOLVED that all work done in said public roads, streets and alleys will be done in accordance with the permit and specifications of Maricopa County for such installation. The County Engineer may require in the public interest, such structures as designated by him to properly control traffic, ingress and egress, at commercial or industrial locations.

BE IT FURTHER RESOLVED that the County Engineer shall furnish to the applicants upon twenty-four hours' notice, such engineering and inspection services, as will determine if the improvements constructed are in accordance with permits granted and the specifications and details mentioned in this resolution. Any persons or corporation, association, or political subdivision, doing work under any permit as set forth in this resolution shall notify the County Engineer twenty-four hours in advance of the time and place the work will begin.

BE IT FURTHER RESOLVED that the applicant shall, before any permit shall be issued, deposit with the County Engineer a permit fee to cover the County's cost of inspection and clerical services. The schedule of fees, set forth herein is established to offset the County's expenses incurred in connection with processing permit applications and inspecting work performed under the permits and the fee shall be computed on the basis of such fee schedules. If the work is not performed after a permit is obtained, the permit shall be cancelled and the portion of the fee relating to inspection costs refunded at the request of the applicant.

FEE SCHEDULE: Application or processing charge is \$5.00 plus the following:

<u>ITEM</u>	<u>UNIT</u>	<u>COST</u>
Paving	Square yard	\$.04
Concrete sidewalks	Square foot	.01
Concrete driveway slab	Each	5.00
Curb and gutter	Lineal foot	.05
Combination curb, gutter and sidewalk	Lineal foot	.06
Cable and conduit (naked or buried)	Lineal foot	.02
Drop Inlets	Each	8.00
Fire lines	Lineal foot	.50
Water, Sewer & irrigation lines up to 6" dia.	Lineal foot	.03
Gas lines up to 12"	Lineal foot	.03
Utility pole (first 12 poles)	Each	1.25
(each pole thereafter)	Each	.75

<u>ITEM</u>	<u>UNIT</u>	<u>COST</u>
Water, sewer and irrigation pipe above 6" in dia.	Lineal foot	\$.11
Gas lines above 12"	Lineal foot	.11
Test holes	Each	2.00

All others will be computed at 5% of the cost as estimated by the County Engineer.

SUBDIVISION

All subdivisions under single permits shall be charged as follows:

0-5	\$20.00 per lot
5-25	11.00 per lot
26-60	9.00 per lot
60+	7.00 per lot

BE IT FURTHER RESOLVED that the County Engineer shall require each applicant, referred to in this resolution, before granting the permit, to deposit with his office an amount in cash or a performance bond of a sum equal to one-half of the amount of the cost of work, proposed in the application, as determined by the County Engineer as a guarantee that the work will be completed in accordance with the permit and the County's details and specifications. He shall give the applicant his receipt for such a deposit.

The bond shall be joint and several in form and made payable to Maricopa County. The bond shall be signed by the applicant or the property owner if he is not the applicant and a qualified surety company authorized to transact business in the State of Arizona. The condition shall be that the applicant will faithfully complete the work described in the application in accordance with the plans, specifications and conditions thereof.

The bond shall be released upon satisfactory completion and acceptance of the work or may be cancelled after the applicant has provided other security satisfactory to the County which will cover obligations that remain.

No deposit shall be less than Ten Dollars (\$10.00) on work done under this article.

In instances where an applicant is issued numerous small permits throughout the year, he may post a continuing bond to cover work under more than one permit; however, this continuing bond provision is not intended for use on new subdivision-type work. The continuing bond shall be of value sufficient to cover all work under construction by the permittee at any time and shall be satisfactory to the County Engineer.

The bond is subject to cancellation, as noted above, or one may be terminated after all obligations are fulfilled which were "permitted" prior to the County Engineer receiving cancellation notice from Surety.

BE IT FURTHER RESOLVED that in addition to any liability imposed upon the permittee by law, the permittee shall indemnify and agree to save harmless the County and its elected or appointed officers, agents, boards, commissions, employees and representatives against and from any cost, expense, claim, demand or liability, arising out of, or in connection with any negligent act of omission, by the permittee, his agents, and employees, in the course of the performance of the work under permit which results directly or indirectly in the injury to or death of any person or persons or the damage of any property of any person or persons.

The permittee shall take out and maintain during the life of the permit, Workmen's Compensation insurance for all of his employees, employed at the site of the project, and in the case any work is sublet the permittee shall require the sub-contractor similarly to provide Workmen's Compensation insurance for all of the latter's employees unless such employees are covered by protection afforded by the permittee. In case any class of employee who is engaged in hazardous work under this contract at the site of the project is not protected by Workmen's Compensation statute, the permittee shall provide and shall cause each sub-contractor to provide protection equal to that required by law, for protection of his employees not otherwise protected.

Except as hereafter provided, any applicant for a permit shall, prior to issuance of such permit, procure and deliver to the County Engineer a certificate of insurance covering Public Liability and Property Damage issued by an insurance company authorized by the Insurance Department of Arizona to transact business in the State of Arizona, as shall protect the applicant or contractor and any sub-contractor performing any work covered by the permit from claims for damages, for personal injury, including death as well as from claims for property damages which may arise from the operations under this permit, or by anyone directly or indirectly employed by any of the foregoing. Such certificate shall contain coverage for explosions, collapse, and underground operations.

The certificate may be placed on file for each individual permit, or a blanket certificate may be filed for an extended period of time.

The policy limits of such liability insurance shall contain not less than the following limits of coverage:

Three hundred thousand (\$300,000) for death or bodily injury, or loss sustained by any one person per occurrence;

Five hundred thousand (\$500,000) for death or bodily injury or loss sustained by more than one person per occurrence;

One hundred thousand dollars (\$100,000) for loss sustained by damage, or loss of property occasioned per occurrence.

This insurance policy shall not be cancelled or changed until ten days written notice of cancellation or change has been served on the County Engineer.

The permittee shall maintain said insurance in full force and effect until all work is complete and the permit has been released.

No evidence of liability insurance or surety bond shall be required as a condition precedent to the issuance of a permit to:

(1) a resident owner of a residential property where he proposes to perform construction in front of his own property; (2) a federal, State, county or municipal agency or political subdivision; or (3) any public service corporation with a net worth of more than \$1,000,000 as reflected by its most current balance sheet.

BE IT FURTHER RESOLVED that the effective date of this resolution shall be December 1, 1970.

Dated this 5th day of October, 1970.

Board of Supervisors

Bob Stank
Chairman

-88-

ATTEST

R. Woodall
Clerk

APPENDIX G

BOARD OF SUPERVISORS RESOLUTION

DEVELOPMENT AND MAINTENANCE OF ROADWAY IMPROVEMENTS

R E S O L U T I O N

WHEREAS, development and maintenance of roadway improvements essential for safe, dependable and swift movement of vehicles throughout the County is a recognized urgent need; and

WHEREAS, the magnitude of this need precludes consideration by the County of developing or maintaining ancillary amenities such as landscaped medians and parkways; and

WHEREAS, the Board of Supervisors recognizes the value of roadway beautification and wishes to encourage voluntary contributions from community developers who desire a higher standard of arterial street improvements within their communities; and

WHEREAS, the Board notes that benefits from such roadway beautification efforts accrue both to the individual community developer as well as to the entire County; and

WHEREAS, ultimate responsibility and liability for all improvements within public rights-of-way rests with County government; landscaping improvements must comply with traffic safety requirements; and all improvements within public rights-of-way must be coordinated through the County Engineer in order to avoid conflicts with utility installation, traffic signs, future widening, etc., and provision for the continuous maintenance of the landscaping must be made,

NOW THEREFORE, BE IT RESOLVED, that the following policy guidelines are hereby adopted to assist the County Engineer in negotiating with community developers who desire to supplement County arterial street improvements by installation of landscape materials within public rights-of-way:

1. Prior to installation of any landscape materials within a public right-of-way, the approval of the County Engineer shall be obtained and the County Engineer shall require the applicant to make any necessary changes in the "Landscape and Planting" plan in order to insure the furtherance of the policies established in this resolution.

2. The agreement entitled "Agreement for Maintenance of Landscaping on Highway Right-of-Way", a copy attached hereto, shall be entered into as a condition for allowing any landscaping to be done on a highway right-of-way.

3. Upon incorporation or annexation by an adjoining city or town, the aforementioned improvements will be treated the same as any other street improvement and this County's responsibility for same shall terminate.

Dated this 2nd day of March, 1970.

BOARD OF SUPERVISORS OF
MARICOPA COUNTY, ARIZONA

Bob Stock
Chairman

ATTEST:

Rhea Woodhull
Clerk

AGREEMENT FOR MAINTENANCE OF LANDSCAPING
ON HIGHWAY RIGHT-OF-WAY

THIS AGREEMENT made this ____ day of _____, 19____,
by and between MARICOPA COUNTY hereinafter called "COUNTY" AND
_____ owner of property
located at

hereinafter called the "OWNER". Highway Right-of-Way is defined as that portion of a divided highway that separates the traveled roadway for traffic flowing in opposite directions and any other portion of the right-of-way lying outside of the traveled roadway, hereinafter called "RIGHT-OF-WAY".

In consideration of the mutual promises and covenants herein contained the parties agree as follows:

- (1) County will allow the owner to landscape the right-of-way (Give specific description and location) in the following manner:
(Set out exact type of landscape)
- (2) Owner will maintain the said landscaped right-of-way by (Set out type of work to be done) and perform all other necessary maintenance.
- (3) Owner will post and maintain a cash bond in the amount of \$_____ in order to insure the performance of the provisions of this agreement.
- (4) The County Engineer of County shall determine whether the right-of-way is being maintained in a proper and satisfactory manner. If it is determined by County that the right-of-way is being unsatisfactorily maintained, County shall notify the owner by regular mail at his last known address of this fact. Owner will have

fifteen (15) days from date of mailing in which to make provisions for the satisfactory compliance with this agreement.

- (5) If the owner fails to perform the provisions of this agreement or if the assignees, conveyees, transferees, trustees, grantees, lessees, legatees or devisees of the owner fail to perform the provisions of this agreement, the bond shall be automatically forfeited to the County.
- (6) At the time the bond is forfeited the County shall have the option to continue to maintain the right-of-way in the manner described in this agreement or to remove the landscaping herein described and replace it with a concrete covering or with any other material the County decides is appropriate.
- (7) The bond will be exonerated and returned to the Owner when the succeeding assignees, conveyees, transferees, trustees, grantees, lessees, legatees or devisees of the owner agree to perform the provisions of this agreement and post an appropriate bond.

MARICOPA COUNTY BOARD OF SUPERVISORS

By _____
Chairman

ATTEST:

Clerk, Board of Supervisors

Owner

Owner

STATE OF ARIZONA }
County of Maricopa) ss.

On this the _____ day of _____, 19____, before me,
_____, the undersigned officer, personally
appeared _____ and _____

satisfactorily proven to be the persons who names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public

My Commission expires:

County of Maricopa

State of Arizona

Office of the Clerk

State of Arizona }
County of Maricopa } ss.

I, Rhea Woodall, Clerk of the Board of Supervisors do hereby Certify That the following is a true and correct extract from the minutes of the Board of Supervisors' meeting held July 17, 1972:

RESOLUTION AMENDED RE: SPECIAL PROVISIONS FOR CONSTRUCTION OF STREET IMPROVEMENTS AND INSTALLATION OF UNDERGROUND UTILITIES:

In accordance with the recommendation by the Planning and Zoning Director, approved by Legal Counsel for Planning and Zoning Department, motion was made by Mr. Stark and unanimously carried that the Board amend the resolution adopted February 7, 1972, concerning Special Provisions for Construction of Street Improvements and Installation of Underground Utilities, to read as follows:

(Attached)

In Witness Whereof, I have hereunto set my hand and affixed the Official Seal of the Board of Supervisors. Done at Phoenix, the County Seat this 20th day of July A.D. 1972

Planning and Zoning Director ✓
County Engineer
Health Dept.
File

Rhea Woodall
Clerk of the Board of Supervisors

RECEIVED
JUL 21 1972

BY THE PLANNING &
ZONING DEPARTMENT

RESOLUTION

WHEREAS, it is necessary in the public interest that standards and regulations be set for the improvement and construction of streets and utilities within rights-of-way of Maricopa County in new subdivisions; and

WHEREAS, the laws of the State of Arizona authorize the Board of Supervisors to regulate the extent and conditions of the improvements within new subdivisions; NOW, THEREFORE,

BE IT RESOLVED that the "Maricopa County Special Provisions for Construction of Street Improvements" and the "Maricopa County Special Provisions for Installation of Underground Utilities in Dedicated County Right-of-Way", attached hereto and made a part hereof as though recited in their entirety, are hereby adopted.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby authorizes and directs the County Engineer to require compliance with these Special Provisions on all new subdivision work within Maricopa County.

BE IT FURTHER RESOLVED that assurance satisfactory to the County Engineer and County Attorney shall have been furnished sufficient to guarantee these improvements at such time as required by the County Engineer.

BE IT FURTHER RESOLVED that the Maricopa County Engineer and/or the Maricopa County Health Department are hereby directed and it is their responsibility to note on the final plat and to further certify before submission to the Board of Supervisors for consideration the fact that the County Engineer and/or the County Health Department have received assurances by the proposed subdivider that any improvements or necessary requirements that would pertain and come under the jurisdiction of their individual departments have been received and have been approved by them directly.

BE IT FURTHER RESOLVED that all subdivisions which have not received approval of preliminary plats by the Maricopa County Planning and Zoning Commission as of the date of adoption of this Resolution are hereby required to comply with the provisions of this Resolution. Further, any final plat filed with the Maricopa County Planning and

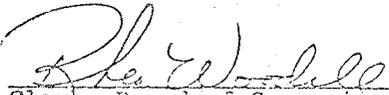
Zoning Department one year or more after adoption of this Resolution, the preliminary plat of which had been approved before adoption of this Resolution, must provide improvements as required by the provisions of this Resolution.

Adopted by the Maricopa County Board of Supervisors this 17th day of July, 1972.



Chairman, Board of Supervisors
Maricopa County, Arizona

ATTEST:



Clerk, Board of Supervisors

MARICOPA COUNTY
SPECIAL PROVISIONS FOR CONSTRUCTION OF
STREET IMPROVEMENTS

I. STREET IMPROVEMENTS:

A. Improvements

1. Streets in areas with lot sizes smaller than 18,000 square feet shall be improved to cross sections as shown on Maricopa County Highway Department Standards 17, 18 and 19, including curb and gutter. Streets in areas with lot sizes of 18,000 square feet or larger but smaller than 70,000 square feet shall be improved with a 28' wide pavement without concrete curbs and gutters. Streets in subdivisions with lot sizes of 70,000 square feet or larger shall be improved to a 28-foot wide strip of penetration macadam with a seal coat over a 32-foot wide 4-inch thick compacted aggregate base course.
 2. Access Roads shall be required for legal ingress and egress and shall be improved as required by the County Engineer. Participation in costs may be requested from the Board of Supervisors through the County Engineer.
 3. All paved streets shall be constructed to minimum 2" asphaltic cement concrete over a minimum of 6" of compacted aggregate base to cross sections as shown on Maricopa County Highway Department Standards 17, 18 and 19. Actual Base thickness shall be determined from test results per Maricopa County Highway Department Standard 6.
 4. Concrete curbs and gutters are required when lot sizes are smaller than eighteen thousand square feet (18,000 sq. ft.). Residential and residential collector streets may have roll curb. Others shall have vertical curb.
 5. Half-width rights-of-way shall be improved to one half the ultimate full improvement with a minimum of 24' width.
 6. Channels used for drainage into a paved street shall be lined with a non-erosive material.
 7. All asphaltic cement concrete streets shall receive a fog seal applied over a clean dry surface and at the direction of the County Engineer, at the rate of 0.10 gallons per square yard. See Paragraph X-C for specifications.
 8. Drainage must be provided as per approved plans.
 9. Irrigation & Utilities
 - a. All private irrigation facilities and other private utilities must be relocated onto private easements at no cost to the County. Unused facilities in the right-of-way must be removed to the satisfaction of the County Engineer.
 - b. Public utility facilities existing at the time of the improvements shall be relocated to non-conflicting locations at no cost to the County, if required by the County Engineer.
- B. Widths: All right-of-way widths shall be consistent with the intended use in accordance with Maricopa County Highway Department Standards 17, 18 and 19.

II. SPECIFICATIONS:

All work and materials shall conform to the current "Maricopa County Highway Department Standard Specifications for Construction of Highways, Streets, and Bridges" and revisions, EXCEPT as noted in these Special Provisions. In case of conflict between the Standard Specifications and these Special Provisions, the Special Provisions shall govern.

It is not the intention of the Maricopa County Highway Department to prohibit use of other materials, methods or designs for street improvements. Other agency specifications may be substituted as satisfactory alternates with prior submission of structural designs, tests and other supporting data and upon written approval of the County Engineer prior to approval of plans or performance of work.

III. ENGINEERING:

- A. All preparation of plans, stakeout, construction and inspection within County right-of-way shall be performed under the supervision of a Civil Engineer Registered in the State of Arizona and employed by the owner, who shall be the Engineer of Record.
- B. Plans shall be submitted on a maximum sheet size of 24" x 36" and must be neat, clear, legible and complete in all respects to a plan scale not smaller than 1" = 50'.

The Engineer of Record may submit improvement plans on either FAS plan - profile sheets or show all information on plan sheets only. If plan sheets only are used the following conditions must be met:

- 1. Scale shall not be smaller than 1" = 50'.
- 2. All grades shall be shown as a percentage with an arrow indicating direction of slope.
- 3. Sufficient spot grades shall be clearly indicated to insure proper field construction.
- 4. All valley gutters, grade breaks and transitions must be clearly shown.

Plans should be submitted at least ten (10) working days prior to any submission of an application for a construction permit.

- C. Continuous field inspection shall be required during construction operations involving placement of road wearing course, Portland cement concrete; seal coating operations. Testing requirements as contained in Paragraph IX of these Special Provisions shall be performed under the supervision of the Engineer of Record.
- D. Upon completion of all work the Engineer of Record shall certify in writing to the Maricopa County Highway Department that such work was done in accordance with the approved plans and specifications. He shall also furnish one sealed print of the corrected plans reflecting changes made during construction. The print shall be marked as such and forwarded to the Maricopa County Highway Department.

IV. PERMITS:

All work performed within County right-of-way must be under permit from the Maricopa County Highway Department. Three (3) sets of approved plans must be submitted with the application at least three (3) working days before work is scheduled to begin. If plans not previously approved are submitted with the permit application additional review time is required.

V. PUBLIC UTILITIES:

It shall be the Owners' responsibility to arrange for all necessary installation, relocation or removal of conflicting Public Utilities. Before placement of base course or pouring of concrete the Owner shall furnish to the Maricopa County Highway Department a utility clearance certificate from each utility having facilities in the area. Test reports as required by the Special Provisions for Installation of Underground Utilities must also be received by the Maricopa County Highway Department prior to issuance of approval for paving or curb operations. The County Engineer will give approval for paving operations only after compliance with all requirements for utility installation, grading and subgrade compaction. The latest edition of "Special Provisions for Installation of Underground Utilities in County Right-of-Way" is incorporated herein and made a part hereof.

VI. DUST CONTROL:

Existing regulations, namely Regulation II, Rule 20, Sub-paragraph C, of the Maricopa County Health Department shall be rigidly observed and enforced. Water or other approved dust palliative in sufficient quantities shall be applied during all phases of construction involving open earth work to prevent the unnecessary discharge of dust and dirt into the air.

VII. COMPACTION

- A. Subgrade - Top six inches (6") of pavement and curb subgrade shall be compacted to a minimum of ninety-five percent (95%) of the maximum density of the material. Sidewalk subgrade shall be compacted to a minimum of eighty-five percent (85%) of the maximum density of the material.
- B. Base Material - The base course shall not be placed on subgrade until compaction tests of the subgrade have been completed by the Engineer of Record and found to meet the specifications contained herein. Base material shall be compacted, full depth, to a minimum of one hundred percent (100%) of the maximum density of the material being used.
- C. Requests for variances from A and B above will require certified material tests and designs.

VIII. CONTRACTION AND EXPANSION JOINTS:

Expansion joints shall be Type 1 premolded bituminous fiber conforming to Item 30 of the Standard Specifications and placed only at driveways and at ends of curb returns. Contraction joints shall be placed at twelve-foot (12') intervals on straight runs and within curb returns.

IX. TESTING:

- A. All test reports are to be submitted directly to the Engineer of Record by the testing laboratory who shall then submit them to the Maricopa County Highway Department. Each report shall indicate the location at which the test was made, the date of the test, type and source of material tested, test designation being used and the name of the person performing the test.
- B. The following minimum tests are required for pavement design purposes:
1. Samples are to be taken to a minimum depth of eight (8) inches below proposed subgrade elevation.
 2. One (1) test per eight hundred (800) lineal feet with at least one test per proposed street. An additional test may be ordered by the County Engineer at apparent visible changes in soil type.
 3. Each sample is to have a sieve analysis per AASHO T27 with results reported as percent passing, plus a plasticity index per AASHO T91.
 4. Test results are to be forward to the Maricopa County Highway Department together with the paving plans.
 5. Additional tests may be ordered by the County Engineer for purposes of assurance of design information in cases of submittal of pavement designs other than the Standard.
- C. Following compaction tests shall be performed:
1. Pavement subgrade - 1 test per 800 lineal feet of roadway with at least 1 test per street minimum.
 2. Curb subgrade - 1 test per 500 lineal feet of curb with at least 1 test per street minimum.
 3. Base material - 1 test per 800 lineal feet of roadway with at least 1 test per street minimum.

Maximum densities for the materials being compacted shall be determined in the laboratory for the same materials in accordance with AASHO Designation T-99. Field density tests shall be performed in accordance with AASHO Designation T-147.

- D. The following daily concrete test cylinders shall be taken:
1. Two (2) sets per pour over four (4) hours pouring time, two six-inch (6") cylinders per set.
 2. One (1) set per pour for less than four (4) hours pouring time, two six-inch (6") cylinders per set.

A seven (7) day break shall be made for each set. When the seven (7) day break is below 1800 PSI a twenty-eight (28) day break shall be made. At least one (1) twenty-eight (28) day cylinder shall be broken for each project with more than forty (40) cubic yards of poured concrete.

- E. The following tests shall be taken for asphaltic concrete:
1. Gradation
 2. Asphalt content

A minimum of one (1) sample per 1200 tons of material, but no less than one (1) sample from each source is required for each day's paving. Additional samples may be ordered by the County Engineer or Engineer of Record whenever obvious visual changes occur in the mix.

X. MATERIALS:

- A. Base Material - To meet Maricopa County Highway Department Standard Specifications 16 and 17. If "Select" material is used, the upper 3" of base must be Aggregate Base Course per Item 17. The total thickness shall be determined by laboratory tests of the subgrade materials with a minimum of 6".
- B. Asphaltic Concrete - To meet Maricopa County Highway Department Standard Specification 20-A-3/4 for single course construction. Minimum asphalt content shall be 5% unless otherwise approved in writing by the County Engineer.
- C. Seal Coat - A construction fog seal shall be applied to the finished Asphaltic Concrete surface at the rate of 0.10 gallons of diluted mixture per square yard. The dilution shall be 2 parts of the concentrate to 1 part water. No sanding will be required.

The Fog Seal Concentrate shall be composed of a petroleum resin-oil base uniformly emulsified with water and shall conform to the following physical and chemical requirements:

<u>SPECIFICATION DESIGNATION</u>	<u>TEST METHOD</u>	<u>REQUIREMENTS</u>
Viscosity, S.F. at 77°F, sec	ASTM D244-60	15-40
Residue, % (1)	ASTM D244-60(Mod)	58-62
Cement Mixing Test, %	ASTM D244-60	Zero
Sieve Test, % Max. (2)	ASTM D244-60(Mod)	0.10
Particle Charge Test	ASTM D244-60	Positive
Tests on Residue from ASTM D244-60(Mod):		
Viscosity, cs., 140°F.	ASTM D445	100-200
Asphaltenes, % Max.	ASTM D2006-62T	0.75

(1) ASTM D244 Modified Evaporation Test for percent of residue is made by heating 50 gram sample to 300°F until foaming ceases, then cool immediately and calculate results.

(2) Test procedure identical with ASTM D244 except that distilled water shall be used in place of 2% sodium oleate solution.

- D. Concrete - To meet Maricopa County Highway Department Standard Specification Item 62 for concrete curb and gutter and Item 63 for concrete sidewalk. Any concrete for structures shall meet the provisions of Item 30.
- E. Reinforced Concrete Pipe - To meet Maricopa County Highway Department Standard Specification Item 36.
- F. Corrugated Metal Pipe - To meet Maricopa County Highway Department Standard Specifications, Item 32.
- G. Miscellaneous - All construction must meet the applicable Standard Specifications and Roadway Standards of the Maricopa County Highway Department.

XI. STREET SIGNS AND SURVEY MONUMENTS:

- A. The Owner shall be responsible for purchase and erection of street name signs at all intersections within a subdivision, other than intersections with Section line or Mid-section line roads. All Street name signs shall conform to the applicable Maricopa County Highway Department Standard and shall be furnished and installed at no cost to the County at locations as shown on the approved plans.
- B. Survey monuments shall conform to the applicable Maricopa County Highway Department Standard and shall be furnished and set by the owner at no cost to the County at locations as shown on the approved plans or as required by the Maricopa County Highway Department. All monuments shall be properly punched by the Engineer of Record.
- C. No approval or acceptance of a project will be given until these items are complete in place.

XII. TRAFFIC CONTROL DEVICES:

The existence of any traffic control device within the limits of the construction area shall be shown on the plans and detailed as to legend or purpose. Under no circumstances shall the owner, his agent, or contractor be allowed to disturb any device so shown on the plans. The owner or his agent shall make known to the Maricopa County Highway Department his desire for removal or relocation of any such device by telephone or other suitable means and it shall be so noted on the plans.

XIII. INDIVIDUAL MAIL BOXES

Individual mail boxes are permitted to be placed only in such location that will not interfere with traffic, either vehicular or pedestrian, or create a hazard of any nature. If a sidewalk is constructed adjacent to the curb, the box shall be located behind the sidewalk and clear of the vertical projection of the back edge of the sidewalk by a minimum one-foot (1'). If no sidewalk is constructed, the box must clear the vertical projection of the back edge of the curb by a minimum of one foot (1'). If no curb is constructed, the box must clear the vertical projection of the edge of the pavement by a minimum of three feet (3'). Installation of individual mail boxes in the County right-of-way shall be done under permit from the Maricopa County Highway Department.

XIV. SIDEWALKS:

Sidewalks are not required by Maricopa County but may be installed at the option of the subdivision developer to the Maricopa County Highway Department standards. Maricopa County does not maintain and does not assume any responsibility concerning the sidewalks.

Sidewalks may be located either adjacent to the curb or one foot clear of the property line. Either installation must be consistent within the subdivision and existing adjacent developments. Monolithic curb, gutter and sidewalk is permitted in accordance with the appropriate Maricopa County Highway Department Standard.

XV. PROJECT APPROVAL:

The project will not be considered ready for final inspection until all drainage items, grading, and backfill are complete and pavement, curbs, and sidewalks swept clean of all dirt and debris. Curbs shall be totally backfilled and neatly dressed to a maximum 4:1 slope. The corrected plans as called for in Item III above must be submitted before final project approval.

XVI. DECLARATION:

Within one year after approval of the improvements an inspection will be made by the Maricopa County Highway Department to determine if any and to what extent damage may have been caused by construction operations. Any such damaged sections must be repaired or replaced at no cost to the County prior to being eligible for declaration into the County Highway System.

A petition addressed to the Board of Supervisors signed by ten (10) or more resident taxpayers must be presented requesting declaration of the roads or streets into the County Highway System. Forms are available from the Real Estate Division of the Maricopa County Highway Department.

XVII. CHANGES:

No variation from these Special Provisions or approved plans and specifications will be permitted unless submitted to and approved in advance by the County Engineer.

MARICOPA COUNTY HIGHWAY DEPARTMENT

SPECIAL PROVISIONS
FOR
INSTALLATION OF UNDERGROUND UTILITIES
IN DEDICATED COUNTY RIGHT-OF-WAY

I. SPECIFICATIONS AND DETAILS

All work and materials shall conform to the current "Standard Details and Specifications of the Maricopa County Highway Department for the Construction of Streets and Bridges" and revisions as these Standard Specifications apply to trench backfill material, backfill compaction and roadway surface restoration, except as noted in these Special Provisions. In case of conflict between Standard Specifications and these Special Provisions, the Special Provisions shall govern.

Other agency specifications for construction material which are equal to Maricopa County specifications, listed herein, may be substituted as satisfactory alternates with prior written approval of the County Engineer.

Other construction methods, which are determined from engineering studies and laboratory tests, may be substituted as satisfactory alternates with prior written approval of the County Engineer.

II. PLANS, SPECIFICATIONS, ENGINEERING

- A. All preparation of plans, specifications, construction and inspection within County right-of-way shall be performed under the supervision of a Civil Engineer registered in the State of Arizona and employed by the owner, who shall be the Engineer of Record.
- B. Plans shall be submitted on a maximum size sheet of 24" x 36" and must be neat, clear, legible and complete in all respects. Profiles will be required on projects involving installation of sewer and underground irrigation lines in dedicated right-of-way. Power facilities must also be submitted in profile where the trade size of a single conduit exceeds six inches (6") in diameter or where multiple conduits including the concrete encasements are sixty (60) square inches or greater in cross-section area. In addition, profiles may be required by the County Engineer in cases of possible alignment or grade conflicts, cover problems or crossing conflicts. Plans may be submitted concurrently with the application for construction permit but at least seven (7) working days will be required for review.

The County Engineer may require submission of a set of "as-built" plans if any field changes were effected.

III. BACKFILL AND COMPACTION

- A. Materials: Backfill shall consist of sound earth material (other than open graded rock) free from concrete, timber, asphalt pavement or other debris. When select material or A.B.C. material is substituted or specified, it shall conform to the applicable specifications for construction of highways of the Maricopa County Highway Department.
- B. Compaction:
 - 1. That portion of the backfill from the bottom of the trench to eight inches (8"), compacted depth, over the top of the pipe shall be backfilled with uniformly graded material with maximum size passing a one and one-eighth inch (1-1/8") screen. This material shall be uniformly jetted to insure proper bedding of pipe. Backfill around underground electric lines must meet the specification of the responsible electrical utility.
 - 2. For the purpose of these Special Provisions, water settling is defined as the addition of water to backfill material in an

excavation in such a quantity as to make the water content of the material higher than the optimum moisture as determined by Standard Proctor Test (AASHTO T-99). Water settling is not permitted where the excavation is in an existing pavement or where any portion of the excavation falls within a distance from the edge of existing pavement or back of curb equal to one-half (1/2) the depth of the trench, measured from the edge of pavement or gutter line.

3. Water settling is permitted in new subdivisions under the following conditions:
 - a. Fill material in lifts not exceeding eight feet (8') in depth shall be leveled, the trench flooded and the material jetted to within one foot (1') of the pipe with sufficient water to insure filling of all voids with backfill material.
 - b. No paving will be permitted over water settled trenches until compaction test results have been approved by the County Engineer. Water settling is permitted beyond the limits of Paragraph III. B.2 with a required compaction of eighty-five percent (85%), or the natural compaction of the native material, whichever is higher.
- C. Where an excavation meets the criteria of Paragraph III. B.2 above, the excavation shall be filled with A.B.C. or granular select material, placed at optimum moisture in lifts sufficiently thin to insure required compaction for the full depth of the lift, and in no case greater than 30" compacted depth, unless previously approved in writing by the County Engineer. Granular select material shall not exceed three inches (3") in diameter and shall be graded in such a manner as to insure the exclusion of any and all voids in the backfill. The upper two feet (2') is to be mechanically compacted to not less than ninety-five percent (95%) of maximum density. Sufficient water may be added to raise the moisture content to optimum only. Below these two feet (2'), the material shall be compacted to not less than eighty-five percent (85%) of the maximum density for the backfill material as determined by AASHTO Test T-99. Field determination of density shall be made in accordance with AASHTO Test T-147 or other test procedure previously approved in writing by the County Engineer.
- D. The minimum cover for utility lines shall be thirty-six inches (36"), other than direct burial cable which shall be twenty-four inches (24"). The minimum cover for storm drainage or irrigation pipe shall be eighteen inches (18"). Cover is defined as the difference in elevation between the top of the line or pipe and the ultimate gutter grade of the roadway. If paving is not completed within thirty (30) days after installation of the underground facilities, a temporary earth cover sufficient to meet the above requirements must be placed and maintained.

For facilities outside the area defined in paragraph III. B.2 above, cover is defined as the difference in elevation between the top of the line or pipe and the natural or regraded ground surface, whichever is lesser.

IV. COMPACTION TEST REPORTS

- A. The cost of making compaction tests shall be paid by the owner or the contractor. The tests shall be made at the locations and depths specified by the County Engineer or his representative. A minimum of one set of tests will be required for each four feet (4') of trench depth for trenches within the area defined in paragraph III. B.2 above. The minimum number of passing tests per set anticipated to prove specification compliance may be estimated at the following rates:
 1. Pavement Cut Crossings - one (1) test per crossing.
 2. Pavement Cuts or Trenches within two feet (2') of pavement edge two (2) tests per five hundred lineal feet (500').
 3. At all other locations - one (1) test per four hundred lineal feet (400').

Tests may be taken at four-foot (4') vertical increments in the same vertical plane at the option of the Engineer of Record.

Copies of all test reports shall be sent directly to the Engineer of Record from the testing laboratory, with proper identification who shall then submit them to the Maricopa County Highway Department.

- B. At his discretion, the County Engineer may order load tests performed to determine the suitability and adequacy of backfill before placing of pavement. Such tests to be performed with vehicle loaded to approximately eighteen thousand pound (18,000#) axle load. Excessive movement or settlement of backfill shall be cause for rejection of the work by the County. Initial load tests shall be at the expense of the County. If the work is rejected, load retests shall be at the expense of the owner or contractor.

V. PAVEMENT CUTTING AND RESTORATION

- A. All cuts in asphalt or concrete pavement shall have saw cut or neat and straight edges. Excavated pavement material shall be removed from the site.
- B. Pavement Cut Replacement: The asphaltic material used for replacement of pavement cuts shall conform to the applicable Maricopa County Standard Specifications under Item No. 20-A-3/4 for Single Course Construction. The thickness of the pavement and aggregate base replaced shall be consistent with the thickness of the existing asphalt pavement and base but shall not be less than two inches (2") of asphaltic pavement over nine inches (9"), compacted depth, of aggregate base compacted to one hundred percent (100%) of maximum density for the material. For Portland cement concrete paving cut replacement this same specification will apply. The existing pavement shall be trimmed to a neat edge and the edge shall be treated with a proper emulsion to insure a bond between the existing pavement and the patch.
- C. It is required that all roadway crossing of lines 4" in diameter or less to be installed under pavement which is less than two years old, be bored under the pavement.

VI. SURFACE RESTORATION OF GRAVELED OR EARTH SURFACE ROADS

The surface replacement for gravel surfaced roads shall be consistent with the existing surface material in place, and may consist of select material Type A and/or A.B.C. as directed by the County Engineer.

Fill placed on existing gravel surfaced roads or earth surfaced roads to obtain minimum allowable cover over the pipe or utility lines shall be placed to proper grade for the full width of the existing roadway and shall be compacted and graded to the satisfaction of the County Engineer.

VII. MISCELLANEOUS

The Contractor shall secure a County Highway Use Permit prior to start of any construction operations within County right-of-way. Three (3) sets of approved plans must be submitted with the application at least three (3) working days before work is scheduled to begin.

The permittee shall notify the property owner or resident of adjoining occupied property at least two (2) working days prior to disruption of access to the property, and at no time deny access to the property longer than one (1) normal working day, and shall provide plank for crossings, if necessary.

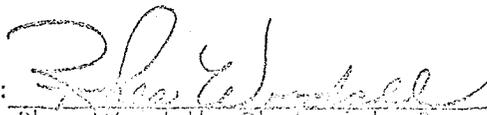
The permittee shall maintain all existing traffic control signs within the construction area, and shall reset all signs in their original locations as soon as construction operations will permit. The permittee shall place and maintain traffic warning signs during the course of work, as required by the County Engineer.

Only rubber-tired equipment shall be used on pavement except that crawler equipment using street pads may be used.

Existing regulations, namely Regulation II, Rule 20, Sub-paragraph C, of the Maricopa County Health Department as applicable shall be rigidly observed and enforced. Water or approved dust palliative in sufficient quantities shall be applied during all phases of construction involving open earth work to prevent the unnecessary discharge of dust and dirt into the air.

During the course of work, the permittee shall maintain the work area in a clean and orderly condition. Excess excavation, debris, etc., will not be permitted to accumulate on the road surface or shoulders. Work shall progress in such a manner that no condition such as soft trenches, drop-offs from the edge of pavement, etc., will exist. Upon completion of installation, the permittee shall clean the pavement surface, pull and dress shoulders, and otherwise put in order the entire work area to the satisfaction of the County Engineer.

This is to certify that this is a true and correct copy of the "Subdivision Regulations for the Unincorporated Area of Maricopa County, Arizona" adopted by the Board of Supervisors on December 26, 1972, effective March 1, 1973.

ATTEST: 
Rhea Woodall, Clerk of the Board