When recorded, return to:
Marian Sheppard, BOS

2009-006126 RESL Page: 1 of 65
05/26/2009 04:30:34 PM Receipt #: 09-3553
Rec Fee: $0 Gila County Bos - Marian Sheppard
Gila County, Az, Sadie Tomerlin Dalton, Recorder

SUBDIVISION REGULATIONS

GILA COUNTY, ARIZONA

Adopted
September 24, 2002

Amended: March 24, 2009 (Added Small Subdivision Ordinance)
April 28, 2009 (Section 1105-Green Building Incentive tabled from March 24, 2009 mtg)

CERTIFICATION OF THE GILA COUNTY SUBDIVISION REGULATIONS

PURSUANT TO ARS 11-806.01 (H), THE GILA COUNTY PLANNING AND ZONING COMMISSION HEREBY CERTIFIES TO THE GILA COUNTY BOARD OF SUPERVISORS THAT THE ATTACHED IS A TRUE COPY OF THE GILA COUNTY SUBDIVISION REGULATIONS.

PASSED AND FORWARDED TO THE GILA COUNTY BOARD OF SUPERVISORS THIS 15th DAY OF August, 2002.

Walt Smith
CHAIRPERSON
GILA COUNTY PLANNING & ZONING COMMISSION

8/15/02
DATE

RESOLUTION NO.: 02-09-09

A RESOLUTION OF THE GILA COUNTY BOARD OF SUPERVISORS ADOPTING, BY REFERENCE, GILA COUNTY SUBDIVISION REGULATIONS NO. 81502 AND REPEALING RESOLUTION NO. 71-12-1, "SUBDIVISION REGULATION RESOLUTION: AND ALL SUBSEQUENT AMENDMENTS THERETO

WHEREAS, the Gila County Planning and Zoning Commission, at a duly noticed public hearing held on August 15, 2002, has recommended to the Board of Supervisors of Gila County, Arizona, that the Gila County Subdivision regulations No. 81502, be adopted as provided in Section 11-806.01, Arizona Revised Statutes; and

WHEREAS, the Gila County Planning and Zoning Commission has further recommended to the Board of Supervisors of Gila County, Arizona, that Resolution No. 71-12-1, "Subdivision Regulation Resolution" and all subsequent amendments, be repealed; and

WHEREAS, after holding a public hearing as provided by law, the Board of Supervisors of Gila County, Arizona, is of the opinion that the adoption of such recommendations would be in the best interest of Gila County;

NOW, THEREFORE, BE IT RESOLVED that the Gila County Board of Supervisors, at a regularly scheduled and duly noticed public hearing did pass and adopt the Gila County Subdivision Regulations No. 81502, by reference, and repealed Resolution No. 71-12-1, "Subdivision Regulation Resolution" and all subsequent amendments thereto.

PASSED AND ADOPTED THIS 24th DAY OF September, 2002.

GILA COUNTY BOARD OF SUPERVISORS

_____
Cruz Salas - Chairman

ATTEST: _____
Steven L. Besich – Clerk of the Board

APPROVED TO FORM: _____
County Attorney

GILA COUNTY SUBDIVISION REGULATIONS
TABLE OF CONTENTS

ARTICLE 1 – TITLE, PURPOSE AND ADMINISTRATION		Page
100.00	Preamble	1
101.00	Authority	1
102.00	Short Title	1
103.00	Application of Regulations	1
104.00	Prohibition of Circumvention	2
105.00	Jurisdiction	2
106.00	Administration	
2		
107.00	Processing Fee Schedule	3
ARTICLE 2 – DEFINITIONS		
200.00	Rules of Language Construction	3
201.00	Definitions	4
ARTICLE 3 – GENERAL REQUIRMENTS AND PROCEDURES FOR SUBMISSION OF PLATS		
300.00	Approval of Subdivision required	10
ARTICLE 4 - SPECIFICATIONS FOR PLANS AND PLATS		
400.00	Preliminary Plat and Engineering Drawings	16
401.00	Preliminary Plat Requirements	17
402.00	Final Plat, Engineering Drawings and Recording	20
403.00	Hillside Subdivisions	27
404.00	Revisions of Plats or Replats	28
405.00	Abandonment of a Recorded Subdivision or Reversion to Acreage	29
406.00	Amended Subdivision Plats	30
ARTICLE 5 – DESIGN STANDARDS		
500.00	General	30
501.00	Suitability of the Land	32
502.00	Water Courses	32
503.00	Roads, General	32
504.00	Lots	35
505.00	Sanitary Sewage and Water Systems	36
506.00	Solid Waste Disposal	39
507.00	Easements and Utilities	39
508.00	Monuments	39
509.00	Public Requirements	40

510.00 Aesthetic Considerations 40
511.00 Special Design Standards for Hillside Subdivisions 40

ARTICLE 6 – IMPROVEMENT STANDARDS AND PROCEDURES
600.00 General 41
601.00 Engineering Drawings 42
601.10 Responsibility 43
602.00 Required Improvements 44
602.10 Plans, Engineering 44
603.00 Guarantees of Performance 47
603.10 Improvement Standards 48
604.00 Minimum Standards for Subdivision Road Paving 51
604.10 Guarantees of Performance 51

ARTICLE 7 - VARIANCE AND APPEALS
700.00 Hardship 52

ARTICLE 8 - VIOLATIONS AND PENALTIES
800.00 52

ARTICLE 9 – AMENDMENTS
900.00 Amendments 52
901.00 Subdivision Regulations 53

ARTICLE 10 – ENFORCEMENT AND EFFECTUATION
1000.00 Acceptance 53
1001.00 Interpretation 53
1002.00 Separability 53
1003.00 Repeals 54

INDEX 55

ARTICLE 1

TITLE, PURPOSE AND ADMINISTRATION

100.00 Preamble

The purpose of these regulations is to provide for the health, safety, and general welfare and the harmonious development of Gila County; to secure adequate traffic circulation through properties having optimum utility and livability; to secure adequate provisions for water supply and distribution, drainage and flood control, sanitary sewerage, and other health requirements; to insure and facilitate provision of sites for schools, recreation, and other public purposes; to promote conveyance of land by accurate legal description; and to establish procedures which will achieve a basis of mutual understanding and equitable relationships between public and private interests.

101.00 Authority

The Gila County Subdivision Regulations are authorized by Title 11-251 and Title 11-802 of the Arizona Revised Statutes, as amended, and are hereby declared to be in accordance with all provisions of these statutes.

102.00 Short Title

For the purpose of identification, these Regulations shall hereafter be referred to as the "Gila County Subdivision Regulations".

103.00 Application of Regulations

.01 Plat Approval

No plat shall be recorded, nor offered for record, nor shall any land be offered for sale with reference to such plat, until said plat has been approved in writing by the Planning Commission and by the County Board of Supervisors. The Planning Commission shall ascertain, before approving it, that said plat has satisfied all of the requirements of these regulations.

.02 Plans, Plats and Replats

All plans of streets, highways, alleys, or other portions of the same intended to be dedicated to a public use or to the use of purchasers or owners of lots fronting thereon or adjacent thereto, and all plans, plats, plots, and replats of land laid out in a subdivision or building lots, shall be submitted to the Planning Commission for approval. The Planning Commission shall ascertain, before approving it, that said plan, plat, plot, or replat has

satisfied all of the requirements of these regulations.

.03 Controlling Regulations

Where these regulations impose a greater restriction upon land improvement or development and land use than is imposed or required by existing provisions of law, ordinance, contract, or deed, these regulations shall control. These regulation include, by reference, the current adopted Gila County Drainage and Grading Ordinance, Floodplain Management Ordinance and Roadway Design Standards Manual.

104.00 Prohibition of Circumvention

No person, firm, corporation, or other legal entity shall, for the purpose of circumventing any of these regulations, hereafter sell, offer to sell, or divide any lot, piece or parcel of land which constitutes a subdivision or part thereof, as defined herein, without first having recorded a plat thereof in accordance with these regulations. Nothing contained in these regulations shall be construed as releasing a subdivider from full compliance with the Arizona Revised Statutes and the rules and regulations of the Arizona Department of Real Estate pertaining to the establishment of subdivisions.

105.00 Jurisdiction

These regulations shall govern the subdivision of all land in Gila County that lies outside of the corporate limits of any municipality, excluding public domain and tribal lands.

106.00 Administration

.01 The Gila County Planning and Zoning Commission is hereby authorized to receive, process and otherwise act upon preliminary and final subdivision plats in accordance with these regulations. The County Planning and Zoning Department, the County Engineering Department, and the County Health Department are hereby designated as Planning Advisors to the Commission and the Board of Supervisors and charged with the duty of investigating and reporting upon matters referred to them in accordance with these regulations.

.02 No final plat of a subdivision shall be approved by the Planning Commission and accepted by the Board of Supervisors unless it conforms to the provisions of these regulations and to the provisions of the Planning and Zoning Ordinance for Gila County.

107.00 Processing Fee Schedule

The submission of a preliminary or final plat shall include payment to the County Planning Department of a filing fee according to a fee schedule as determined by the Planning Commission and approved by the Board of Supervisors. At the time the final plat is approved and submitted for recording, a filing fee is required for the County Recorder.

ARTICLE 2

DEFINITIONS

200.00 Rules of Language Construction

For the purpose of these regulations, and when not inconsistent with the context:

a. Words used in the present tense include the future.

b. Words used in the singular include the plural.

c. Words in the plural include the singular.

d. The masculine includes the feminine.

e. The word "shall" is mandatory and not directory.

f. The word "may" is permissive.

g. The particular controls the general.

h. Enumeration is not limited.

i. The word "person" includes a firm, association, organization, partnership, trust, and company as well as an individual.

j. The word "lot" includes the words "plot" or "parcel."

k. The word "building" includes the word "structure."

l. The words "used" or "occupied" include the words "intended", "designed", or "arranged" to be used or occupied.

m. All words and terms shall be interpreted according to their common usage unless

otherwise defined.

201.00 Definitions

Certain words and phrases in these regulations shall have special meaning as defined herein, unless the context otherwise requires.

All-Weather Access

Each commercial and/or public facilities site and each subdivision having six (6) or more lots shall have at least one primary all-weather access road constructed in such a way that water no more than 12 inches in depth with a maximum velocity of 5 feet per second shall pass across the roadway or crossing section during the 100-year event. The all-weather access shall be consistent with Gila County roadway and drainage requirements. The 25-year event shall be conveyed under the crossing.

Alley

A public thoroughfare that affords a secondary means of access to abutting property, and not intended for general traffic circulation.

Access Street or Service Road

A street or road which is parallel to and adjacent to an arterial road and provides a means of direct ingress and egress to abutting property with the intent of avoiding driveway accesses to the arterial road.

Acre, Net

An area comprising forty-three thousand five hundred sixty (43,560) square feet of land excluding rights-of-way, roadway easements and ingress and egress easements

Approval, Conditional

An affirmative action by the Planning Commission or the Board of Supervisors indicating that approval will be forthcoming upon satisfaction of certain specified stipulations.

Approval, Final Plat

Approval of the final plat by the Board of Supervisors, as evidenced by certification on said plat by the Clerk of the Board of Supervisors.

Approval, Preliminary Plat

Approval of the preliminary plat by the Planning Commission.

Arterial Road

A street or road with the principal function of serving as a part of a major network for the through traffic flow (separate from local traffic) to and from areas of principal traffic generation – of adequate design, capacity and construction to provide for the safe and rapid distribution and collection of through traffic, and to provide limited ingress and egress to and from collector and local streets.

Block

That property fronting on one side of a street and so bounded by other streets, canals, unsubdivided acreages or other barriers (except alleys) of sufficient magnitude to interrupt the continuity of development on both sides.

Building Setback Line

A line that separates the development envelope area and the area in which no building or structure, or portion thereof shall be erected, constructed or established.

Circulation Plan

That portion of the comprehensive plan adopted by the Planning Commission designating and defining the physical street system for Gila County, Arizona.

Collector Road

A street or road that serves local traffic movements within an area, and traffic between major arterials and local streets; provides a means of ingress and egress to local streets and abutting property; serves to connect adjacent neighborhoods; and includes the principal entrance streets into residential neighborhoods. There also may be provisions for parking and loading or unloading on collector streets.

Comprehensive Plan

A plan adopted by the County providing a program to guide the orderly growth of the County.

Condominium

Real Estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of the separate portions.

Real Estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners.

County

Shall mean the County of Gila, Arizona, and shall include the Planning Commission and the County Board of Supervisors.

County Supervisors

Shall mean the Board of Supervisors of Gila County, Arizona.

Covenants, Conditions and Restrictions (CC&Rs)

Shall mean a privately prepared recorded document designed to govern the use of parcels within a subdivision.

Cul-de-Sac Street

A local street having one end permanently terminated in a vehicular turnaround, or equally convenient form of vehicular maneuvering area as may be required by the County Engineering Department.

Dead-End Street

A street having a traffic outlet on one end only and terminated at the other end by undeveloped property with temporary provisions for the turning around of vehicular traffic as may be required by the County Engineering Department. The provisions for turning shall be removed and right-of-way required for the turning shall be abandoned at the time access is provided to abutting property.

Developer

See "Subdivider"

Development Envelope

The delineated boundary inside the property limits within which all development and disturbance of ground must be contained. No disturbance of any kind for any purpose is allowed outside of the development envelope except for driveway access and utility service lines to the structure.

Double Frontage Lot

A lot having street frontage on both the front and rear property lines.

Driveway

A private road which allows vehicular ingress and/or egress access from a public road.

Easement

A grant by the owner for the use of specified land by the public, a corporation, or persons, for specific uses and purposes and so designated and recorded in the County Recorder's office.

Final Plat

The final map of a property being subdivided as prepared by an Arizona registered land surveyor for recording and approval by the Planning Commission and the Board of Supervisors and prepared in accordance with Section 402 of these regulations.

Half-Street

A street having only one-half of its required right-of-way width dedicated for public use, and when required by the County, improved to one half of full improvements.

Landholdings

Land held by the subdivider, applicant, developer, or agent by actual title of ownership, or option to lease, or option to buy .

Lot

A parcel or portion of land separated from other parcels or portions by description as on a subdivision plat for the purpose of sale, lease, building development or other separate use.

Non-Residential Subdivision

The division of a tract of land into parcels for occupancy by non-residential uses and/or structures, whether for sale or for building development for leasing and/or renting.

Permit

A document issued by Gila County, Arizona, granting permission to perform an act or service which is regulated by the County.

Planning Commission

Shall mean the Planning and Zoning Commission of Gila County, Arizona.

Preliminary Plat

That portion of a preliminary plan or any separate drawing of a parcel of land intended for subdivision and approval of the Planning Commission, that conforms with the requirements of the subdivision regulations and is prepared in accordance with Section 400 and Section 401 of these regulations.

Private Street

A roadway that is in private ownership and that is used for vehicular travel by the owner and those persons who have expressed or implied permission from the owner but not by other persons.

Property Lines

Those lines outlining the boundaries of properties or lots for the purpose of description in sale, lease, building development, or other separate use of property.

Radial

A line forming right angles with the tangent of any given arc.

Right-of -Way

Any land which by deed, conveyance, dedication, process of law or other means is dedicated to Gila County for street, highway, alley public utility, or pedestrian walkway purposes.

Road, Roadway, or Street

That area, whether public or private, between right-of-way or easement lines, dedicated, reserved, or provided for purposes of vehicular and pedestrian traffic and other uses consistent therewith.

Sidewalk

That paved portion of the right-of-way designed and intended for the movement of and use of pedestrian traffic, which lies between the curb lines or lateral lines of the road bed and the boundary line of said right-of-way.

Storm Sewer

A constructed conduit necessary, useful, or convenient for the collection and conveyance of surface waters to a drainage course.

Subdivider

Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity commencing proceedings under these regulations, to effect a subdivision of land hereunder.

Subdivision

Means a subdivision as defined in Sec. 32-2101, subparagraph 54 of Arizona Revised Statutes.

Time Share Project

A project in which a purchaser receives the right in perpetuity, for life or for a term of years to the recurrent, exclusive use of the occupancy of a lot, parcel, unit or segment of real property, annually or on some other periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the project has been divided.

Townhouse Development

A subdivision consisting of single dwellings constructed as a part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls, or are located immediately adjacent thereto with no visible separation between walls or roofs.

Zoning Regulations

Shall mean the Planning and Zoning Regulations, Gila County, Arizona.

ARTICLE 3

GENERAL REQUIREMENTS AND PROCEDURES FOR SUBMISSION OF PLATS

300.00 Approval of Subdivision Required

.01 General

Until such time that the final plat of a subdivision has been approved in accordance with this article, no person proposing a subdivision within Gila County, outside the corporate limits of any city or town, shall subdivide or file a record of survey, map or plat for record, or sell any part of said subdivision, or proceed with any *grading, construction or other work on same.

* Solely at the discretion of the Gila County Engineering Department, an "at risk" grading permit may be issued in some instances prior to approval of the final plat. The developer/contractor assumes all risk related to commencing grading prior to approval of the final plat, and the "at risk" grading permit issued by the Engineering Department does not warrant and/or guarantee to the developer/contractor that the final plat will be approved and/or that modifications to the final plat including lot and road configuration will not be required prior to final plat approval.

.02 Duties of Subdivider

While a subdivision is in the preliminary planning stage, the subdivider shall consult the Planning Commission or its designated representative to determine conformity to the Comprehensive Plan, the Zoning Regulations, and compliance with the provisions of these regulations and requirements for the design and installation of public improvements as required by Gila County. Good counsel on all phases of a proposed subdivision is essential at an early stage. Through this type of review, the subdivider may be able to save time, avoid unnecessary mistakes, and to make the most of his opportunities.

.03 Preliminary Planning

The following factors should be considered in the preliminary stage of planning a subdivision:

a. Demonstrated need for additional residential sites in the area.

b. Type and quality of homes to be built.

c. Lot sizes most adaptable to the use proposed.

d. Areas to be reserved for business or industrial use.

e. Special scenic locations or areas of historical, archeological, biological, environmental or drainage importance which need to be reserved.

f. School and/or park sites that will be required.

g. Access features which may be desirable along arterial and collector streets.

h. Areas subject to flooding and washes potentially subject to preservation under Section 404 of the Clean Water Act.

i. Suitability of land for urban development including topographic and natural features.

j. Water, sanitary sewer, solid waste disposal, storm sewer, electric, telephone, telecommunications, gas, and cable television utility services to be provided.

k. Fire and police protection.

l. Integration of the subdivision with existing and proposed development.

m. Appropriateness of the site for the proposed use.

n. Legal or tax problems likely to be encountered.

o. Impact to existing infrastructure.

.04 Pre-Application Meeting

The subdivider shall schedule an informal Pre-Application Conference with the Planning Staff at least seven (7) days after providing the planning staff with a general outline of the proposal in the form of the following:

a. A legal description of the land to be developed.

b. Sketch plans of land use, street layout, lot arrangement and anticipated lot sizes.

c. Proposals for water supply, sewage disposal, drainage, street improvements, and treatment of environmentally sensitive lands, such as riparian habitats, natural open space, native vegetation stands and archaeological remains.

d. Provide a map delineating potentially environmentally sensitive areas.

During the Pre-Application Meeting the planning staff shall discuss the proposal with the applicant and advise him/her on procedural steps, design and improvement standards and general plat requirements. Prior to the Pre-Application Conference, the planning staff shall:

a. Determine the necessity for a zoning change and advise the applicant.

b. Assess adequacy of infrastructure.

c. Inspect the site to determine relationship to streets, utility systems, and adjacent land uses, noting any unusual aspects thereof such as topography, utilities, flooding, stands of native or riparian vegetation, habitat and existing trails.

The pre-application step shall conclude with specific directions to the applicant for the further processing of the proposed subdivision. However, the planning staff cannot bind the County, and the applicant should expect that additional issues will likely be raised by the County at later stages. The County is not precluded from raising additional issues.

As a result of staff investigations, any findings of unique or extreme site conditions shall be noted and communicated to the applicant, discussed with regard to possible mitigating techniques, and cited as issues to be addressed in the preliminary plat submittal. Those factors may include, but are not limited to:

a. Certain lands are not appropriate for some land use intensities, by reason of adverse topography, propensity for flooding, unstable soils, subsidence, lack of water or other hazard to life or property.

b. Special treatments pertaining to lot size, grading, preservation of natural drainage, access for emergency vehicle or general traffic, utility extension deemed necessary for public health, safety or general welfare with respect to potential site development.

c. Opportunities or requirements for protecting natural resources such as wildlife habitats, natural vegetation, trail access, archaeological sites and scenic views in the interest of preserving the public welfare in terms of community character.

d. Submittal of a preliminary grading plan and/or preliminary drainage report where warranted by unusual topographic features or hillside development

Since agreement on the preliminary plat is deemed a step of primary importance in these proceedings, it is important for the subdivider to review the initial proposal for the subdivision with the Planning Director prior to preparation of the required preliminary plat,

while his plans for the proposed subdivision are still in preliminary form and other elements of the proposed development are still flexible, it being the purpose at this stage to make available general advice on the purpose and effect of this article, the comprehensive plan, zoning, and other County planning, engineering, drainage, sewage, water systems, environment and similar standards, requirements and plans.

.05 Subdivision Plat Submittal Process/ Pre-Application Conference

Prior to formal acceptance of an application for preliminary plat review, a pre-application conference will be held to determine compliance with applicable ordinances, regulations and policies, pursuant to Resolution No. 00-06-04, Gila County Development Division Policy. The following outlines the plat submittal process:

a. Preliminary Plat – Planning and Zoning Commission
Upon submittal of the appropriate application, fees and twelve (12) copies of the preliminary plat, Community Development will transmit a copy to the reviewing agencies, where applicable.

Upon completion of Community Development, Engineering Department and Health Department review, comments from all reviewing agencies will be compiled and forwarded to the developer and the developer's engineer. A pre-hearing conference will be scheduled with the Subdivision Review Committee, developer and the developer's engineer. Review comments will be addressed at that time. Any corrections, changes, additional submittals, etc. must be submitted by a specified date, which will be established at the pre-hearing conference. Upon approval of the Subdivision Review Committee, the preliminary plat will be scheduled for hearing before the Planning and Zoning Commission.

b. Final Plat – Planning and Zoning Commission
Twelve (12) copies of the final plat, together with the appropriate application and fee, must be submitted within 180 days of preliminary plat approval.

Improvement Plans, Engineer's Estimate of Required Improvements, acceptable form of financial assurances and proposed CC&R's need to be submitted to Community Development in the early stage of the final plat review.

Upon completion of Engineering/Community Development Staff Review, comments from all reviewing agencies will be compiled and forwarded to the developer and the developer's engineer. A pre-hearing conference will be scheduled with the Subdivision Review Committee, developer and developer's engineer. Review comments will be addressed at that time. Any corrections, changes, additional submittals, etc. must be submitted by a specified date, which will be established at the pre-hearing conference. Any required submittal, study, report, etc. that could possibly cause a change in the plat

design, shall be in its approved final form prior to presentation to the Planning and Zoning Commission.

c. Final Plat – Board of Supervisors
Prior to scheduling the final plat before the Board of Supervisors, the following shall be submitted to Community Development. They shall be in their final form and be approved by the applicable agency:

1. Improvement Plans and Engineer's Estimate (Gila County Engineering Department)

2. Financial assurances (Gila County Attorney's Office)

3. Final CC&R's (Gila County Planning and Zoning Department)

4. Certificates of Approval and permits from the Arizona Department of Environmental Quality

5. Assured Water Supply Report from the Arizona Department of Water Resources

.06 Master Development Plan

Under certain conditions the Planning Department Staff, upon the request of the Planning Commission, may require that the developer prepare and submit a Master Development Plan (MDP). The Commission may also require that a MDP shall be submitted where the tract is sufficiently large to comprise an entire neighborhood, or the tract proposed for platting is only a portion of a larger land area of which the development is complicated by unusual topography, land use and ownership, utility or other conditions. The entire land area need not in this case be under the subdivider's control.

a. Preparation: The MDP shall be prepared to scale and accuracy commensurate with its purpose, and shall include:

1. General street pattern of existing and proposed major arterial and collector roads.

2. Indication of single family and multi-family residential areas and indication of general lot size and number of lots per acre anticipated.

3. General location and size of school sites, parks open spaces and other public areas.

4. Location of shopping centers and other non-residential land uses and indicating their proposed use.
5. Methods proposed for sewage disposal, water supply and storm drainage.

6. An indication of the areas to be developed in accordance with a planned development schedule.

b. Approval: Upon acceptance of general design approach by the Planning Department Staff and the County Engineering Department, the MDP shall be submitted to the Planning Commission for its consideration. If general approval is given, notice to that effect shall be recorded in the minutes of the Commission and a copy of said minutes transmitted to the subdivider and his engineer. If development is to take place in several phases, the MDP should be submitted as supporting data for each phase.

.07 Preliminary Plat

The subdivider shall cause to be prepared a preliminary plat of the proposed subdivision and other exhibits as specified herein. The Planning Department and the County Engineering Department shall review the Preliminary Plat and submit their recommendations to the Planning Commission as specified herein. The Planning Commission shall hold a public hearing and let it be known of its finding and decision.

.08 Final Plat and Recording

The subdivider shall cause to be prepared a Final Plat as specified in Section 402, which shall conform substantially to the Preliminary Plat as approved; and if desired by the subdivider, it may constitute only that portion of the approved Preliminary Plat which is proposed to be recorded and developed at the time, provided that such portion conforms to all requirements of these regulations. The approved and executed copy will be recorded in the Gila County Recorder's Office after full compliance with the regulations.

.09 Building Permits and Certificates of Occupancy

a. Building Permits

No building shall be erected, nor shall a building permit be issued for a building, unless the street giving access to the lot upon which such building is proposed to be placed shall have been properly improved to the satisfaction of the County, and the lot upon which such building is to be erected shall have been platted, approved and recorded in conformance with the provisions of these regulations.

b. Certificates of Occupancy

No certificate of occupancy shall be issued for any building unless all the requirements of these regulations and any and all requirements of any other applicable regulatory ordinance or regulation have been met and complied with.

ARTICLE 4
SPECIFICATIONS FOR PLANS AND PLATS

400.00 Preliminary Plat and Engineering Drawings

.01 Preliminary Plat to be Submitted

After the Pre-Application Conference and general approval of the sketch plans and Master Development Plan, if required, the subdivider shall prepare a preliminary plat of the proposed subdivision and other exhibits as hereinafter specified, and , shall submit two (2) copies of the preliminary plat to any city or incorporated town with a 3-mile radius (See Sec. 401.02 herein) and twelve (12) copies to the Planning and Zoning Department, together with (1) a preliminary plat application and filing fee, (2) a reproducible 8 ½" x 11" copy, (3) a copy of the letter of transmittal to the city or incorporated town if applicable, (4) one (1) copy of the preliminary CC&Rs, (5) letter of request for waiver, if applicable, and (6) any required supplementary material such as drainage and/or environmental reports.

.02 Departmental Review of Preliminary Plat

The Planning Department, shall obtain the recommendations of the above (.01) reviewing agencies and shall check the preliminary plat for conformity to these regulations. The preliminary plat, together with any agency recommendations, shall be submitted to the Planning Commission for their consideration not later than sixty (60) days from receipt of a complete preliminary plat application. The sixty (60) day period does not commence until the application package is deemed complete by the Planning Department. The subdivider or his agent and his engineer shall be present at the Planning Commission meeting. The subdivider's engineer may act as agent.

.03 Commission Findings

Within forty (40) days after receipt of a completed preliminary plat application from the Planning Department, submitted in conformance to these regulations, the Planning Commission shall express its approval and conditions of approval, if any, or its disapproval and its reasons therefor at a scheduled public meeting.

.04 The action of the Planning Commission shall be noted on two (2) copies of the preliminary plat, referenced and attached to any conditions determined. One copy shall be returned to the subdivider and the other retained in the Planning Commission's records.

.05 Approval or conditional approval of the preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout and design submitted on the preliminary plat as a guide to the preparation of the final plat. The final plat shall be submitted for approval by the Planning Commission and the County Board of

Supervisors upon fulfillment of the requirements of these regulations and the conditions of the approved preliminary plat.

.06 The preliminary plat shall include and indicate by boundary all contiguous landholdings of the subdivider.

401.00 Preliminary Plat Requirements

.01 Preliminary plat shall be submitted on one or more sheets of not larger than 24" x 36" and normally at a scale not greater than 200 ft to an inch such that all necessary details may be clearly shown.

.02 Preliminary plats within a three-mile radius of any city or town having subdivision regulations must be submitted by the subdivider to the Planning Department or Town Clerk of the city or town for their recommendation, pursuant to A.R.S. 9-474 as amended.

.03 Any area where a subdivision is being proposed and rezoning is required, the Land Owner shall file the necessary application and filing fees requesting the subject property to be classified to a zoning district to accommodate the proposed subdivision prior to submittal of the preliminary plat.

.04 All preliminary plats shall contain the following information as well as additional information as may be required to fulfill the purpose and intent of Gila County ordinances.

a. Proposed name of subdivision and its location by section, township and range; small scale vicinity map showing relative location of the subdivision; reference by dimension and bearing to section corners and quarter-section corners; and subdivision boundaries and existing and/or proposed zoning districts clearly identified.

b. Name, address and phone number of each person having an interest in the proposed subdivision and the extent of such interest.

c. Name, address and phone number of the qualified registrant as applicable, preparing the plat, including registration number.

d. Scale, north point, and date of preparation, including dates of any subsequent revisions.

e. The legal description and general location of the proposed subdivision, the nearest town by route and distance over said route and a sufficient description of existing landmarks and boundaries to locate and field inspect the proposed subdivision by vehicle. A preliminary title report including copies of Schedule B documents must accompany the legal description.

f. Topography by contours relating to USGS survey datum, or other datum approved in writing by the County Engineering Department, 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 percent, 2 feet; 5 percent to 10 percent grades, 5 feet; grades over 10 percent, 10 feet.

g. Location by survey of existing or proposed streams, washes, canals, irrigation laterals, private ditches, culverts, lakes, or other water features. The developer shall submit a detailed preliminary drainage report prepared by an Arizona registered civil engineer, which shall determine the limits of the 100-year floodplain. The limits of the 100-year floodplain shall be clearly shown on the preliminary plat. Each lot, parcel, or tract that is proposed to be located within, partially located within or adjacent to said floodplain shall show the minimum floor elevation necessary to protect future development from the high water line of a 100-year flood. Preliminary layout of proposed system, location and invert elevation of outlet, and statement as to extent of improvements proposed, if any.

   The drainage report shall describe proposed and existing drainage improvements including, but not limited to, conveyances, detention/retention facilities and shall provide supporting calculations. The floodplain delineation and drainage report shall be prepared in accordance to the Drainage and Grading Ordinance and the Floodplain Management Ordinance of Gila County.

h. Locations, widths and names of all existing public and private roads and improvements therein; railroads; utility easements or rights-of-way, including any existing facilities therein; public areas; all existing structures, with an indication of whether or not they are to remain; and municipal corporation lines within or adjacent to the tract. (See e. above)

i. Name, book and page numbers of any recorded subdivisions within or having a common boundary with the tract, or notation "unsubdivided" where appropriate.

j. Location, width and names of proposed roads, alleys, drainage ways, crosswalks and easements, including all connections to adjoining platted or unplatted tracts. Road names must be pre-approved by Gila County Rural Addressing. Streets and alley locations and widths must be to County standards.

k. Lot layout including: Minimum building setback lines related to all roads; typical lot dimensions (scaled) and area for each lot; dimensions of all corner lots and lots on curvilinear sections of road; each lot numbered individually; total number of lots shown; and identification of parcels and/or tracts by number and area; and typical lot grading if lots are to be graded by the developer and a separate grading plan is not submitted.

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

m. Reference by note to source of proposed electricity, gas, telephone service, and cable TV if available, and if such service will be placed underground

n. 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.

o. A draft copy of all instruments creating covenants conditions, restrictions (CC&Rs), reservations, easements, owner's associations or other conditions, if any.

p. Sewage Disposal: It shall be the responsibility of the subdivider to furnish the County Health Department and the Arizona Department of Environmental Quality such evidence as those agencies/departments may require for its satisfaction as to the design and operation of sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.

q. Subdivision Utilizing Individual Lot Sewage Disposal: Where sewage treatment and disposal will be by individual lot septic tanks and leachfields or other acceptable individual lot treatment and disposal methods requiring percolation, approved percolation tests, soil evaluations and test boring logs performed at appropriate locations within each lot in the proposed subdivision shall be submitted with the preliminary plat. All percolation tests and soil evaluations shall be in accordance with Rule # R18-9-A310, "Site Investigation for On-Site Wastewater Treatment Facilities," found in Chapter 9 of Title 18 of the Arizona Administrative Code. Design Standards for individual lot septic tanks and leachfields and other Type 4 General Permits for Wastewater Disposal are found in Article 3 of Title 18. The specific rule for septic tanks is covered in R18-9-E302, "4.02 General Permits: Septic Tank with Disposal by Trench, Bed, Chamber Technology, or Seepage Pit, Less than 3000 Gallons Per Day Design Flow."

r. Water Supply: The subdivider shall submit plans for the provision of water service for the subdivision with the preliminary plat. If the water service is to be provided by a water company, a letter of intent to serve from the water company must accompany the preliminary plat.

s. Landfill and Solid Waste Disposal Areas: Indicate location and distance to nearest landfill or disposal area. Identify the entity or agency having operating jurisdiction.

t. Identification of method of fire protection: Indicate location and distance to nearest fire station. Identify the entity or agency having jurisdiction.

u. Additional information as may be required to fulfill the purpose and intent of these regulations.

402.00 Final Plat, Engineering Drawings and Recording

Improvement Plans and Grading/Drainage Report shall be approved by the Engineering Department prior to Final Plat going before the Board of Supervisors. The final plat stage includes submittal, review and approval of the final plat 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.

.01 Final Plat Application Submittal

The final plat shall be submitted to the Planning Department within 180 days of preliminary plat approval by the Planning Commission. A 180-day extension may be granted by the Planning Commission if circumstances warrant the extension. Upon receipt of the final plat submittal application, the Planning Department staff shall check it for completeness. If the final plat submittal is not deemed complete by the Planning Department, it will be returned to the applicant. The review period for the application may be longer or shorter based on the applicant's compliance with these regulations. The final plat application will not be considered for processing until all required information is provided to the planning department and the required fees are paid.

The final plat shall be in substantial conformance to the approved preliminary plat and any stipulations or conditions required by the Planning Commission. A final plat application and fee shall be submitted to the Planning Department, and paper copies of the final plat shall be submitted to the following:

Six (6) copies to the Gila County Planning and Zoning Department:

One (1) copy to: Any city or incorporated town within a 3-mile radius

One (1) electronic copy of the Final Plat shall be submitted to the Planning

Department utilizing Auto Cad 13 or above.

In the event a final plat is not filed with the Planning Department within 180 days or subsequent extension from the date of preliminary plat approval, then the preliminary plat must be refiled as a new application and subject to the regular preliminary plat filing fee.

.02 Departmental Review of Final Plat and Hearing

In accordance with Title 9-461.11, Title 9-462.07, and Title 9-463.04 of A.R.S., if any part of the boundary of the proposed subdivision or if the boundary of the Master Development Plan of which the subject final plat is a part, is within three miles of the corporate limits of a city or town having subdivision regulations, the subdivider shall submit copies of the final plat to said city for its review. If additional information or changes are recommended by any of the reviewing departments of the city or town, 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 Commission or Board will not be scheduled for a hearing.

If the final plat is complete but the time limit for the preliminary plat approval has expired, or if it is not in conformance with the preliminary plat or stipulations attached thereto, it will be returned to the subdivider for compliance.

If approval and acceptance of a subdivision is predicated upon a change of zoning, the final plat will not be scheduled for hearing until the necessary zoning has been adopted by the Board of Supervisors. If a subdivision is located in an unzoned area, the final plat will not be scheduled for final hearing until the necessary zoning hearings have been held resulting in adoption by the Board of Supervisors of the zoning required for the subdivision.

If the plat is deemed complete by the Planning Department and conforms to the approved preliminary plat, and after receipt of all letters of approval from all departments concerned, the final plat will be forwarded to the Board of Supervisors for final approval.

.03 Supervisors' Approval

The subdivider or his agent and his engineer or land surveyor shall be present at the Board of Supervisors hearing set for consideration of the final plat.

When the final plat receives approval of the Board of Supervisors, the subdivider shall prepare and provide to the Planning Department the following copies of the final plat, which shall bear the original signatures of the owner or owners and be duly acknowledged:

One (1) full size reproducible mylar, for the County Recorder
One (1) electronic copy utilizing Auto Cad 13 or above

The Chairman of the Board of Supervisors shall be authorized to sign the plat for recording at the time all of the requirements for subdivision improvements and financial assurances of Article 6 hereof and any stipulations have been satisfactorily met. After the approval and signature of the Board of Supervisors, the approved and signed final plat shall be assigned to the Planning Department, which shall submit the final plat to the County

Recorder for recording. The recording date, book and page number, shall be affixed to the mylar copies of the final plat.

If the Supervisors deny approval of the final plat, they shall express the reasons therefore within the minutes of the meeting, of which one copy shall be attached to the plat and returned to the subdivider.

.04 Final Plat Certificates

The following certificates and acknowledgements shall appear on the final plat. Such certificates shall be lettered or printed legibly with opaque, permanent ink and shall be signed and dated as prescribed hereafter.

a. A certificate signed and acknowledged by all persons holding title or deed to the lands, or if lands dedicated are held in trust, the trustee shall sign the certificate, or if lands dedicated are encumbered by mortgage(s), the mortgagee(s) shall sign the certificate consenting to the preparation and recordation of said final plat and offering for dedication all streets, alleys, drainageways, easements, tracts and other parcels for public uses, as shown on said final plat. Signatures shall be acknowledged. The execution of the certification shall be acknowledged and certified by a notary public.

b. A certificate executed by the land surveyor registered to practice in the State of Arizona under whose direction the survey, subdivision and plat of the land described on the said final plat was made stating that the plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it; stating that he or she has prepared the description of the land shown on the plat and that he or she certifies to its correctness; stating that the bearings shown on the plat are expressed in relation to the true meridian, or a previously established meridian or bearing; and that all monuments shown on the plat are actually located in the ground and their location, size and material are correctly shown, and that all lots are staked or will be staked in accordance with the provisions of these Subdivision Regulations. The certificate shall include the registration number, seal and signature of the registered land surveyor.

c. A certificate for signature by the Planning Director, Chairman of the Planning Commission, and County Engineering Department that the final plat has been verified for conformance to the preliminary plat as approved by the Commission and to the requirements of the Gila County Subdivision Regulations and any other applicable ordinances and regulations and appears to comply with all requirements within their jurisdiction to check and approve.

d. A certificate to be signed by the Chairman of the Board of Supervisors and attested by the Clerk of the Board of Supervisors that said Board of Supervisors approved the final plat and showing the date of said approval.

e. A certificate to be executed by the Gila County Recorder showing the date, time of day, fee number, book and page number of recordation.

.05 Related Exhibits

a. A check made payable to the Gila County Recorder in the amount as set forth in the fee schedule established by the County Recorder.

b. One original copy of any private CC&R's to be imposed upon the final plat or any part or parts thereof shall be submitted with the final plat. Said deed restrictions must be in proper form to be recorded as a separate instrument. Space for cross-referencing to the deed restrictions shall be provided on the final plat and completed by the County Recorder, e.g., "See restrictions recorded in Fee Number _____, Gila County Recorder's Office."

   All conditions, Covenants and Restrictions (CC&Rs) shall be submitted for staff review and comment for all subdivisions having common areas, homeowners associations or other assessment entities in accordance with State law. Staff review and comment upon CC&Rs shall not under any circumstances be deemed approval of the CC&Rs by Gila County.

c. The original and three (3) copies of the contract to be entered into by the Board of Supervisors and the subdivider wherein a bond, trust, or other suitable security is to be provided to guarantee the performance of the required improvements consistent with the provisions of these Subdivision Regulations.

d. A copy of an "Engineer's Opinion of Probable Construction Cost" prepared by a professional civil engineer registered to practice in the State of Arizona based on the Gila County approved construction plans for the improvements required by these Subdivision Regulations. Such opinions of cost shall be in the amount which would be necessary for Gila County to have constructed said improvements in the event the subdivider defaults. Such opinions of cost shall include engineering and surveying, testing, construction supervision and administrative costs and an appropriate cost inflation factor by which the opinion of cost would be adjusted annually. Such opinions of cost shall be transmitted to the County Engineering Department for review.

e. A copy of the surveyor's calculations (see .04 b. above) showing the closure of the subdivision boundary, and of each block and lot, and all other excluded or dedicated tracts and rights-of-way. The error of closure and the area bounded shall be shown for each calculation. The relative error of the unbalanced field measurement closure for the subdivision boundary shall be included. Such calculations shall be transmitted to the County Engineering Department for review and approval.

f. Water Supply: It shall be the responsibility of the subdivider to disclose to potential buyers the plans for supplying water to the subdivision. These plans should be in compliance with State of Arizona requirements for adequate water supply disclosure as set forth in A.R.S. 45-108. Except as provided in subsection E of A.R.S. 45-108 wherein a developer may demonstrate an adequate water supply by obtaining written commitment of water service from a water provider that in turn has a proven adequate supply, the subdivider shall submit plans for the water supply for the subdivision and demonstrate the adequacy of the water supply for the subdivision to the Arizona Department of Water Resources (ADWR). One copy of the report filed with ADWR shall be filed with the final plat, along with a copy of the ADWR report attached.

If an adequate water supply cannot be demonstrated, the subdivider shall be required to disclose such facts as required by law. Furthermore, the Planning Commission or Board of Supervisors may take the lack of a demonstrated adequate water supply as sufficient grounds to deny the application to subdivide lands.

g. In cases where an onsite wastewater disposal system will be required, a Certificate of Approval to Construct issued by the Arizona Department of Environmental Quality (ADEQ) must accompany the submittal package.

h. When all applicable provisions of these Subdivision Regulations have been met, notice thereof shall be transmitted by the Planning Department to the Clerk of the Board of Supervisors.

Provided that adequate notice has been given to the Clerk of the Board of Supervisors, the Board of Supervisors shall consider said final plat, the offers of dedication and agreements, and guarantees and securities for required improvements at a regularly scheduled meeting. If the Board of Supervisors shall determine that said final plat is in conformity with the requirements of these Subdivision Regulations and all other applicable ordinances and regulations, and if the agreements, guarantees and securities for required improvements, and unpaid taxes or assessments are all in order, the board shall approve said final plat; and the Chairman and Clerk of the Board of Supervisors shall so certify and attest such action upon said final plat. If the Board of Supervisors shall determine that said final plat is not in conformity with the requirements of these Subdivision Regulations or other ordinances, requirements, or agreements, guarantees, securities, taxes and assessments are not in order, it shall deny said final plat approval specifying in writing its reason or reasons for such denial.

.06 Final Plat Requirements

The final plat shall be drawn in opaque, permanent ink on clear polyester film, on sheets not exceeding 36" x 24" 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 greater than 1-inch equals 50 feet (1"=50 ') unless otherwise permitted by the Planning Department.
The final plat shall contain the following information:

a. A title, which includes the name of the subdivision and its location by section, township, range and county, legal description (metes and bounds) and zoning district

b. Name, registration number and seal of the Arizona registered land surveyor responsible for preparing the plat.

c. Every plan sheet of the plat must have the scale (written and graphic), north point, legend, sheet number, number of sheets comprising the plat and the date of preparation.

d. Location and description of primary control points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced, and where a coordinate system shall have been established by the County Engineering Department, primary control points shall have been referenced thereto; at least two corners of the subdivision shall be tied by course and distance to a section corner or established County survey monument, and the final plat must include a description of the corner marker. The final plat must indicate the basis of bearings.

e. 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 final plat or by separate dedication noted on the final plat.

f. Boundaries of the tract to be subdivided fully balanced and mathematically closed, showing right-of-way lines of streets, easements and other rights-of-way, and property lines of all lots and other tracts or exceptions with accurate bearings and distances determined from an accurate field survey of the site. All dimensions shall be expressed in feet and decimals thereof to the nearest one-hundredth. No final plat showing plus or minus distances will be approved. All corners of the subdivision boundary should be noted and monuments found or set should be indicated by location and type; each of two corners of the subdivision traverse shall be tied by course and distance to separate section corners or quarter section corners. The Engineering Department may make such office and field checks as may be necessary to assure the correctness of the plat and may require the owner of the subdivision to pay for such checking.

g. Names, centerlines, right-of-way lines, courses, lengths and widths of all public and private roads, streets, alleys and utility easements, radii, points of tangency and central angles of all curvilinear streets and alleys, and radii and central angle of all rounded street line intersections.

h. All drainageways, drainage tracts and drainage easements shall be shown on the final plat. The rights-of-way of all major drainageways, as designated by the County Engineering Department, shall be dedicated to the public.

i. The location, width and use of all public or private utility easements shall be noted. All private utility easements shall be marked "private easements" and clearly designated with the purpose/use of the easement.

j. Location and dimensions of all lots shall be shown. Lot dimensions including feet and decimal thereof as well as bearings shall be indicated for each lot. All minimum setback lines shall also be located and dimensioned. Minimum finished floor elevations shall be indicated on all lots. Finished floor elevations shall be a minimum of one foot above the highest grade within 10 feet of the building. In no case shall the finished floor elevation be less than the regulatory flood elevation defined in accordance to the Gila County Floodplain Management Ordinance.

k. All lots shall be numbered consecutively throughout the plat. Other parcels, tracts and private parks shall be so designated, lettered or named, and clearly dimensioned.

l. The accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and all property that may be served by deed covenant for the common use of the property owners in the subdivision.

m. Name, book and page number of adjacent recorded subdivisions, with location of existing adjacent lots, easements and rights-of-way shown, or notation "unsubdivided" where appropriate. All proposed conditions should be graphically differentiated from existing conditions on adjacent properties and on excepted parcels within the final plat.

n. Statement of dedication of all county roads, streets, alleys, cross-walks, drainageways, and other easements and/or rights-of-way for public uses, as shown on the final plat, by the person holding title by deed to the lands, by persons holding any other title of record, by persons holding title as vendees under any land contract, and by spouses of said parties. If lands dedicated are mortgaged, the mortgagee shall also sign the plat. Dedication shall reference the tract as indicated on the plan. Signatures must be witnessed. If the final plat contains private streets, the public shall be reserved the right to maintain and control drainage and flood diversion channels.

o. The execution of dedication shall be acknowledged and certified by a notary public.

p. 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.

q. Space for approval by the County Planning Commission under the signature of the Chairman of the Commission.
r. Space for approval by the County Engineering Department.

s. The limits of the 100-year regulatory floodplain, as certified by a civil engineer registered in Arizona, shall be delineated with sufficient detail as to allow for those limits to be identified by field survey.

403.00 Hillside Subdivisions:

.01 Planning, platting and development of hillside subdivisions involve special conditions and require special handling by the subdivider, his engineer, the Planning Commission, County staff and reviewing officials. These special conditions offer opportunities and constraints for 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 relating to sewage disposal, water supply, storm drainage and foundation bearing.

.02 Lot Width and Lot Area: Lot width and lot area shall be closely related to the zoning requirements, terrain, drainage, percolation factors or construction of sanitary sewers, with emphasis placed on selection of homesites (building envelopes, see 402.06/1.).

.03 Special Preliminary Plat Requirements:

a. Existing topography shown by suitable contour interval with location of major and minor washes as defined and outlined in the Gila County Drainage and Grading Ordinance. A separate exhibit showing proposed finished contours overlaying existing contours may also be required if extensive re-grading is proposed. The exhibit will also show how slope stabilization and erosion control will be handled, and building envelopes or limits of area of disturbance (see 402.06/1.) if required by the Planning Department Staff.

b. Road profiles and cross-sections at appropriate intervals are required and are to be submitted to the County Engineering Department. Special attention will be given to depth of cut and height of fill as well as maximum slopes.

c. Percolation tests and test boring logs in accordance with the requirements of the Gila County Health Department should be taken at the proposed subdivision prior to the submittal of the preliminary plat. Results of the percolation and boring tests shall be submitted as part of the preliminary plat submittal.

d. A preliminary soils/geology report including test boring logs must be submitted with the Preliminary Plat. The report must address existing soil conditions, including shrink

swell and compaction recommendations for foundation construction, cut and fills, slope stabilization and recommended pavement sections.

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

.05 Hillside Subdivision Design: Special conditions of hillside subdivision design are discussed under the Design Standards, Section 511.00

404.00 Revisions of Final Plats or Replats:

Any division of a lot in a recorded subdivision into six (6) or more parcels, or any changes in lot lines involving six (6) or more adjoining lots in a recorded subdivision, but creating no new street(s), may be processed in accordance with final plat procedures and requirements of these Subdivision Regulations.

Any replat involving dedication or abandonment of land for a public road or street shall comply with all procedures set forth in these Regulations, Section 405 and 406.

If abandonment of a public street, alley, tract or public utility easement in a recorded subdivision is requested or required by necessity or by replat, the replat of that area shall not be forwarded to the Board of Supervisors for final action until abandonment proceedings per these Regulations, Section 405 and 406, are completed and recording data noted on the final plat.

405.00 Abandonment of a Recorded Subdivision or Reversion to Acreage

.01 If no lots in a subdivision, for which a final plat has been previously approved and recorded, have been sold within three (3) years from the date of recordation, and if none of the improvements have been made within two (2) years from the date of approval, the Board of Supervisors may, on its own motion, hold a public hearing after notice to determine whether the approval of such final plat should be revoked. Such revocation shall be effective upon recordation of a certified copy of such resolution; and thereupon, all streets, rights-of-way and easements dedicated or offered for dedication by such map shall be of no further force or effect.

Pursuant to the Arizona Revised Statutes, 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 Gila County, requesting abandonment of all streets, alleys and easements within said subdivision and giving the legal description and recording information thereof. The applicant for the abandonment shall file a

Reversion to Acreage map with the petition.

.02 Applications or petitions for abandonment are filed with the Clerk of the Board of Supervisors and referred for recommendation to the County Planning Department, County Engineering Department and the utility providers concerned. After approval of the abandonment of the streets, alleys and easements by the Board of Supervisors and upon recordation of the abandonment resolution, the subdivision is removed from the recorder's official maps and the land reverts to acreage as far as the Assessor's records are concerned.

.03 Any abandonment and/or reversion to acreage may necessitate consideration for rezoning.

.04 Any action considered by the Board relating to revocation of all or part of a subdivision, whether lots or lots and rights-of-way, shall be referred to the Planning Commission for evaluation for the following:

a. Correlation with the Gila County Comprehensive Plan.
b. Correlation with proposed development in adjacent areas.
c. Recommendation as to whether or not zoning changes should accompany such action.
d. Effect of such action on existing development in areas affected by proposed reversion or abandonment.

.05 Any other actions applicable to the above process and permitted by State Laws are permissible.

.06 Requisite actions under the Arizona Revised Statutes to abandon the roads and easements, should be carried on separately and simultaneously with any procedure to abandon a subdivision or revert it to acreage.

406.00 Amended Subdivision Plats

Any plat of a subdivision that has been filed for record may be amended to correct an error in any course or distance or other necessary item that was omitted therefrom, or to correct a drafting, graphic, technical or similar type error; by the filing for record of an amended plat of said subdivision. The County Recorder shall examine such amended plat; and if such examination discloses that the only changes on the amended plat are changes above authorized, he shall certify this to be a fact over his signature on the amended plat. Thereafter, the amended plat shall be entitled to be recorded in the office of the recorder in which the original subdivision plat was recorded. Such plat shall be marked "AMENDED PLAT OF _____." Subsequently, if more than one amended plat is necessary, the successive plats shall be titled "SECOND AMENDED PLAT OF ____, " and follow in numerical sequence. The use of the terminology of "amended plat" shall not be used to change or vary or add any lot lines, streets or easements or statements that were not contained on the approved preliminary plat, since such actions necessitate re-

processing of that plat.

To make corrections as authorized herein, an Arizona certified surveyor may submit an "Affidavit of Correction" that shall be recorded.

ARTICLE 5

DESIGN STANDARDS

500.00 General

.01 The Planning Commission shall insure that appropriate provision is made for the harmonious development of the County by requiring (a) the coordination of roads within subdivisions with existing or planned streets or with other features of the County Comprehensive Plan, (b) a regulation of population density and traffic volume which will create conditions favorable to public health, safety and convenience, and by (c) recommending adequate spaces for public use (such as for parks, schools, recreational area, open areas, etc.).

.02 Adequate access shall be provided from an existing public road(s) to land being subdivided. A minimum of two (2) access points from the access road into the new subdivision is required. Approval of such access shall be a condition of approval of the final plat by the Planning Commission and Board of Supervisors.

.03 In all subdivisions, the subdivider shall make every effort to preserve the site's natural features such as trees, water courses, historical and archaeological sites and similar community assets, which when preserved, will add attractiveness and value to the property and community.

.04 Portions of any contiguous property within the ownership of the subdivider shall not be excluded from within the boundaries of a subdivision when needed or required for any traffic, drainage, or flood control facility pertinent to said subdivision.

Portions of any contiguous property within the ownership of the subdivider not included within the boundaries of the subdivision, shall be of such size and configuration that it could be used in the future for some purpose compatible to surrounding development and meet the specifications of other applicable County ordinances and regulations.

Separate parcels that form lots or building sites within the ownership of the subdivider of less than five (5) acres each and are contiguous to the proposed subdivision, but are not intended by the subdivider to be included in the proposed subdivision, and that could be a part of the proposed subdivision by extending proposed roads, shall be included in the

proposed subdivision.

.05 The design of those elements of a subdivision involving structural components, location, and design and construction of roads, drainage provisions, water supply and sewage disposal shall be made under the direction and supervision of an engineer registered in the State of Arizona and qualified to specify the standards for such design.

.06 A supplementary set of standards may be adopted by the Planning Commission and approved by the Board of Supervisors for each item as described. These standards shall be separate from this Ordinance and shall be developed by the County Engineering Department and the County Planning Department. These standards may be revised whenever environmental regulations, conditions, or technological improvements necessitate or justify such changes.

.07 It is the responsibility of the subdivider to comply with these regulations. At any time in the processing of a subdivision plat that non-compliance is detected, notification by certified or registered mail of said non-compliance shall be transmitted to the subdivider. If compliance is made by the subdivider after notification, processing shall proceed from date of compliance as if the non-compliance had not existed. If compliance is not made within thirty (30) days of the mailing of the certified letter, processing shall be terminated. Once processing is terminated, a plat must be resubmitted through the normal process.

501.00 Suitability of the Land

The Planning Commission shall not approve the division of land as submitted if, from adequate investigations, it has determined that said land is not suitable for the land use proposed due to such factors as flooding, inadequate drainage, abandoned mine shafts, steep slopes, rock formation, or design features likely to be harmful to the safety, welfare and general health of the future residents, unless corrections acceptable to the Planning Commission are submitted by the developer.

502.00 Water Courses

In the event that the subdivision is traversed by or is adjacent to lakes, streams or other bodies of water or other drainage conveyances, the subdivider shall provide sufficient right-of-way for storm drainage conforming substantially with the line of such natural water course, channel, stream or creek, or provide an acceptable re-alignment of said water course, based upon a detailed drainage report prepared by a civil engineer registered in Arizona.

503.00 Roads, General

.01 The arrangement, character, extent, grade, width, and location of all roads shall conform to

the County Comprehensive Plan. All design for road improvements and roadway drainage shall conform to the current Gila County Roadway Design Standards Manual.

.02 Where such is not shown on the County Comprehensive Plan or preliminary plans, the arrangement of roads shall provide for continuation or appropriate projection of existing major roads in surrounding areas. All centerlines of proposed roads shall be continuations of the centerlines of existing roads in contiguous territory. In cases where tangent connection of a proposed centerline to an existing road centerline is not possible, the centerlines may be connected by a curve or by a series of curves and tangents.

.03 Improvement plans for all subdivision road improvements shall be prepared by a civil engineer registered in the State of Arizona. Plans shall be prepared and submitted in accordance with the current Gila County Roadway Design Standards Manual.

.04 The minimum width of right-of-way shall be in accordance to the current Gila County Roadway Design Standards Manual. Proposed roads shall extend from or project to existing streets at their same or greater width, but never at a width less than that prescribed by the Roadway Design Standards Manual.

.05 All roads shall be designed, graded, surfaced, and improved to cross sections and grades approved by the County Engineering Department as set forth in the Roadway Design Standards Manual.

.06 Drainage crossing structures or culverts shall be installed as deemed necessary by the County Engineering Department for drainage, access and public safety. Such drainage crossing structures and culverts shall be placed to grades and be of a design and size approved by the County Engineering Department. Adequate drainage of the subdivision access and public ways shall be provided by means of said drainage crossing structures or culverts and by other approved means, in accordance with the Roadway Design Standards Manual.

.07 All private roads within a subdivision shall have sufficient proof of a maintenance district or homeowner's association with adequate capacity to perform the roadway maintenance in perpetuity. This capability will have to be demonstrated to the satisfaction of the County Attorney, County Engineering Department and Board of Supervisors.

.08 Adequate provisions shall be made in the design of subdivisions for access to each lot or parcel and for access to adjacent properties. Dead-end streets are required where a street connection is necessary to serve adjacent properties that may develop at a future date.

.09 In accordance to the Roadway Design Standards Manual, a full road section is required for all interior subdivision roads and a minimum half-road section is required for perimeter roads, and in some cases at their discretion, the County Engineering Department may

require full road sections for perimeter streets. The configuration of arterial half-roads will be determined on a case-by-case basis subject to approval by the Gila County Engineering Department. Half-road design, drainage and pavement transitions shall be in accordance to the Roadway Design Standards Manual.

.10 When a proposed subdivision fronts on an arterial road, the Planning Commission may require lots abutting the arterial road to have driveway access to roads internal to the subdivision only.

.11 Provisions shall be made for railroad and other public or private utility crossings necessary to provide access to or circulation within the proposed subdivision, including obtainment of all necessary permits from the public or private utilities involved and any regulatory agencies having jurisdiction. The cost of such crossings shall not be assumed by the County.

.12 Dead-End Streets: Dead-end streets shall be designed in accordance to the Roadway Design Standards Manual.

.13 Intersections:

a. Intersections shall be designed in accordance to the Roadway Design Standards Manual.

b. When necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such a corner shall be rounded or otherwise set back sufficiently to permit such construction.

.14 Offset Intersections: Offset intersections shall be designed in accordance to the Roadway Design Standards Manual.

.15 Street Names

Proposed roads, which are in obvious alignment with other existing named or numbered roads in that vicinity, as determined by the Rural Addressing Department, shall be given the designation of said existing road. In no case shall the name for proposed roads duplicate those of existing roads within the same planning area, except as aforementioned, irrespective of the use of such varying suffixes as street, avenue, road, boulevard, drive, place, court, or other designation. Through its index of road names and numbers, the Planning Department may offer assistance to the subdivider in avoiding such duplications.

.16 Alleys

Alleys are discouraged and subject to approval by the County Engineering Department.

Where permitted, alleys shall be designed in accordance to the Roadway Design Standards Manual. Dead-end alleys will not be permitted.

.17 Sidewalks and Paths

Pedestrian walkways (sidewalks and paths) may be incorporated into roadway design at the request of Gila County. Where required, sidewalks and paths shall be designed in accordance to the Roadway Design Standards Manual. Sidewalks will be provided on all urban roads and as called for in the Roadway Design Standards Manual.

.18 Blocks

The length, width and shape of blocks shall be determined with due regard to provisions for adequate building sites, the zoning requirements as to lot area and dimensions, limitations and opportunities of topography, needs for convenient access and circulation control and safety to roads and pedestrian traffic.

a. Length: Blocks shall not be more than 1,320 feet in length except as the Planning Commission considers appropriate to secure efficient use of land or as desired feature of road design.

   In blocks over 660 feet in length in urban areas, crosswalks may be required.

b. Width: In general blocks shall be wide enough to allow two (2) tiers of lots.

504.00 Lots

.01 Arrangement: The lot area, width, depth, shape and orientation and the minimum building setback lines shall be appropriate for the location of the subdivision, for the type of development and use contemplated, and shall conform to the requirements of zoning and these regulations.

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a public or private road or approved access.

.02 Accessibility: Each lot shall be accessible to the street on which it fronts. Where necessary, as determined by the County Engineering Department lots shall be graded as a condition of approval of a final plat to insure access to and adequate use of property.

.03 Minimum Size: The size, shape and orientation of lots shall be such as the Planning Commission deems appropriate. Each lot shall be suitable for the purpose for which it is intended and shall contain a usable building site. With the building envelope shown on the Preliminary Plat, the area of a lot shall be deemed the area shown, exclusive of any area

designated for road purposes or any easement for access or road purposes shown on the plat. No lot shall contain less than the minimum number of square feet or minimum lot dimensions established for the zoning district or density district in which it is located.

.04 Corner lots are required to be wider than interior lots in order to provide adequate yard setbacks from both streets. Property lines at corners must be rounded in accordance to the Roadway Design Standards Manual.

.05 Large Tracts or Parcels: When land is subdivided into larger parcels than smallest allowed building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further re-subdivision.

.06 Lot Numbering

a. Each lot shall be designated by an "Arabic" numeral.

b. If block designations are not used, numbering shall be in consecutive sequence within the block beginning with the number "1" wherever lots have common side boundaries within a subdivision or within a block along each street, and continuous consecutive numbering shall follow from one block to another.

c. When block designations are used, numbering shall be in consecutive sequence within each block area commencing with the number "1" for each block.

d. Parcels shall be designated by capital letters and be designated in sequence within a tract starting with the letter "A".

505.00 Sanitary Sewage and Water Systems

.01 Where an existing public sanitary sewer is located within reasonable access to the subdivision, the County Health Department may, at its discretion, require as a condition of approval that each lot be provided with a connection to such sanitary sewer.

.02 A sewage collection, treatment and disposal system shall be provided as a condition of approval for any subdivision with density greater than four dwelling units per acre or containing building lots with areas less than ten thousand (10,000) square feet. The design must meet the standards set forth in the rules of the Arizona Department of Environmental Quality.

.03 Where connection to a public sanitary sewer system is not feasible, in the opinion of the County Health Department, septic systems or other acceptable treatment and disposal methods for individual lots may be permitted, provided that evidence is submitted to the Planning Commission by the County Health Officer or his authorized representative

certifying that field investigation has shown that ground slopes and soil conditions will allow for satisfactory disposal by the method being proposed with the lot arrangement and size as shown on the subdivision map and that any required drainage fields are either contained within the property or permitted on adjoining land by the owners thereof.

The standards and requirements for testing and design are described and outlined in Title 18 of the Arizona Administrative Code. They include the use of BADCT standards to demonstrate that the applicant is not violating the aquifer at the point of discharge, and that the applicant has demonstrated that he or she has provided the financial and technical capability to complete the project.

Further, the proposed individual systems must comply with BADCT standards set forth in the rules of the Arizona Department of Environmental Quality (ADEQ) for Individual Aquifer Protection Permits (APP) and General Permits under the Arizona Administrative Code Title 18 "Environmental Quality, Chapter 9, Department of Environmental Quality." In general, Gila County has been delegated authority to approve conventional septic systems with a discharge of less than 24,000 gallons per day. For any other treatment technologies with discharges greater than 3,000 gallons per day, subdividers must obtain an APP from ADEQ.

.04 Where connection to a public sanitary sewer system is not currently feasible but, in the opinion of the County Health Department, may be accessible in the foreseeable future, dry sewers will be required to be constructed. Individual sewage disposal systems will be installed for each lot at the time of building construction per .03 above. Mandatory abandonment of these individual systems will be accomplished at the time the public sewer system is extended into the area of the subdivision. The connection of the dry sewer to the future extended public sewer will be mandatory and bonding for this connection may be required at the discretion of the County Health Department.

.05 Every subdivision shall be provided with a water system as a condition of final plat approval for any subdivision containing lots or parcels less than five (5) acres in area. Where an existing water system is within reasonable access to the subdivision, in the opinion of the County Health Department, the existing system will be extended to service all lots within the subdivision. The subdivider shall provide guarantees acceptable to the Board of Supervisors that the subdivision can and will be served with an adequate supply of water from a water system operated by a certified water company or a municipality in compliance with existing state law. Those guarantees shall include, but not be limited to, a letter from the governing body of the water system attesting to the ability of the system to serve the subdivision and that a satisfactory agreement has been reached for connection to the system. These guarantees must be submitted prior to approval of the final plat.

.06 Where connection to a water system is not feasible, in the opinion of the County Health Department, the subdivider may provide service by the establishment of a mutual water

system. The subdivider shall provide guarantees acceptable to the Board of Supervisors that the subdivision can and will be served with an adequate supply of water from the mutual water system. The source of supply for the system shall be developed and improved to provide a supply of water adequate to satisfy the requirements of Gila County's Water Availability Guidelines, ADEQ and the County Health Department.

Fire hydrants shall be provided for all subdivisions including lots 90,000 square feet or less in area. Fire hydrants shall be provided with an adequate supply of water in accordance with the criteria herein established and/or requirements of the water departments, water companies and/or fire departments or districts having jurisdiction. Water mains and fire hydrants shall be installed to grades, location, design and sizes as indicated and called for on plans prepared by a civil engineer registered in the State of Arizona and approved by the County Engineering Department

.07 The following water availability guidelines for water production are hereby established for all new subdivisions or expansions of existing subdivisions within the unincorporated areas of Gila County.

a. Gila County's Gallon Per Day minimum requirements are hereby established as outlined below.

1) Subdivisions within areas, determined to be year around use areas shall provide sufficient evidence to demonstrate water availability in the amount of two hundred and fifty (250) gallons per day, per potential residence, on an annual basis.

2) Subdivisions within areas determined to be seasonal use areas shall provide sufficient evidence to demonstrate water availability in the amount of one hundred and thirty five (135) gallons per day, per potential residence, on an annual basis.

b. For purposes of these guidelines; potential residences shall be calculated using the highest possible density established by the governing zoning district.

c. Water demands may exist within a Subdivision requiring additional water availability, such as laundry facilities, club houses, swimming pools, fountains, etcetera. These facilities will be subject to water availability requirements as well. These requirements will be determined based on the proposed facility and potential water consumption.

d. On-site storage shall be maintained to provide the total required water availability for a minimum of forty-eight hours.

e. These guidelines are subject to revision.

.08 For subdivisions with lots over five (5) acres in area, the water supply may be from other

than a community system. In this case, sufficient evidence shall be submitted showing that potable water is available and can be obtained for all lots in the subdivision.

.09 Minimum lot size may be affected by requirements of the County Health Department and ADEQ pertinent to water and sanitary sewage systems.

.10 Public Sanitary Sewage and Water Systems

All public sanitary sewage collection and treatment systems shall meet the requirements set forth in the Arizona Administrative Code for the Arizona Department of Environmental Quality (ADEQ) under Title 18, "Environmental Quality, Chapter 9, Department of Environmental Quality Water Pollution Control." In general, those facilities will need to obtain an Aquifer Protection Permit from ADEQ.

Public water service providers shall comply with the requirements for public water systems set forth in the Arizona Administrative Code under Title 18, "Environmental Quality, Chapter 4, Department of Environmental Quality Safe Drinking Water," as revised from time to time.

.11 Certification

The final plat shall contain a statement that an Adequate Water Supply Report has been issued by ADWR. If an Inadequate determination is made by ADWR, such a statement will be noted on the final plat and all applicable disclosures required by the Arizona Department of Real Estate shall be made.

506.00 Solid Waste Disposal

Subdivider shall indicate distance to approved Solid Waste Disposal areas. If none are available, the Board of Supervisors may require that a detailed plan for Solid Waste Disposal be furnished by the subdivider as a condition of approval of the final plat.

507.00 Easements and Utilities

Except where alleys are provided for that purpose or where all utilities are within street right-of-ways or within easements adjacent to the streets on which lots front, easements at least eight (8) feet in total width shall be provided along rear lot lines for poles, wires, conduits, sanitary sewers, gas mains, water mains, or for other utilities. Where necessary, additional easements shall be located along the side lot lines. Half or partial easements may only be approved where written commitment of dedication of necessary additional easements are on record. All easements shall be in accordance with those approved by the concerned utility companies. Whenever possible, utilities shall be located underground along the front of lots.

508.00 Monuments

The subdivider shall be responsible for the installation of permanent survey markers and monuments at required locations subject to approval by the Planning Commission or County Engineering Department. Generally, monuments shall not be installed at intervals greater than one thousand three hundred twenty (1,320) feet or less than six hundred sixty (660) feet. Iron pipe, steel bars, brass caps or concrete monuments shall be installed at all street intersections, points of tangency, points of curvature, alley intersections, lot corners and at such other points as may be required by the Planning Commission or County Engineering Department to ensure that retracing of the lines shown on County Official Maps may be accomplished. All monuments shall be clearly stamped or marked with the registration number of the Arizona Registered Land Surveyor who placed them.

Iron pipe and steel bar monuments shall be at least 18-inches in length, and shall be set at all lot corners, angle points and points of curvature.

All monuments installed within the public rights-of-way shall be brass caps set in concrete in accordance to MAG Standard Details 120-1 and –2. An Arizona registered land surveyor shall examine the locations of all survey markers and monuments and certify the accuracy of placement of said monuments.

509.00 Public Requirements

Consideration shall be given to the requirements for public land and open spaces as specified in the Comprehensive Plan during the design and layout of the subdivision. The Planning Commission may require certain lands to be dedicated or reserved for public purposes in conformance with the Comprehensive Plan as specified in these regulations.

510.00 Aesthetic Considerations

The subdivider shall give consideration to preserving natural features in the design and layout of a subdivision. Lots and buildings should be oriented to make advantageous use of any views or natural vistas. Wherever possible utility installations should be underground to assure that they do not detract from the design and amenities of the subdivision. Building pads shall be graded by the subdivider or individual lot owner to insure harmony with aesthetic features of the subdivision.

511.00 Special Design Standards for Hillside Subdivisions

.01 Streets in hillside subdivisions shall be designed in accordance to the Gila County Roadway Design Standards Manual and the Drainage and Grading Ordinance.

.02 Longitudinal grades of urban local roads shall not exceed twelve (12) percent below elevation 4,000 and shall not exceed ten (10) percent at or above elevation 4,000.

.03 Longitudinal grades of rural local roads shall not exceed twelve (12) percent below elevation 4,000 and shall not exceed ten (10) percent at or above elevation 4,000.

.04 That portion of roads with maximum longitudinal grades shall have a maximum length of six hundred (600) feet.

.05 Minimum dedicated street right-of-way widths shall be in accordance to the Gila County Roadway Design Standards Manual; width reductions due to extreme cross-slope cut and fill areas or similar conditions shall be subject to approval by the County Engineering Department.

.06 "T" or "Y" type turning and backing areas may be substituted for circular turnarounds.

.07 "Panhandle", double frontage, and other unorthodox lots may be permitted so long as it can be adequately demonstrated that no such lot will adversely affect any other lot, and that access to building envelope may be reasonably accomplished.

.08 Private roads or driveways serving not more than three (3) lots shall be permitted to a maximum length of three hundred (300) feet.

.09 Road plan views, profiles and cross sections are required showing the cut-fill slopes, culverts, etc. necessary to construct a roadway to current standards.

.10 Right-of-way dedications will be of the width necessary to include all cut-fill slopes.

ARTICLE 6

IMPROVEMENT STANDARDS AND PROCEDURES

600.00 General

The subdivider shall be responsible for installation of all subdivision improvements as specified herein both within the subdivision and adjacent thereto (offsite) when required to serve the subdivision.

The subdivider shall cause to be installed and constructed all road improvements, public utilities, survey monuments and markers, lot grading (when required) and drainage improvements. All such improvements shall conform to the requirements of these regulations and all other applicable Gila County and State standards, specifications, codes and regulations. These standards may be obtained, among others, from the County

Recorder, Board of County Supervisors, County Planning Commission, County Health Department, and County Highway Department, Arizona Department of Water Resources (ADWR), and Arizona Department of Environmental Quality (ADEQ).

This article is to establish the minimum acceptance standards for private land development improvements, to insure the public health, safety, convenience and general welfare, to define the responsibility of subdivider and/or developer in the planning, construction, and financing of said improvements, and establish procedures for review and approval of preliminary and final plats and engineering plans.

.01 The subdivider shall be responsible for all costs related to the design and installation of the following:

a. Setting of survey monuments and markers.

b. Street and road construction for all required road improvements, including but not limited to base, grading, curbs, gutters, sidewalks, pavement, landscaping, signage including traffic control and street naming, culverts and bridges.

c. Water and sewer line installations including fire hydrants, manholes and all appurtenances.

d. Required storm water system and/or other drainage improvements.

e. Landscaping and fencing where this is made a provision or condition of any approval, on recommendation by the Planning and Zoning Commission.

f. Required site and lot grading when required.

.02 The subdivider shall be responsible for the installation of the following site utilities required by the Planning Commission and Board of Supervisors:

a. Electric service.

b. Telephone service.

c. Street lighting.
d. Natural gas lines or other fuel lines.

e. Cable television service.

601.00 Engineering Drawings

.01 The County Engineering Department shall approve all engineering drawings and constructions plans prior to the commencement of any construction work by the subdivider. All required supplementary engineering studies or tests as required by the County shall be approved prior to any construction activities by or for the subdivider.

.02 All required engineering studies and exhibits shall be prepared by qualified, civil engineers registered by the State of Arizona.

.03 Contractors engaged by the subdivider to install required improvements shall be licensed as required by State or local law.

.04 A construction schedule of installation of public improvements, including time of completion, shall be submitted the County Engineering Department and the Board of Supervisors for approval prior to the commencement of any and all construction activities. The schedule shall allow for delays due to inclement weather or other unavoidable circumstances. In the event that construction cannot be completed within the approved schedule, the subdivider shall submit a revised schedule to the County Engineering Department and the Board of Supervisors for approval.

.05 During construction of the improvements, the subdivider may request to modify a portion of the approved engineering plans. In this event, the subdivider shall, prior to making such modifications, submit a schedule of such modification with reasons of necessity to the County Engineering Department and the Board of Supervisors for approval.

.06 In the event that any modifications as specified in 601.05 above are approved by the County Engineering Department and the Board of Supervisors, the subdivider shall submit "as-built drawings" that reflect the modifications.

.07 The subdivider shall submit an estimate of the costs of constructing the required improvements based on the approved engineering drawings to determine the amount of performance guarantee to be required. The estimates shall be sealed by a Civil Engineer registered in the State of Arizona. The estimate shall specify the sources used as a basis to determine unit and project costs. The County Engineering Department shall review and revise the estimates as deemed necessary prior to approval.

601.10 Responsibility

All improvement of roads, alleys, public and private utilities, and lots which are required as a condition of subdivision plat or development plan approval shall be the responsibility of

the subdivider or developer. All improvements shall be installed in accordance with the specifications and under the general review of the appropriate public agencies. All improvements installed as a result of the land development project shall be inspected by the civil engineer of record during construction. Upon completion of the improvements, the engineer shall furnish the County with a letter certifying the improvements were constructed to County Standards and that said improvements are in substantial compliance with the approved construction plans and specifications. Upon completion, the engineer shall also submit a set of "as- built" drawings prepared to the satisfaction of the County Engineering Department.

602.00 Required Improvements

.01 The subdivider shall be responsible for installation of permanent survey monuments in accordance to Section 508.

.02 When required, the subdivider shall cause to be installed public or private water facilities, including fire hydrants and appurtenances thereto, public sanitary sewer collection and disposal systems, and a storm sewer system and/or other drainage improvements designed and constructed according to plans and specifications approved by the County Engineering Department and the Board of Supervisors.

.03 The subdivider shall cause to be installed and constructed according to plans and specifications approved by the County Engineering Department and the Board of Supervisors, all road improvements, including grading, surfacing, curb and gutter installations, sidewalk construction, planting of landscaping, installation of street name and traffic control signs, and installation of street lights, where required.

.04 In addition to the above, the subdivider shall cause to be installed according to plans and specifications, all other improvements, including those discussed in 600.02 above, as required by the Planning Commission and the Board of Supervisors.

602.10 Plans, Engineering

.01 Engineering Requirements: The subdivider and/or developer shall be responsible for having improvement plans prepared by a professional civil engineer registered to practice in the State of Arizona. These plans shall be prepared in conformance to all applicable current County, State and Federal standards and specifications.

.02 Plan Requirements:

a. Plans are to be prepared on standard plan-profile sheets (24" x 36" with ½" margins on top, bottom and right side and a 1 ½" margin on the left side), to a standard engineering

scale of not less than 1" = 50'. The drawings must be clear, neat, legible and complete and to the requirements and satisfaction of the County Engineering Department. Road, sewer, drainage, water, and utility plans shall show natural ground profile and elevations, and the proposed grade of the improvements. The basis of elevation shall be shown and approved by the County Engineering Department.

b. Road plans shall show depth and type of base and surfacing material; sizes, types, and locations of features and structures for proper drainage. Adequate construction details for all features illustrated shall be included in the plan set. When required by the County Engineering Department calculations for structures shall be submitted with the plan set.

c. The testing and analysis of soils and materials shall be by an approved Geotechnical and Soils Laboratory. Testing reports shall be submitted directly to the County Engineering Department with the findings of all material and construction tests made on or for the required improvements in the subdivision. The cost of all sampling and testing necessary to substantiate the soils report shall be born by the developer.

.03 Plan Review

a. The County Engineering Department and other County Departments will review the improvement plans of all subdivisions for conformance to County, State and Federal specifications and standards. Fees for these reviews shall be included with the subdivider's plan submittal. Said fees shall be in the amount as required in the current adopted fee schedules.

b. The first and subsequent follow-up review are covered by the initial review fee. Any further reviews will, at the discretion of the County, require additional fees per the current adopted fee schedule. The additional fees must be paid before the additional reviews will commence.

c. The review period commences on the date of the receipt of the plans by the County Engineering Department. The review period for the first submittal shall not extend beyond sixty (60) working days from the date the plans and fees are received by the County Engineering Department. Acceptance is conditioned upon the plans meeting the requirements of these regulations and current County standards, specifications, and details. Written notice of submittal acceptance or rejection shall be sent by the County Engineering Department to the engineer of record within ten (10) working days.

d. Follow-up (second) reviews shall be completed within forty-five (45) working days from receipt of revised plans and reports provided that all necessary plan and report revisions resulting from the initial review are addressed.

.04 Plans, Acceptance

a. Written notification of County acceptance and approval of the improvement plans will be sent by the County Planning Department to the subdivider's engineer at the time it is deemed that all conditions and requirements of the County have been met. The subdivider shall submit to the County Planning Department original mylars and two (2) copies of the improvement plans for signature by the reviewing agencies.

b. Acceptance and approval of improvement plans will be valid for a period of one (1) year from the date of acceptance. Plans for any work not started under permit within the one year period or completed within a two (2) year period must be resubmitted for plan acceptance. The acceptance and approval process shall be in accordance with the provisions and requirements of the review procedure discussed above and will be subject to current County standards and specifications.

.05 Plan, Revisions

Written approval by the County Engineering Department must be received prior to constructing any changes to the accepted original plans. Three (3) copies of the original accepted drawings with the proposed changes illustrated in red must be submitted by the subdivider's engineer to the County Engineering Department for review. The Engineering Department shall stamp the revised sheets "Accepted" after review for conformance with County development standards. These revisions shall be incorporated into the required "as-built" drawings.

.06 Plans, "As-Built"

The developer will provide a set of "as-built" drawings that accurately reflect the nature, locations, and dimensions of the improvements illustrated on the County approved plans. The civil engineer of record who makes the measurements to verify or correct the information shown on the plans must provide and place his/her signature on an "as-built" drawing certification on the cover sheet of the improvement plans being submitted to the County as "as-built" drawings. The certification statement shall be placed on the improvement plans cover sheet on the lower half of the cover sheet near the acceptance block.

.07 Construction and Inspection

All site improvements shall be constructed under the general inspection and approval of the County Engineering Department. Before any construction begins, a Pre-Construction Conference shall be held with the developer, developer's engineer, contractor, and Gila

County Engineering Department in attendance. Primary responsibility for control of the quality of improvements remains with the subdivider, and he/she shall, upon completion of the improvements, provide a certification from a registered civil engineer, engaged by the subdivider to monitor the construction, that all work has been completed in substantial conformance with the accepted plans and specifications. Inspections by the County Engineering Department will not in any way eliminate the need for regular inspection during the entire construction period by the subdivider's engineer. The County Engineering Department shall be notified at least five (5) working days prior to start of construction, and if work has been discontinued for any reason, notification shall again be given at least three (3) working days prior to the restart of any construction.

.08 Acceptance of Improvements

Upon receipt of the required engineer's"as-built" certification the County Engineering Department shall conduct a final inspection to determine the acceptability of the improvements. If at this inspection, it is determined that the improvements are ready for acceptance, the Engineering Department will notify the Director of the Planning Department in writing. Should the County Engineering Department find that further work is required prior to acceptance, the County Engineering Department shall publish a "punch list" which reflects the remaining work to be done. The "punch list" will be forwarded to the developer and the Planning Department. Upon satisfactory completion of the "punch list" items, the County Engineering Department will notify the Planning Department in writing to release the subdivider's financial assurances.

603.00 Guarantees of Performance

.01 Before recording of a subdivision plat by the Board of Supervisors, the subdivider shall have designed all streets and alleys in the proposed subdivision together with sidewalks, curbs and gutters in accordance with the requirements of the Planning Commission. The Planning Commission may impose and specify requirements as to grading, paving, width, location, drainage, cul de sacs, culverts, bridges, and other necessary requirements. The subdivider shall enter into written agreement with the County Board of Supervisors wherein the subdivider shall agree to deposit a performance bond, funds in escrow, or irrevocable letter of credit for the cost of required improvements.

.02 The amount of the performance bond, funds in escrow, or irrevocable letter of credit shall be determined from the subdivider's cost estimates as specified in 601.07 above, and based upon the following schedule:

a. Up to twelve (12) months, 110% of the engineer's estimate.

b. From thirteen (13) to eighteen (18) months, 115% of the engineer's estimate.

c. From nineteen (19) to twenty-four (24) months, 125% of the engineer's estimate.

d. Any acceptable financial assurance shall not exceed twenty-four (24) months.

e. In the event the required improvements are not complete prior to the expiration date, the financial assurances shall be evaluated to determine if an increase in the amount and extension of time are necessary.

.03 The Board of Supervisors shall require the subdivider to post a bond for maintenance and/or repair of improvements damaged in the course of construction. Said improvements shall include those improvements completed for development of the subdivision and improvements existing prior to subdivision development. Necessary maintenance and/or repairs, as determined by the County Engineering Department, due to negligence of the subdivider, intentional or accidental, will be performed after completion of subdivision improvements and County acceptance of said improvements. Such required repairs might include, but shall not be limited to, the following:

a. Damage to roads and highways, including all items related thereto, caused by transporting heavy construction equipment over them.

b. Cutting and breaking street improvements to provide additional utility connections.

603.10 Improvement Standards

.01 This section shall specify the minimum acceptable improvements that are required in a subdivision.

.02 Street Improvements

a. All subdivisions with public streets shall have adequate dedicated public access and all subdivisions with private streets shall have adequate legal access as required by these and all other applicable County Standards.

b. All streets within or adjacent to a subdivision or development, whether public or private, shall be improved in accordance with the latest edition of the Maricopa Association of Governments (MAG) "Uniform Standard Specifications for Public Works Construction" and "Uniform Standard Construction Details for Public Works Construction," – including all Gila County supplements thereto including these regulations, the Gila County Roadway Design Standards Manual, and the Gila County Drainage and Grading Ordinance.

c. At least two (2) improved access points (public or private) shall be provided from an existing public street to land being subdivided. Such access shall be adequate to satisfy

the purposes of these Subdivision Regulations. Such accesses shall be a condition of approval of the preliminary plat of said subdivision. At least one such access will be an all weather access.

d. All service lines under the proposed pavement must be installed prior to placement of the final course of pavement or installed without open cutting of the pavement. Pavement on a county roadway which is newer than four (4) years cannot be cut for the installation of underground facilities.

e. The developer is required to install one (1) county approved street name sign for each intersection within the limits of and along the perimeter of the subdivision in accordance with the latest revision of the Uniform Traffic Control Manual. Stop signs and other traffic regulatory signs will also be required, as specified in the improvement plans.

f. Subdivision roads will be accepted for maintenance by the County only when they meet all of the requirements of the Roadway Design Standards Manual and all other applicable regulations.

.03 Drainage Retention/Detention of Storm Water

a. All necessary facilities, as determined by the County Engineering Department, including underground pipe, inlets, catch basins, open drainage conveyance systems, detention or retention facilities shall be installed to provide for adequate retention/detention and disposal of storm water and other surface water in order to maintain any natural drainage course. See Section 502.00

b. Where a subdivision is traversed by or abuts a stream, water course or drainageway, a drainage easement shall be provided. This easement shall be of sufficient size to contain flows of at least a one hundred (100) year flood event and shall not be obstructed.

c. A right-of-way or public utility easement shall not be used as a retention/detention facility. A right-of-way may be used for flow through drainage with prior written approval by the County.

d. All hydraulic and hydrologic studies and drainage requirements shall be in accordance to the Gila County Drainage and Grading Ordinance, Floodplain Management Ordinance, and Roadway Design Standards Manual.

.04 Drainage and Grading Plans

a. Drainage and grading plans shall comply with the Gila County Drainage and Grading

Ordinance and be approved by the County Engineering Department. Plan approval is conditioned upon the approval of the drainage and geotechnical studies prepared for the subdivision and receipt of a permit application and adopted fees.

b. A preliminary drainage and grading plan submittal may be required with the preliminary plat if the site has any unusual topographic features or is a hillside development. The County Engineering Department will determine if a preliminary drainage and grading plan is required during the pre-application meeting. A final drainage and grading plan will be submitted with the improvement plans.

.05 Utilities

a. Utilities required to service all lots must be provided within each subdivision. The County shall require the developer to locate utility lines underground, except by special permission from the County. The developer shall be required to post satisfactory assurances with the County to insure installation of electrical service and telephone service to all lots, and natural gas and cable television service, where applicable, to all lots.

b. The rules and regulations of the Gila County Health Department and ADEQ are applicable to subdivision design and platting; improvements shall be in conformance with these regulations. Such rules and regulations shall be deemed minimum standards. Written approval by these agencies shall be required prior to final plat approval by the Board of Supervisors.

c. A subdivision is required to receive an adequate supply of potable water from a water system operated by a certified water company or municipality operating under the rules and regulations of the ADWR or the laws of the State of Arizona. 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 Board of Supervisors shall require the developer to provide acceptable guarantees for providing a water system.

d. Subdivisions shall be provided with a complete water distribution system (and treatment, if required), which will adequately and safely serve the area platted. This applies to all subdivisions with lots of five (5) acre or less in size.

e. The developer shall be required to post satisfactory financial assurance with the County Engineer as part of the aforesaid guarantee that connection to such a water system will be made available to each lot at the street or alley abutting each lot when building construction commences (or when the building is ready for occupancy), and that fire hydrants have been installed at approved locations.

f. All subdivisions with lot sizes less than one (1) acre (43,560 s.f.) in area or the unit

density equivalent thereof (i.e. 50-acres/50+ units) shall be required to provide to each lot or unit a connection to a Gila County and ADEQ approved wastewater collection, treatment and disposal system. The subdivider shall be required to have designed and construct the facility within or near proximity of the proposed subdivision, or the subdivider shall be responsible for all costs related to connecting to an existing facility that can reasonably serve the proposed subdivision. The cost of connecting to an existing facility may include but is not limited to cost sharing fees, connection fees, design and construction of additional capacity that may be required, off-site sewer lines from subdivision to connection point, and permitting fees. The system shall be subject to all regulations and requirements of Gila County and ADEQ. A "Certificate of Approval to Construct" issued by ADEQ must accompany the final plat submittal to the Board of Supervisors.

In areas where future wastewater treatment and collection systems are planned to be installed that would provide service to the area of the proposed subdivision, and the proposed subdivision has lots one (1) acre or larger in size, the Board of Supervisors may require the subdivider to install a "dry sewer" system within the subdivision for future connection to the wastewater treatment and collection system. Individual systems are required to be abandoned and connections made to the "dry sewers" at the time the treatment and collection system is on line. The subdivider shall be responsible for all costs of design, construction and permitting fees necessary to construct off-site sewer lines required to connect the subdivision to the system. The County will require assurances from the subdivider for connection to the system.

g. The subdivider shall arrange solid waste disposal with an independent collection and disposal company.

604.00 Minimum Standards for Subdivision Road Paving

.01 Roads: Improvement Security

All roads as required by these regulations shall be improved in accordance with the Gila County Roadway Design Standards Manual and approved by the County Engineering Department prior to the public sale of any land or lots appurtenant to said roads. In lieu of the installation of improvements by the subdivider, and in order to insure the proper installation of said improvements, the subdivider shall provide financial security in a form sufficient to satisfy the Board of Supervisors, County Attorney, and the County Engineering Department.

a. A letter of intent shall be submitted to the Board of Supervisors indicating the method of improvement security. The letter shall be notarized for accurate content and signatures.

b. The appropriate approved security shall be submitted to the Board of Supervisors for

acceptance prior to the recording of the final plat by said Board.

604.10 Guarantees of Performance

Before recording of a plat or acceptance of a development plan by the Board of Supervisors, the subdivider shall have designed all roads and alleys in the proposed land development project to all acceptable County Standards.

ARTICLE 7

VARIANCE AND APPEALS

700.00 Hardship

The Planning Commission and the Board of Supervisors may authorize variances from the terms of these regulations, where by reason of exceptional or extraordinary situation or condition of a tract of land, the strict application of any regulation enacted herein would result in peculiar exceptional practical difficulties to, or undue hardship upon, the subdivider. Such variance may be given, provided such relief may be granted without detriment to the public good and without impairing the intent and purposes of these regulations. The subdivider must provide written reason of hardship.

ARTICLE 8

VIOLATIONS AND PENALTIES

800.00

Whoever being the owner, or agent of the owner, of any land located within a proposed subdivision, transfers or sells, or agrees to sell, any land , by reference to, or exhibition of, or by use of a plat of, a subdivision, before such final plat has been approved by the Board of Supervisors and recorded or filed in the office of the County Clerk and Recorder, shall forfeit and pay a penalty of one thousand ($1,000) dollars for each lot or parcel so transferred or sold or agreed or negotiated to be sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer, shall not exempt the transaction from such penalty, or from the remedies herein provided. Gila County may enjoin such transfer or sale or agreement by action for injunction brought in any Court of Equity Jurisdiction, or may recover the said penalty by civil action in any court of competent jurisdiction.

ARTICLE 9

AMENDMENTS

900.00 Amendments

The Planning Commission and the Board of Supervisors may amend these Regulations after giving public notice of any such proposed amendment and after holding a hearing thereon.

901.00 Subdivision Regulations

No changes, erasures, modifications or revisions shall be made in the final plat after approval of the plat has been given by the Board of Supervisors.

ARTICLE 10

ENFORCEMENT AND EFFECTUATION

1000.00 Acceptance

No final plat of a subdivision shall be approved by the Planning Commission and accepted by the Board of Supervisors unless it conforms to all of the provisions of these regulations.

1001.00 Interpretation

.01 In the interpretation and application of the provisions of these regulations, the regulations shall be regarded as the minimum requirements for the protection of the public health, safety, comfort, morals, convenience, prosperity and welfare.

.02 These regulations shall not abrogate or annul any permits issued before the effective date of these regulations, nor shall they abrogate or annul any easement, covenant, or any other private agreement.

1002.00 Separability

.01 If any article, section, subsection, sentence, clause, or phrase of these regulations is for any reason held to be unconstitutional or invalid by a decision of any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions. The Planning Commission hereby declares that it would have adopted these regulations and each article, section , subsection, sentence, clause and phrase thereof separately and irrespective of the fact that if any one or more of the articles, sections, subsections, sentences, clauses, or phrases be deemed unconstitutional or invalid.

.02 If the application of any provisions of these regulations to any tract of land is declared to be invalid by a decision of any court of competent jurisdiction, it is hereby declared to be the intent that the effect of such decision shall be limited to that tract of land immediately involved. Such a decision shall not affect, impair, or nullify these regulations as a whole or in any part in its application to any other tract of land.

1003.00 Repeals

All regulations or codes of the County of Gila inconsistent herewith, to the extent of such inconsistency and no further, are hereby repealed. The repeal of any of the above-mentioned regulations or codes does not revive any other regulation or code. Such repeals shall not affect nor prevent the prosecution or punishment of any person for the violation of any regulation or code repealed hereby, for an offense committed prior to the repeal.

ARTICLE 11

SMALL SUBDIVISIONS

1100.00 Purpose and Authority

The purpose of this article is to provide an alternative process for smaller subdivisions that assures compliance with the intent of current subdivision regulations while completing the review process within a shorter time frame and providing greater flexibility in the application of current standards. It is also the intent to encourage small scale development which conforms to the current Comprehensive Plan and Zoning Regulations that provides a means for land development other than the conventional land division process.

01. The authority to develop special regulations for small subdivisions is granted under A.R.S. §11-806.01(N)
02. To encourage green building projects

1101.00 Applicability

Subdivisions with 20 or fewer lots are eligible for this expedited review process and shall meet the following criteria:

01. Lot sizes are flexible so long as health and safety issues, including water and sanitation are properly addressed along with the requirements of the applicable zoning district.
02. No construction is proposed within a floodway or 100 year flood plain.
03. The proposed subdivision is not part of a larger planned development.
04. The primary purpose of the development is for residential use but mixed uses may be considered where commercial uses are compatible with residential development.
05. The proposed subdivision complies with existing zoning requirements and is compatible with the Gila County Comprehensive Plan.

1102.00 General Requirements & Procedures for Submission of Plats

Article 3 of the Subdivision Ordinance shall be modified to the following

01. Sections 300.01, 300.02, 300.03, 300.4, 300.08 and 300.09 shall be applicable with all applications for a Minor Subdivision
    a. The pre-application conference shall be held with the applicant prior to distributing the final draft to reviewing agencies.

02. At the completion of the Pre-Application process the applicant will submit 12 copies of the Draft Final Plat to be reviewed by staff along with improvement plans

a. The Community Development Director shall send copies of the Draft Final Plat to all affected staff, adjacent property owners and agencies requesting a response within 30 days.
b. At the end of the 30 day period the Community Development Director shall schedule a meeting with the Planning & Zoning Commission to review all comments and secure a recommendation from the Commission to the Board of Supervisor's regarding the disposition of the Final Plat.

1103.00 Design Standards

Design Standards as shown in Article 5 of the Subdivision Regulations shall be applicable to all request for approval of a Minor Subdivision. The following waivers may be considered by the Public Works Director or his/her designee.

1104.00 Improvement Standards

Article 6 of the Subdivision Ordinance shall be applicable to all requests for approval of a Minor Subdivision.

1105.00 Green Building Incentive

Applicants who propose to include green building concepts, where at least 10% of the total subdivision improvement costs or housing development costs are dedicated to green building, may be eligible for up to 20% density bonus from the Board of Supervisors. (Number of lots allowed will be rounded to next higher number if 20% equals a fraction of a lot)

01. Project includes utilization of solar power
02. Project includes reuse of grey water and water harvesting strategies.
03. Project includes landscaping with vegetation common to the area.
04. Other Green Building concepts may be proposed for consideration.

1106.00 Fees

The fees for processing an application for a small subdivision shall be the same as the fees for a preliminary plat, plus the cost to record.

1107.00 Miscellaneous

Articles 7, 8, 9 and 10 of the Subdivision Ordinance shall be applicable to applications for a Minor Subdivision.

Amendment was passed and adopted this 26th day of May, 2009.

Gila County Board of Supervisors

By: Shirley L. Dawson
Shirley L. Dawson, Chairman

Approved as to form:

By:
Bryan Chambers, Deputy County Attorney

ATTEST:

By: Marian Sheppard Chief Deputy Clerk
for Steven E. Besich, Clerk of the Board

INDEX

A

Access Street – 4
Advisors, Planning - 2
Aesthetic Considerations - 40
Alleys – 1, 5, 19, 22, 26, 27, 29, 34, 39, 43, 47, 51
Appeals – 52
Arterial Street/Road – 4, 5, 11, 14, 33

B

Block – 5, 24, 34, 35, 36, 46
Building Permits – 15
Building Setback – 19, 35

C

Certificate of Occupancy – 16
Circulation Plan – 5
Collector Street - 5, 11
Comprehensive Plan – 5, 10, 13, 29, 30, 32, 40
Covenants – 6, 19, 23
Cul-de-Sac – 6, 47
Culverts – 18, 33, 41, 42, 47

D

Dead End Street – 6,33
Dedications – 26, 41
Deed Restrictions – 23
Definitions – 2
Double Frontage Lot – 7

E

Easement – 4, 7, 8, 18, 19, 22, 26, 27, 29, 30, 35, 39, 49, 53
Egress – 4, 5, 7
Engineering Drawings – 16, 20, 42, 43

Green Building Incentive (added 5/26/09) – 55

H

Half Street/Road – 7, 33

I

Improvement Plans – 13, 14, 20, 32, 44, 45, 46, 49
Improvements – 7, 10, 11, 13, 18, 22, 23, 24, 25, 27, 29, 31, 32, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51
Improvement Security – 51
Ingress – 4, 5, 7

L

Landfill – 20
Lot – 1, 2 ,3, 4, 7, 8, 9, 10, 11, 12, 14, 15, 18,19, 23, 24, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 36, 38, 39, 40, 41, 42, 43, 50, 51, 52
Lot Numbering – 35

M

Maintenance Bond – 47
Master Development Plan – 14, 16, 21
Monuments – 23, 26, 39, 40, 41, 42, 44
Mylar Copies – 22

P

Penalties – 52
Percolation Test – 19, 28
Performance Bond – 47
Permit – 8, 10, 15, 19, 20, 25, 30, 33, 34, 36, 39, 41, 46, 49, 50, 51, 53
Plat, Recording of - 15
Plat Revision - 28
Pre-application Meeting - 11
Preliminary Planning – 10
Preliminary Plat – 5, 8, 12, 13, 15, 16, 17, 18, 19, 20, 21, 23, 30, 35, 48, 49

Preliminary Plat Application - 16
Preliminary Plat Requirements – 17, 28
Property Lines – 7, 8, 26, 35

R

Record of Survey – 10
Refuse Disposal – 38
Replats – 1, 28
Reviewing Agencies – 13, 16
Right-of-Way – 6, 7, 8, 9, 26, 32, 39, 41, 49
Road Profiles and Cross Sections – 28, 41
Road Standards and Technical Specifications – 24, 35

S

Septic Tanks – 19, 20
Service Road – 4
Sewer/Sewage – 1, 11, 28, 36, 37, 39, 42, 44, 50
Sidewalk – 34, 42, 47
Small Subdivisions (added 5.26.09) - 54
Storm Sewer – 9, 11, 44
Storm Water Disposal – 42, 49
Streets – 1, 5, 11, 12, 19, 22, 26, 29, 30, 32, 33, 35, 39, 40, 47
Subdivider – 42, 43, 44, 45
Subdivision – 1, 2, 4, 6, 7, 8, 9, 10, 11, 13, 15, 16, 47, 48, 49, 50, 51, 52, 53
Subdivision, Non-Residential – 7
Subdivision, Hillside – 27, 40

T

Test Boring Logs – 19, 28
Transmittal letters – 11

V

Variances – 52
Violations – 52

W

Waiver – 16

V

Variances – 52
Violations – 52

W

Waiver – 16
Water - 24, 27, 31, 32, 36, 37, 38, 39, 41, 42, 44, 49, 50, 51

Z

Zoning Ordinance - 2