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MESA SUBDIVISION REGULATIONS

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SECTION 9-6-1

PURPOSE AND APPLICATION

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PURPOSE AND APPLICATION

9-6-1:

(A) **PURPOSE AND APPLICATION:**

The purpose of these regulations is to provide for the orderly growth and harmonious development of the City of Mesa; to insure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, drainage, sanitary sewerage, and other health requirements; to insure consideration for adequate sites for schools, recreation areas, and other public facilities; to promote the conveyance of land by accurate legal description; and to provide logical procedures for the achievement of this purpose. In its interpretation and application, the provisions of these regulations are intended to provide a common ground of understanding and equitable working relationship between public and private interests to the end that both independent and mutual objectives can be achieved in the subdivision of land.

(B) **ADOPTION OF FIGURES:**

All figures within these regulations are hereby adopted and fully incorporated herein as a part of these regulations.

(C) **DEFINITIONS:**

Alley: A public right-of-way used to provide secondary vehicular access to properties which abut it.

Berm: A mound of soil, either natural or man-made.

Block: A piece or parcel of land or group of lots entirely surrounded by public streets, streams, railroads, parks, or a combination thereof.

Board: The Planning and Zoning Board of the City of Mesa.

Board of Adjustment: The Zoning Board of Adjustment of the City of Mesa.

Channel: The bed and banks of a natural or man made stream which convey the constant or intermittent flow of the stream.

Channelization: The consolidating, combining and/or redirecting by improving the surface of a channel to permit water to move rapidly and/or directly.

Common Open Space: Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. It may include complementary structures and improvements.

Concept Plan: See Sketch Plan.

Conditional Approval: An affirmative action by the Board or the Council indicating that approval will be forthcoming upon satisfaction of certain specified stipulations.

Conventional Development: Development other than planned area development.

Council: The City Council of the City of Mesa.

Density: A ratio expressing the number of dwelling units per acre (refer to City of Mesa Zoning Ordinance for densities permitted by zoning district).

Department: The Community Development Department of the City of Mesa.

Design Review Board (DRB): The Design Review Board of the City of Mesa.

Design Storm: The rainfall event of specific frequency and duration which produces the design flow.

Development Master Plan (DMP): A preliminary master plan for the development of a large or complicated land area, the platting and development of which is expected in progressive stages.

Development Regulation: Zoning, subdivision, site plan, official map, flood plain regulation, or other governmental regulation of the use and development of land.

Drainage, Local: Water which accumulates as a result of local storms and flows over land not included in a delineated floodplain. This shall include sheetflow and such flow as may be concentrated in local drainage systems with or without defined channels, excluding delineated floodplains.

Drainage, One Hundred (100) Year Storm (Peak Discharge): Local drainage resulting from a storm which has a one percent (1%) chance of occurring annually, based upon a "design storm" within a defined area.

Drainage, One Hundred (100) Year, Two (2) Hour Storm (Retention/ Detention): A storm which has one hundred (100) year rainfall values shown on the most current precipitation maps for the area, prepared by the National Weather Service (U.S. Weather Bureau) for the Soil Conservation Service. Two (2) hour values are extrapolated from twenty-four (24) hour and six (6) hour values by using the rainfall depth-duration diagram given in Weather Bureau Technical Paper No. 40.

Drainage, Off-Site: The storm surface waters emanating from lands outside the limits of the proposed subdivision and draining through the site of the proposed subdivision.

Drainage, Direct On-Site Runoff: That portion of the rainfall which falls within the entire limits of the proposed subdivision and which flows across the land or enters streams promptly after the rainfall.

Easement: A grant by the owner of any parcel of land to a public agency, a corporation, or persons, for specific uses and purposes and so designated and recorded.

Easement, Aerial: A grant by a property owner for the use of a strip of land for the purpose of

extending overhead utilities or other similar purposes.

Easement, Avigation: A grant by a property owner of an easement for avigation purposes over and across the land in connection with flights of predetermined heights above the surface to an infinite height above the same, which easement shall hold the City, public and airfield harmless from any damage caused by noise, vibration, fumes, dust, fuel, fuel particles or other effects that may be caused by the operators of aircraft taking off, landing or operating above the predetermined minimum height not including the physical impact of aircraft or parts thereof.

Easement, Controlled Vehicular Access: An easement limiting vehicular access to a site from a street to those controlled access points approved by the City Council or Traffic Engineer.

Easement, Drainage: An area designed and used for conveyance or retention of runoff in which nothing can be placed which will impede, divert or cause the runoff to have an adverse affect on adjoining property.

Easement, Public Utility (PUE): An easement for overhead and underground utility facilities provided for the use of the public, including water, storm drainage, sewage, electricity and communication, owned and operated by any person, firm, corporation, municipal department, or board duly authorized by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments, or boards.

Easement, Public Utility and Facilities (PUFE): An easement for the installation of facilities, underground or overhead, furnished for the use of the public; including electricity, gas, steam, communication, water, storm drainage, sewage, sidewalks, landscaping, traffic signals, street lights, flood control, etc. owned and operated by any person, firm, corporation, municipal department, board, duly authorized by State or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments, or boards.

Easement, Use and Benefit: A grant to an adjacent lot for ingress and egress for the purpose of repair, maintenance, drainage and improvement of any of the abutting lot owner's property which is contiguous to the easement area. No structure and/or other permanent improvement of any nature shall be placed, maintained or permitted to remain on or within the easement area.

Easement, Vehicular Non-Access: An easement prohibiting vehicular access from a street or between inappropriate uses (i.e., Zoning District Boundaries).

Enclosed Area of Dwelling Unit: That portion of the site encompassed by the dwelling unit and all attached roofed structures, including carport and patio ramadas.

Engineering Plans: Plans, profiles, cross sections, and other required details for the construction of public improvements, prepared by a civil engineer registered in the State of Arizona, in accordance with the approved preliminary plat and in compliance with standards of design and construction approved by the City Engineering Division.

Engineering Procedure Manual: Requirements formulated by the City Engineer and available from the Engineering and Building Safety Divisions for the planning and design of public improvements.

Exception: Any parcel of land which is within the boundaries of the subdivision which is not

owned by the subdivider.

Exposed Fill: All of the face of a fill slope resulting from development, from the toe to the top of the fill, whether the surface treatment is retaining wall, rip-rap, natural vegetation or other treatment.

Fill: The deposit of soil, rock, or other material placed by man.

Flood: A general and temporary overflow of water onto normally dry land areas.

Flood, Regulatory: The one hundred (100) year flood as determined by criteria established by the City Engineering Division.

Flood, Fifty (50) Year: A flood that has a two percent (2%) chance of occurring annually, based upon the criteria established by the City Engineering Division.

Flood, One Hundred (100) Year: A flood that has a one percent (1%) chance of occurring annually, based upon the criteria established by the City Engineering Division.

Floodplain, Delineated: That area delineated and mapped as a floodplain, as approved by the Board and as shown on the National Flood Insurance Program, flood insurance rate maps and floodway maps.

Floodplain, Regulatory: That portion of the natural water course that would be inundated by the regulatory flood and in which land use is regulated by the Floodplain Regulations.

General Plan: A comprehensive plan, or parts thereof, providing for the future growth and improvement of the City of Mesa, including the general location and coordination of streets and highways, schools and recreation areas, public building sites, and other physical development, including general land use patterns.

Grade: The vertical difference (in feet) between two (2) points on the ground divided by the length of horizontal distance (in feet) between the same two (2) points, multiplied by one hundred (100). (Example: $2/100 = .02 \times 100 = 2\%$ grade).

Grading: Any excavating, filling or combination thereof, including the conditions resulting from any excavation or fill, involving changes to the natural drainage pattern.

Gunite: Concrete or mortar conveyed through a hose and pneumatically projected at a high velocity onto a surface.

Irrigation Facilities: Includes canals, laterals, ditches, conduits, pipes, gates, pumps, and allied equipment necessary for the supply, delivery, and drainage of irrigation water and the construction, operation, and maintenance of such.

Land Split: The division of property, the boundaries of which have been fixed by a recorded plat into two (2) parcels; or the division of improved or unimproved land into two (2) or three (3) parcels of land for the purpose of sale or lease.

Lot: A piece or parcel of land separated from other pieces or parcels by description, as in a subdivision or on a record survey map or by metes and bounds, for purposes of sale, lease, or separate use.

Lot, Corner: A lot abutting on two (2) or more intersecting streets where the interior angle of intersection does not exceed one hundred thirty five degrees (135°). The front property line of a corner lot shall be the shorter of the two (2) lines adjacent to the streets as originally platted or laid out. Where the lines are equal, the front line shall be that line which is obviously the front by reason of the prevailing customs of the other buildings in the block. If such front is not evident, then either may be considered the front of the lot, but not both.

Lot, Interior: A lot having only one side abutting on a street.

Lot, Key: An interior lot, one side of which is contiguous to the rear line of a corner lot.

Lot, Through: A lot abutting two (2) parallel or approximately parallel streets.

Lot, Hillside: Any lot or portion of a lot where the terrain has a natural slope of fifteen percent (15%) or greater.

Lot Length:

1. If the side property lines are parallel, the length of the lot shall be determined to be the average length of the two (2) sides.
2. If the side property lines are not parallel, then a line bisecting the angle formed by the two (2) sides between the front and the rear lot lines shall be determined to be the lot length.

Lot Lines: Those lines, either straight or curved, that define the front, rear, and sides of a lot, parcel or tract of land.

Lot Width: The width of a lot shall be:

1. If the side property lines are parallel, the distance between these side lines.
2. If the side property lines are not parallel, the width of the lot shall be the length of a line at right angles to the axis of the lot at a distance equal to the required front or rear building setback line, whichever is the lesser. The axis of a lot shall be a line generally perpendicular to the fronting street which divides the lot into two (2) equal parts.

MAG: Maricopa Association of Governments; voluntary association of local governments formed to address variety of issues in Maricopa County, including air quality, transportation and development standards, among others.

Manufactured Home Subdivision: A residential subdivision designed and approved in accordance with City regulations, together with certain accessory buildings and uses providing for the enjoyment and benefit of the residents of the subdivision in which individual ownership of a lot is permitted, for the placement of a manufactured home for dwelling or sleeping purposes.

Natural Area Open Space (NAOS): Within the Desert Uplands area, that open space which consists of undisturbed natural area open space and revegetated open space. NAOS shall contain no more than thirty percent (30%) revegetated open space. NAOS shall be located

within common tracts controlled by the Homeowners' Association, Land Trust, or similar entity created to preserve the NAOS; or may be located on-lot within designated easements. NAOS shall be identified on the subdivision plat and restricted as necessary to preclude future development. Trails or paths for non-motorized use, such as hiking, equestrian, or mountain biking are permitted.

Neighborhood Plan: A sketch plan designed by the Department to guide the platting of remaining vacant parcels in a partially built-up neighborhood so as to make reasonable use of all land, coordinate street patterns, and achieve the best possible land use relationships.

Open Space: Any parcel or area of land or water unimproved or improved and set aside, dedicated, designated, or reserved for the public or private use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

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

Park: An area dedicated to recreational use and generally characterized by its natural, historic and landscape features. It is used for both passive and active forms of recreation and is designed to serve the residents and visitors of a neighborhood, community or city.

Parkway Landscaping: Landscaping located in the public right-of-way between the street paving and the right-of-way limit line.

Peak: A point of maximum elevation on a major or minor hill as indicated by the USGS topographic maps.

Pedestrian/Bicycle Way: A public way dedicated entirely through a block from street to street and/or providing access to a school, park, recreation area, shopping center, etc.

Percent Slope: See Grade.

Planned Area Development: An area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained as a single entity containing one or more structures to accommodate commercial, office or residential uses or combination thereof, and appurtenant common areas and other uses incidental to the predominant uses.

Plat: A map of a subdivision.

Plat, Preliminary: A preliminary map, including supporting data, indicating a proposed subdivision development, prepared in accordance with Section 9-6-2 of these Regulations.

Plat, Final: A final map of all or part of a subdivision providing substantial conformance to an approved Preliminary Plat, prepared by a registered land surveyor in accordance with Section 9-6-2 of these Regulations.

Plat, Recorded: A Final Plat bearing all of the certificates of approval required by and duly recorded in the Maricopa County Recorder's Office.

Preliminary Plat Approval: Approval of the preliminary plat by the Board as evidenced in its meeting minutes; constitutes authorization to proceed with the technical review stage of land subdivision.

Pre-Submittal Conference: An initial meeting between subdividers and municipal representatives which affords subdividers the opportunity to present their proposals informally.

Public Improvement Standards: A set of regulations setting forth the details, specifications, and instructions and procedures to be followed in the planning, design, and construction of certain public improvements in the City of Mesa, formulated by the City Engineer, the County Health Department, and other City Departments.

Public Open Space: An open space area conveyed or otherwise dedicated to a municipality, municipal agency, Board of Education, State or County agency, or other public body for recreational or conservational uses.

Retaining Wall: A wall or terraced combination of walls used solely to retain more than 18" of earth, but not to support or to provide footing for a structure.

Retention Basin: A water collection facility designed to collect storm water runoff and release it at a controlled rate after the storm. A retention basin and park may be joined to serve both recreational needs and as a water collection facility.

Revegetated Open Space: Within the Desert Uplands Area, open space disturbed either before or during development that has been revegetated in the following manner: revegetated with plants from the Preferred Desert Uplands Plant List; revegetated with plants that are the same species mix as the adjacent undisturbed area; and revegetated with plants that are at least equal in size and sufficient in number to be at least the same density as the adjacent undisturbed area. The developer should create provisions for maintaining healthy plants until they are established and shall replace any revegetated plants that die within one year of planting. Subdivision improvements such as; storm water retention and detention basins, drainage structures and utility corridors, may be included in this category if revegetated in the approved manner. Excluded from the revegetated open space are those areas revegetated for the utility exception 9-6-5(H) 1(E), Driveway Exception 9-6-5(H) 1(D), and the Work Access Areas 9-6-5(H) 1(B).

Reverse Frontage: A lot having frontage on two (2) non-intersecting streets. The front of the lot shall be considered facing the interior street.

Ridge: The defined topographical line connecting a series of major and minor hills, peaks or mountains.

Ridge Line: A ground line located at the highest elevation of the ridge running parallel to the long axis of the ridge.

Right-of-Way (ROW), Public: An area of land which by deed, conveyance, agreement, easement, dedication, usage or process of law is reserved or dedicated to the City for public purposes including, but not limited to, street, highway, alley, public utility, pedestrian walkway, bikeway, or drainage. Within public rights-of-way, the City of Mesa coordinates the locations of public or private improvements, underground or overhead; including electricity, gas, steam, communication, telecommunications, data transmission, cable TV, water, storm drainage, sewage, sidewalks, landscaping, traffic signals, streetlights, flood control, pedestrian, roadway purposes, etc. owned and operated by any person, firm, company, corporation, municipal department, or board duly authorized by federal, state, or municipal regulations.

Right-of-Way Improvements: Construction in the public right-of-way or in public easements, including, but not limited to: streets, alleys, medians, bicycle lanes, curbs and gutters, stormwater facilities, water and sewer lines and services, fire hydrants, gas lines and services, sidewalks, driveways, streetlights, traffic control devices, street name signs, landscaping, underground and overhead utilities as required by the City Engineer. Right-of-way improvements do not include right-of-way land dedications.

Secretary of the Board: The Secretary of the Board is the Planning Director or his designated representative.

Sketch Plan: A preliminary presentation and attendant documentation of a proposed subdivision or site plan of sufficient accuracy to be used for the purpose of discussion and classification.

Slope: See Grade.

Storm Water Detention: Provision for storage of storm water runoff and the controlled release of such runoff during and after a flood or storm.

Storm Water Retention: Provision for storage of storm water runoff during and after a flood or storm and the controlled release of such runoff after a flood or storm.

Street: Any public street, avenue, boulevard, road, lane, parkway, place, viaduct, easement for access, or other way which is an existing State, County or Municipal roadway; or a street or way shown in a plat heretofore approved pursuant to law or approved by official action; or a street or way in a plat duly filed and recorded in the County Recorder's Office. A street includes the land between the right-of-way lines whether improved or unimproved, and may be comprised of pavement shoulders, curbs, gutter, sidewalks, parking areas and landscape areas.

Street, Arterial: A general term including section line and major streets, state highways, or county highways providing a system for City-wide through traffic movement.

Street, Collector: Provides the traffic movement within neighborhoods of the City, between major streets and local streets, and for direct access to abutting property.

Street, Cul-de-Sac: A short local street permanently terminated in a vehicular turn-around; provides direct access to limited number of adjacent properties.

Street, Frontage: A local street parallel and adjacent to an arterial route which intercepts minor residential streets and controls access to an arterial route.

Street, Half: Any street improved to a width of less than thirty four feet (34') or with concrete curb and sidewalk on only one side of said street.

Street, Local: Provides for direct access to residential, commercial, industrial or other abutting land; primarily for local traffic movements with connections to collector and/or major streets.

Subdivider: A subdivider shall be deemed to be the individual, firm, corporation, partnership, association, syndication, trust, or other legal entity that files the application and initiates

proceedings for the subdivision of land in accordance with the provisions of this regulation; said Subdivider need not be the owner of the property as defined by this ordinance.

Subdivision: Subdivision or subdivided land means improved or unimproved land or lands divided or proposed to be divided for the purpose of financing or sale, whether immediate or future, into four (4) or more lots, tracts, or parcels of land; or, if a new public street is involved, any such property which is divided into two (2) or more lots, tracts, or parcels of land; or any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two (2) parts. Subdivision also includes any condominium, cooperative, community apartment, townhouse, or similar project containing four (4) or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon; however, plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.

Technical Review: The detailed review of proposed subdivision plats for compliance with City codes, ordinances, engineering development standards, or conditions of approval by the Board, City Council, or Design Review Board. Other utilities and public agencies are invited to review the plat as it relates to their conditions of service or need.

Technical Review Committee: The selected group of technically qualified individuals made up of City staff and other public agency personnel responsible to insure compliance with ordinances, codes, regulations, etc. as they relate to the subdivision process.

Undisturbed Natural Area Open Space: Within the Desert Uplands Area, that open space that is completely undisturbed from its original natural state by any residential development on the site. Any pre-existing damage within such areas, such as old jeep roads, off-road vehicle trails or dumping sites, shall be restored with plants from the Preferred Desert Uplands Plant List that are the same species mix, that are at least equal in size, and that are sufficient in number to be the same density as the adjacent undisturbed area. Natural features, such as washes, significant rock outcroppings and concentrations of native vegetation, shall be maintained in their natural state. Trails or paths for non-motorized use, such as hiking, equestrian, or mountain biking are permitted. Undisturbed natural areas shall constitute a minimum of seventy percent (70%) of the required natural area open space. This minimum applies to both common tract and on-lot natural area open space.

Usable Lot Area: That portion of a lot usable for or adaptable to the normal uses made of residential property, excluding any areas which may be covered by water, excessively steep, or included in certain types of easements.

U.S.C. & G.S.: United States Coast and Geodetic Survey.

Yard: A minimum required open area adjacent to a lot line to be free from any structure, except as specified in Chapter 13 of the City of Mesa Zoning Ordinance.

Yard, Front: A yard extending across the front of a lot, parcel, or tract.

Yard, Rear: A yard extending across the rear of a lot, parcel or tract.

Yard, Side: Any yard that lies between a front and a rear yard

SECTION 9-6-2

PLATTING PROCEDURES AND

REQUIREMENTS

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FIGURES NO. 1 AND 2

PLATTING PROCEDURES AND REQUIREMENTS

9-6-2:

(A) OUTLINE OF PROCEDURES AND REQUIREMENTS:

The preparation, submittal, review, and approval of all subdivision plats located inside the limits of the City of Mesa shall proceed through the following progressive stages:

- Stage I - Preapplication Conference
- Stage II - Preliminary Plat Approval
- Stage III - Technical Review
- Stage IV - Final Plat

This procedure may be modified by the Planning Director based on unique circumstances.

(B) STAGE I -- PREAPPLICATION CONFERENCE:

1. Actions by the Subdivider:

- (a) The subdivider shall meet with Development Services Department staff and submit five (5) copies of the proposed "sketch plan" with general information regarding land use, street and lot arrangement, tentative lot sizes, and such additional information as may be required by staff in order to complete the submittal.
- (b) Tentative proposals shall be based on information from the Engineering Division or other appropriate agencies regarding water supply, sewage disposal, drainage, retention, and street improvements. Where methods may be considered unconventional, or private, these may be indicated by notes.

2. Actions by the Department:

- (a) The Department shall discuss the proposal with the subdivider in general terms, advising the subdivider of the procedural steps, design and improvement standards, and general plat requirements. Depending on the scope of the proposed development, the Department shall distribute the five (5) "sketch plans" to the following agencies, requesting that the following investigations be made:
 - 1) Mesa Development Services Department: To check the existing zoning of the tract and to make recommendations if a zoning change is necessary or desirable; to review the proposal and its relationship to adjacent land uses; to determine the need for the preparation and review of a Development Master Plan ('DMP') prior to the subsequent consideration of a preliminary plat; and to advise the subdivider if a Development Master Plan is required as per Mesa's Zoning Ordinance.

- 2) Mesa Community Services Department: To determine the degree of parks and other public open space requirements for the area; to then determine what space needs shall be reserved or set aside with any special requirements for such site; to determine how such space needs are to be acquired; and to request a meeting with the applicant to resolve potential acquisition.
 - 3) Public School District: To determine the degree of need for school sites for the area; to determine site size and location; and to request a meeting with the applicant to resolve potential acquisition.
 - 4) Mesa Engineering Division: To review relationship of property to major streets, utility systems and any unusual characteristics such as topography, flooding, landscaping etc. To determine street width and right-of-way requirements, driveway relationships, minimum curve requirements and other traffic control related characteristics.
3. Development Master Plan: The Department shall use the following guidelines in establishing the need for a "Development Master Plan" (DMP): Whether the tract is sufficiently large to comprise an entire neighborhood; whether the tract initially proposed for platting is only a portion of a larger landholding of the subdivider; or whether the tract is a part of a larger land area, the development of which is complicated by unusual topographic, utility, land use, land ownership, or other conditions. The entire land area considered in determining the need for a 'Development Master Plan' need not be under the subdivider's control or ownership (see Figure 2).
- (a) Preparation: The 'DMP' shall be prepared to a degree of scale and accuracy commensurate with its purpose, and shall include:
 - 1) General street pattern with particular attention to collector streets and future circulation throughout the neighborhood and adjacent areas.
 - 2) General location and size of school sites, parks, or other public areas.
 - 3) Location and sizes of various proposed land uses.
 - 4) Methods proposed for sewage disposal, water supply and storm drainage.
 - (b) Approval: Upon acceptance of the general design approach by the Department, the 'DMP' is submitted to the Board and City Council for their consideration. If general approval is given, notice to that effect shall be recorded in the minutes of both bodies and a copy of said decision transmitted to the subdivider for his records. If development is to take place in several phases the 'DMP' shall be submitted as supporting data for each part. The 'DMP' shall be kept up-to-date and amended by the subdivider to reflect the Board's approvals or modifications as they occur.

(C) STAGE II -- PRELIMINARY PLAT APPROVAL:

The preliminary plat stage of land subdivision involves detailed subdivision planning, including the submittal, review, and approval of the preliminary plat. The subdivider shall provide the Department with all information essential to determine the character and general acceptability of the proposed development.

1. Zoning: The subdivision shall be designed to meet the specific requirements of the zoning district within which it is located. However, in the event that rezoning is deemed necessary, such as in the case of a 'PAD' or a "Specific Site Plan" approval for office, commercial or industrial developments, the rezoning or "specific site plan" approval shall be initiated by the property owner or his authorized agent, and heard and considered by the Board, the Design Review Board (DRB) if applicable, and City Council. In any event, any change in zoning or site plan approval required in relation to the preliminary plat shall have been approved by the Board prior to approval of the preliminary plat by the Board. However, the zoning request and the request for preliminary plat approval may be heard simultaneously. The Department shall not proceed with processing of the preliminary plat for technical review prior to Board action on the preliminary plat unless approved by the Planning Director.
2. Sanitary Sewerage and Water Supply: As a prerequisite of preliminary plat approval, the Subdivider shall review tentative concepts with the County Health Department and the City Engineering Division for general approval of preliminary design to be used.
3. Preliminary Plat Submission:
 - (a) Two (2) full-sized, 24" x 36", blue or black line paper prints of the preliminary plat, one (1) 8½" x 11" transparency, and one (1) 8½" x 11" 'PMT' shall be filed with the Department not less than twenty-four (24) days prior to the Board meeting at which the plat will be considered. (Note: The submittal requirements given herein pertain only to those plats of a conventional nature for which rezoning is not a condition of approval. Consult with the Department staff for complete submittal, time requirements and procedures for those subdivisions involving rezoning, 'PADs', specific site plans and DMP's.)
 - (b) The submittal shall be checked by the Department for content. If incomplete the subdivider will be notified and given the opportunity to comply within five (5) days. If compliance has not been met, the submittal is rejected.
 - (c) Filing Fee: The filing fee for plats not involving rezoning, site plan approval, site plan modification and DMP approval. Refer to Chapter 18 of the Zoning Ordinance (Title 11 of the Mesa City Code) for fees involving these processes.
4. Preliminary Plat Approval:
 - (a) The Board shall consider the preliminary plat and the Department recommendations. If satisfied that all objectives and requirements of this Section have been met, the Board may approve the preliminary plat and the Secretary of

the Board shall stamp a notation of approval on the copy retained in the permanent Board file.

- (b) If the plat is generally acceptable, but requires minor revision before proceeding with the technical review step, the Board may grant conditional approval and the required revisions will be noted in the minutes of the meeting. At the direction of the Board, the plat may be given approval subject to the revisions in accordance with the stated conditions and reviewed by the Department.
 - (c) If the Board finds that the plat requires major revision or if a plat is rejected, the application for preliminary plat approval may be continued pending revision or resubmittal for the same tract or any part thereof, and shall follow the aforementioned procedure.
5. Significance of Preliminary Approval: Preliminary approval constitutes authorization for the subdivider to proceed with submittal to the Technical Review Committee, prior to preparation of the final plat and the engineering plans and specifications for public improvements. Preliminary approval is based on the following terms:
- (a) Subject to the basic approval: The basic conditions under which preliminary approval of the preliminary plat is granted will not be substantially changed prior to the expiration date.
 - (b) Twelve (12) month approval with extensions: Approval is valid for a period of twelve (12) months from the date of Board approval. Requests can be made for one (1) year extensions up to a total of not more than three (3) years from the original date of approval. Extensions of the preliminary plat approval may be granted by the Board upon receipt of a letter from the subdivider prior to the expiration date.
 - (c) Not authority to record: Preliminary approval, in itself, does not assure final approval of the plat nor continuation of the existing zoning requirements for the tract or its environs, nor does it constitute authorization to record the plat.

(D) STAGE III -- SUBDIVISION TECHNICAL REVIEW:

- 1. Submittal Requirements: The following information is required as part of the technical review submittal and shall be shown graphically, by note, or by letter and may comprise several sheets showing various elements of the required data. All mapped data for the same plat shall be drawn at the same standard engineering scale, adjusted to produce an overall drawing of 24" x 36" and in conformance with requirements contained in the Engineering Procedure Manual.
 - (a) The applicant may use more than one (1) sheet if necessary, using one (1) of the standard engineering scales. In cases of multiple residence PAD's, the scale shall be not less than 1" = 40' to the inch, providing sufficient detail to illustrate the subdivider's intent.
 - (b) Required copies of the approved site plan and elevations accompanying the submittal shall also comply with the maximum sheet size of 24" x 36".

2. Twenty (20) copies/sets of the approved preliminary plat are required. In cases of PAD's (residential, office, commercial or industrial), or whenever a 'DMP' or "site plan" has been reviewed and approved by the Board, the Design Review Board (DRB) and City Council, twenty (20) copies of the approved site plan, typical floor plans and elevations, shall be submitted.
3. Identification and Descriptive Data:
 - (a) The proposed subdivision name shall be clearly indicated, including the location by section, township and range with reference by dimension and bearing to a quarter section corner. The proposed subdivision name shall not duplicate any other recorded plat name within Maricopa County. The subdivision name should be carefully considered as it will become a part of the public record once a preliminary plat has been submitted.
 - (b) Subdivider/Developer's firm name, address, phone number and name of person to contact.
 - (c) Engineering, surveying, land planning or architectural firm name, address, phone number and the name and title of person to contact.
 - (d) Scale, north arrow (pointing up or to the right), and date of preparation including any subsequent revision dates.
 - (e) Location map with reference to main arterial streets.
4. Existing Conditions and Data: All subdivision submittals shall provide the following existing information by graphic representation or note.
 - (a) Topography by contours and spot elevations as related to U.S.C. & G.S. datum or approved equal. All datum shall be referenced to City datum. Contour intervals shall be shown on the same map as the subdivision layout and shall adequately reflect character and drainage patterns of the land. Spot elevations properly referenced to the above datum may suffice for sites of less than five (5) acres.
 - (b) Location of fences, existing structures, wells, wind machines, ditches (open or covered), washes, trees and all other features or characteristics that could have a bearing on the review.
 - (c) Location, frequency and extent of areas subject to flooding or storm runoff must be defined.
 - (d) Location, right-of-way and names of all platted streets, rail- roads, and utility rights-of-way of public record which may exist around the perimeter of the site boundaries, through or across it. Show any permanent structures that are to remain, including water wells and municipal or private utility lines within or adjacent to the tract or subdivision. Show all driveways, streets and median openings within 325' of any proposed driveway or street intersection on the opposite side of the perimeter streets.

- (e) Name, book and page number of any recorded subdivision adjacent to or having common boundaries with this plat.
 - (f) Base zone of the subject and adjacent tract, the zoning case number (e.g. Z90-1), the Design Review Board case number and any variances that may have been approved by the Board.
 - (g) Gross acreage of subject tract. Do not include previously dedicated rights-of-way in this figure.
 - (h) Boundaries and dimensions of the tract to be subdivided shall be fully dimensioned.
5. Proposed Conditions and Data: All subdivision submittals shall provide the following proposed information by graphic representation or note.
- (a) Layout of proposed streets and alleys, giving widths, preliminary curve data, curve lengths, and proposed street names based on existing projected alignments wherever possible.
 - (b) Typical lot dimensions, dimensions of all corner lots, lots on curvilinear sections of streets, and all lots where the number of sides exceed four (4). Number each lot individually and give the total number of lots. Where plats will consist of a number of units/phases, utilizing the same subdivision name, the lot numbering shall be consecutive through the total number of lots in all units.
 - (c) Designation of all land to be dedicated or reserved for a park, retention basin, school, well site, substation, sewer lift station, reservoir, water pump station or other public or private uses.
 - (d) If multiple uses are planned (multiple residential, commercial, industrial, office), such areas shall be clearly designated, together with existing zones and proposed zoning changes if any.
 - (e) Building setback lines for a typical lot. Where there are lots with more than four (4) sides or whose shape may be considered atypical, show all setbacks.
6. Proposed Utility Systems:
- (a) Show method of sewage disposal (a statement as to the type of facilities shall appear on the preliminary plat). Also show the preliminary sewer layout indicating line sizes with invert elevations, manhole locations, cleanouts, slopes and depths.
 - (b) The preliminary layout of the water system shall be shown, indicating fire hydrants, valves, meter vaults, water line sizes and locations.
7. Proposed drainage and grading concepts:
- (a) Preliminary calculations and layout of the proposed storm drainage system based on a one hundred (100) year storm of two (2) hours duration. Design shall be such that water from streets, lots and alleys shall be retained on-site until the peak of the storm passes. Two (2) sets of calculations shall be submitted at the time of

technical review for analysis by the Building Safety Division and review by the Flood Control District. Calculations shall be typed on separate letter sized sheets with any necessary maps attached.

- (b) The site cannot be cut or filled in excess of two feet (2') adjacent to any street, canal, or adjoining site, etc. unless otherwise approved.
8. Filing Fee: The subdivider shall, at the time of filing, pay to the Department a filing fee as prescribed in the most recent Mesa Schedule of Fees and Charges. The filing fee shall also cover filing of an amended or revised preliminary plat handled as the same case. If preliminary plat approval expires prior to application for final approval, the plat shall be resubmitted for preliminary plat approval as a new case and the subdivider shall be required to pay a new fee.

(E) STAGE IV -- FINAL PLAT:

This stage includes the final design of the subdivision, engineering of public improvements, and submittal by the subdivider of improvement plans to the City Engineer or the Building Safety Division for approval, including the submittal of the final plat for review and action by the City Council.

1. Final Plat Preparation: The final plat shall be prepared in accordance with requirements set forth in this section and shall conform to the approved preliminary plat.
2. Zoning: Zoning of the tract shall permit the proposed use. Any rezoning necessary shall have been adopted by the Council prior to filing of the final plat.
3. Prefinal Review: The subdivider shall file with the Community Development Department two (2) full-size (24" x 36") blue or black line copies of the final plat for conventional subdivisions and three (3) copies for PAD's, commercial, office and industrial centers together with a letter of transmittal, indicating "prefinal review requested". This review can take place anytime following the technical review stage. The Department, upon receipt of the prefinal plat submittal, shall review the plat for conformity to the approved preliminary plat, transferring the second copy to the Building Safety Division for their review and approval for conformance to requirements of the Subdivision Regulations, Technical Review Committee requirements and the engineering plans.
 - (a) Discrepancies, errors and omissions, are noted on the prefinal copies and returned to the subdivider or his representative for correction. When corrections are minor, the Department shall give notification of the next City Council meeting date and its associated cut-off date. When corrections or discrepancies are of major importance or of a significant nature, the Department staff may require a second review prior to scheduling the plat for Council action.
 - (b) The subdivider shall make all required corrections prior to submitting for Council action. The submittal shall include one (1) 8½" x 11" PMT of all sheets in the set and one (1) full-sized, 24" x 36" set of blue or black line paper prints to the Department, along with a letter of transmittal requesting to be scheduled for Council approval.

(F) INFORMATION REQUIRED FOR FINAL PLAT SUBMITTAL:

1. Method and medium of presentation: The final plat shall be drawn in ink on linen, polyester ("mylar") or other approved material, measuring 24" x 36" with a left hand margin of 2" and be drawn to an accurate engineering scale from an accurate survey.

In no case shall the scale exceed 200' to the inch.

2. Identification Data Required:

- (a) A title which includes the name of the subdivision and its location by number of section, township, range and county.
- (b) Name, address and registration number of the seal of the registered land surveyor preparing the plat.
- (c) Scale, north arrow, and date of plat preparation.

3. Survey Data Required:

- (a) Boundaries of the tract to be subdivided shall be fully balanced and closed, showing all bearings, distances and mathematical calculations, determined by an accurate survey in the field. The surveyor/engineer of record shall also provide a copy of the computer closure, properly stamped and signed showing registration number. All dimensions shall be expressed in feet and decimals thereof.
- (b) Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.
- (c) Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced. Each of two (2) corners of the subdivision traverse shall be tied by course and distance to separate section or quarter section corners.
- (d) Location of all physical encroachments upon the boundaries or the tract.

4. Descriptive Data Required:

- (a) Name, right-of-way lines, courses, lengths, and width of all public streets, alleys, pedestrian ways, and utility easements; radii, points of tangency, curve lengths, and central angles of all curvilinear streets, alleys and intersection corners.
- (b) All drainageways, earth fissures or other natural features shall be shown on the plat. The rights-of-way of all major drainageways shall be dedicated drainage easements or right-of-way as determined by the Engineering Division.
- (c) All easements for right-of-way provided for public services or utilities and any limitations of the easements. The following notations shall be placed on all final plats: "Construction within easements, except by public agencies and utility companies, shall be limited to utilities, and wood, wire, or removable section type fencing."
- (d) Location, dimensions and square footage of all lots.
 - 1) All residential lots shall be numbered by consecutive numbers throughout the plat. "Exceptions", "tracts", and "common open space" shall be so designated, lettered, or named and clearly dimensioned. Ownership and maintenance responsibility for common open space areas shall be indicated on the plat.

- 2) Location, dimensions, bearings, radii, arcs, and central angles of all sites to be dedicated to the City with the use clearly indicated.
- 3) Location of all adjoining subdivisions with date, book, and page number of recordation noted, or if unrecorded or unsubdivided, so noted.
- 4) Any deed restrictions or restrictive covenants required or to be imposed upon the plat or any part or parts thereof pertaining to the intended use of the land shall be submitted as a part of the total recording submittal.

5. Dedication and Acknowledgement:

- (a) Where rights-of-way are required to be dedicated under the provisions of 9-8-3(D), they shall be made prior to the issuance of a building permit, rights-of-way permit or pursuant to the recording of a subdivision plat.
- (b) Dedication: Statement of dedication of all streets, alleys, drainage retention basins and drainage ways, pedestrian/bicycle ways, and easements for public use, including sanitation, fire and other emergency related vehicles, executed by the person holding title of record, by persons holding titles as vendees under land contract, by spouse of said parties, lienholders and all other parties having an interest in the property. If lands dedicated are mortgaged, the mortgagee shall also sign the plat. Dedication shall include a written location by section, township, and range of the tract. If the plat contains private streets, the public easement which shall be reserved shall include the right to install and maintain utilities in the private street, including refuse collections, fire and other emergency services.
- (c) Acknowledgment of dedication: Execution of dedication acknowledged and certified by a notary public.

6. Required Certification:

- (a) Certification by the registered land surveyor preparing the plat that the plat is correct and accurate and that the monuments described in it have either been set or located as described. All maps shall contain the seal of a registered land surveyor, as per Arizona Revised Statutes (ARS).
- (b) Certification by the City Engineer of plat approval and that the plat lies within the domestic water service area of the City of Mesa, designated as having an assured water supply in accordance with Arizona Revised Statutes, and that all engineering conditions and requirements have been complied with. In cases of private water companies, the owner of the private water company shall sign the assured water supply statement.
- (c) Certification by the City Clerk of the date the map was approved by the Council. When the certificate of approval by the Council has been transcribed on the plat, the Engineering Department shall retain the recording copy until the City Engineer certifies that the subdivision has an assured water supply; has been staked; that the engineering plans have been approved; computer closure of the plat has been received; for residential subdivisions that the off-site letter of assurance, along with the Engineer's estimated cost of said improvements has been received; and that any drainage or other restrictive covenants have been signed, notarized and received from the subdivider.
- (d) The City shall then cause the final plat to be recorded in the office of the County

Recorder.

- (e) Certificate of recordation by the County Recorder is caused to be placed on the recording copies and filed in the office of the County Recorder. (Copies with book and page number can be requested by the subdivider for the County's standard fee).
7. Applications for preliminary plats and final plats shall be made in the office of the Community Development Department on a form provided therefore and shall be accompanied by a fee as prescribed in the most recent Mesa Schedule of Fees and Charges.

The filing fee shall also cover filing of an amended or revised preliminary plat handled as the same case. If preliminary plat approval expires prior to application for final approval, the plat shall be resubmitted for preliminary plat approval as a new case and the subdivider shall be required to pay a new fee.

SUBDIVISION APPROVAL FLOW CHART

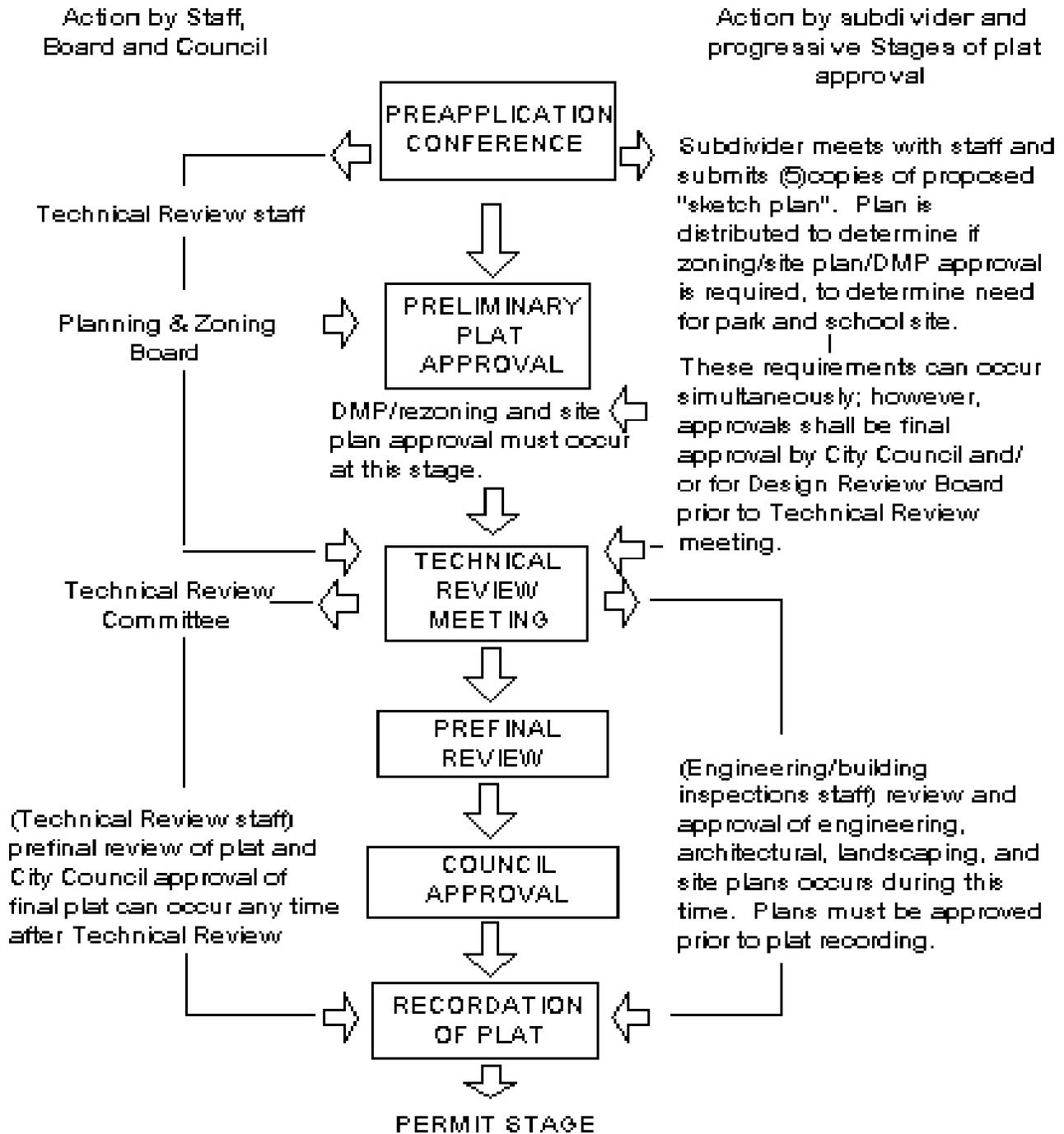


FIGURE 1

SECTION 9-6-3

SUBDIVISION DESIGN

PRINCIPLES AND STANDARDS

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FIGURES NO. 3-25

SUBDIVISION DESIGN PRINCIPLES AND STANDARDS

9-6-3:

(A) INTRODUCTION:

Every subdivision shall conform to the requirements and objectives of the General Plan, to the Zoning Ordinance, to other ordinances and regulations of the City, to the Arizona Revised Statutes and the Engineering Procedure Manual.

1. Where the tract to be subdivided contains all or any part of the site of a park, school, flood control facility, or other public area as shown on the General Plan or as recommended by the Board, such site should be dedicated to the City or reserved for acquisition by the City within a specified period of time. An agreement should be reached between the subdivider and the appropriate public agency regarding time, method, and cost of such acquisition.
2. Land which is subject to periodic flooding, land which cannot be properly drained, or other land which in the opinion of the Board is unsuitable for residential use shall not be subdivided; except that the Board may approve subdivision of such land upon receipt of evidence from the Maricopa County Flood Control District, Maricopa County Health Department and/or the City Engineer that the construction of specific improvements can be expected to render the land suitable; thereafter, construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.
3. Subdivisions shall conform to the requirements for dedications as set forth in t 9-8-3(F) rights-of-way dedication table of the Mesa City Code.

(B) STREET LOCATION AND ARRANGEMENT:

1. Street layout shall provide for the continuation of such streets as the Department may designate.
2. Whenever a tract to be subdivided is located within an area for which a "neighborhood plan" has been approved, the boundaries of the subdivision shall be adjusted, where possible, to avoid the necessity for half-streets while maintaining substantial conformance to said Plan.
3. Certain proposed streets, as designated by the Department, shall be extended to the tract boundary to provide future connection with adjoining unplatted lands.
4. Local streets shall be so arranged as to discourage their use by through traffic.
5. Where a proposed subdivision abuts or contains an existing or proposed arterial route, freeway or expressway, the Board may require frontage streets or reverse frontage with non-access easements along the arterial route, freeway or expressway, or such other treatment as may be justified for protection of residential properties from the nuisance and hazard of high volume traffic, and to preserve the traffic function of the arterial route, freeway or expressway.

6. Where a subdivision abuts or contains the right-of-way of a railroad, a limited access highway, or an irrigation canal, or abuts a commercial or industrial land use, the subdivider may be required to locate a street approximately parallel to and on each side of such right-of-way at a distance suitable for appropriate use of the intervening land. Such distance shall be determined with due regard for approach grades, drainage, bridges, or future grade separations.
7. Streets shall be so arranged in relation to existing topography as to produce desirable lots of maximum utility, streets of reasonable gradient, and the facilitation of adequate drainage.
8. Alleys are not required in residential subdivisions, except that the Board may require that they be dedicated in certain situations to complete existing patterns or to serve as secondary access to adjacent properties. Alleys may be required in commercial and industrial subdivisions as approved by the Board.
9. Half-streets shall be avoided except where necessary to provide right-of-way required to complete a street pattern already begun. Where it is necessary to develop a half-street, additional right-of-way and street improvements may be required. Where there exists a platted half-street abutting the tract to be subdivided, the remaining half shall be platted within the tract.
10. Where private streets are approved, statements shall be contained on the plat and in both the deed restrictions and the homeowners association by-laws that those streets are declared private subject to an easement authorizing use by emergency and public service vehicles, and remain the permanent responsibility of the homeowners association.

(C) STREET DESIGN:

1. The design of streets and alleys shall conform to standards established by the City.
 - (a) Cul-de-sac streets shall terminate in a circular right-of-way, fifty feet (50') in radius, with an improved traffic turning circle forty-two feet (42') in radius (see Figure 3). The staff may approve an equally effective form of space where extreme or special conditions justify (see Figure 22).
 - (b) Maximum length of cul-de-sac streets: Four hundred feet (400'), measured from the intersection of right-of-way lines to the extreme depth of the turning circle along the street centerline. Exceptions may be made by the Traffic Engineer and the City Engineer, where topography, adjacent platting or other unusual conditions justify (see Figure 3). No exception shall be made merely because the tract has restrictive boundary dimensions, wherein provisions should be made for extension of the street pattern to the adjoining unplatted parcel and a temporary turn around installed (see Figure 22).
 - (c) Alley intersection and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off twenty- five feet (25') on each side to permit safe vehicular movement, except a greater distance shall be provided where specified by the City Engineer (see Figure 11). Dead-end alleys are prohibited.

2. Grades:

- (a) Maximum: Arterial routes: As determined by the City Engineer
Collector Streets: 7%
Local Streets: 9% (up to 15% in Desert Uplands, see Section 9-6-5).
- (b) Minimum grade for all streets shall be 0.20%.
- (c) Exceptions: Where rigid adherence to these standards causes unreasonable or unwarranted hardship in design or cost without commensurate public benefit, exceptions may be made by the City Engineer.

3. Vertical curves:

- (a) Arterial streets: As determined by City Engineer.
- (b) Collector and local streets: Minimum length one hundred feet (100') except in cases approved by City Engineer.

4. Horizontal alignment:

- (a) When tangent centerlines deflect from each other more than one degree (1°) and less than ninety degrees (90°), they shall be connected by a curve with a minimum centerline radius of three hundred feet (300') and a minimum centerline length of curve of one hundred feet (100') for local streets (see Figure 6). When tangent centerlines on arterial and collector streets deflect from each other more than one degree (1°) and less than ninety degrees (90°), they shall be connected by a curve with a minimum centerline length of curve based on the data in the Curve Table.
- (b) A tangent is not required between reverse curves on a local street. Between reverse curves on collector and arterial streets refer to the Curve Table of this Section.
- (c) Streets intersecting an arterial street shall do so at an angle of ninety degrees (90°). Intersections of other streets shall not vary from ninety degrees (90°) unless otherwise approved by the Traffic Engineer and City Engineer.
- (d) Street jogs with centerline offsets shall be not less than one hundred twenty five feet (125') on local and forty foot (40') wide collector streets. On all other collector streets, offsets shall be not less than two hundred fifty feet (250'). On arterial streets, offsets shall be not less than three hundred twenty five feet (325'), unless otherwise approved by the Traffic Engineer and City Engineer (see Figure 7).
- (e) Local street intersections with four (4) legs and all collector and arterial street intersections shall be designed to comply with the curve and tangent section

requirements given in the Curve Table of this Section, unless otherwise approved by the Traffic Engineer and City Engineer (see Figure 6).

- (f) Local streets intersecting any street shall have a tangent section of centerline at least two hundred feet (200') in length measured from the right-of-way line of the intersecting street; except that no such tangent is required when the local street curve has a centerline radius of four hundred feet (400') or greater and is the terminating street at a "tee" intersection, with the center located on the intersecting street right-of-way line. Where topographic conditions make necessary other treatment to secure the best overall design, these standards may be modified by the Traffic Engineer and City Engineer (see Figure 6).
 - (g) Street intersections with more than four (4) legs and Y-type intersections where legs meet at acute angles shall be prohibited. Intersections on the inside of a horizontal curve on arterial, collector, or local streets shall be avoided, unless otherwise approved by the Traffic Engineer and City Engineer (see Figure 9).
 - (h) At all street intersections, property line corners shall be rounded by a circular arc, said arc having a minimum radius of fifteen feet (15') or by a cut-off whose tangent lengths would be equal to those of a rounded corner (see Figure 5).
 - (i) All street intersections shall be designed to meet minimum sight distance visibility requirements (see Figure 20).
5. Private Streets: Private streets shall conform to above stated design standards. Where site conditions necessitate unique design solutions, modifications may be approved by the City Engineer.
6. Half-streets: Half-streets shall conform to the above stated design standards. They shall, however, be a minimum of twenty four feet (24') wide measured from the face of the curb to the edge of the asphaltic pavement. Additional right-of-way, in excess of that normally required for one-half ($\frac{1}{2}$) of a street of that classification, may be required as determined by the Traffic Engineer and City Engineer.

CURVE TABLE

STREET TYPE (WIDTH)	RIGHT-OF-WAY	DESIGN SPEED	<u>MINIMUM CENTERLINE CURVE REQUIREMENTS</u>			
			RADIUS	LENGTH	REVERSE CURVE TANGENT (1)	INTERSECTION TANGENT (2)
<u>LOCAL RESIDENTIAL</u>						
34'	50'	30 MPH	300'	100'	0 if local street	200' min. (3) 400' radius permitted on terminating street at "tee" intersection only.
<u>COLLECTOR</u>						
34'	80'	30 MPH	300'	100'	100'	200'
40'	80'	40 MPH	300'	300'	200'	300'
46'	80'	50 MPH	1,432'	500'	200'	375'
<u>MAJOR COLLECTOR</u>						
64'	110'	50 MPH	1,432'	500'	200'	475'
<u>LOCAL INDUSTRIAL</u>						
40' & 46'	80'	40 MPH	800'	300'	200'	300'
<u>ARTERIAL</u>						
68'	130'	50 MPH	1,432'	500'	200'	475'
88'	130'	50 MPH	1,432'	500'	200'	475'
94'	130'					

NOTES:

- (1) Minimum length of tangent between curves in opposite directions (reverse curves). Reverse curves without tangent sections between the curves are not permitted, except on local streets.
- (2) Minimum length of a tangent at an intersection is measured from the right-of-way line of the intersecting

- street. Tangents approaching an intersection may vary in length with increased design speed.
- (3) Found hundred foot (400') radius permitted on terminating street at "tee" intersection only.

Special conditions may warrant the use of other variables subject to review and special approval by the Traffic Engineer and City Engineer.

(D) BLOCK DESIGN:

1. The maximum length of blocks measured along the centerline of the street, and between intersecting street centerlines, is fifteen hundred feet (1,500'); except that in a development with lot areas averaging one-half ($\frac{1}{2}$) acre or more, or where conditions warrant, this maximum may be exceeded by five hundred feet (500'). Blocks shall be as long as reasonably possible under the circumstances within the above maximums in order to achieve depth and possible street economy and to reduce the expense and safety hazard arising from excessive street intersections (see Figure 10).
2. Pedestrian/Bicycle ways: Pedestrian/bicycle ways with right-of-way widths of ten to twelve feet (10-12') may be required where essential for circulation, or access to schools, playgrounds, shopping centers, transportation and other community facilities. Pedestrian/bicycle ways may also be used for utility and drainage purposes if so noted on the plat and approved by the Engineering Division (see Figure 11).

(E) LOT PLANNING:

1. Lot width, depth, and area shall comply with the minimum requirements of the Zoning Ordinance and shall be appropriate for the location and character of development proposed and for the type and extent of street and utility improvements being installed. In general, urban densities must have urban street and utility improvements. The term "urban improvements" is interpreted to mean paved and curbed streets, sidewalks, local storm drainage system, public water supply, fire protection, street lights and public sanitary sewerage.

Where steep topography, unusual soil conditions, drainage problems, abrupt changes in land use or heavy traffic on adjacent streets prevail, the Board may make special lot width, depth, and area requirements which exceed the minimum requirements of the particular zoning district.

2. Lot depths should be at least ninety-four feet (94') and the depth-to-width ratio of the usable area of the lot not greater than three (3) to one (1) (see Figure 12).
3. Side lot lines shall be substantially at right angles or radial to street lines, except where other treatment may be justified in the opinion of the Board (see Figure 13).
4. All lots shall have frontage as required by the appropriate zoning district on a fully dedicated public street unless otherwise approved.
5. Single residential lots on curvilinear streets shall have rear lot lines consisting of a series of straight lines with points of deflection occurring only at the junction of side and rear lot lines unless otherwise approved. Curvilinear rear lot lines with a minimum

radius of eight hundred feet (800') will be permitted (see Figure 14).

6. The street side rear corner of corner lots adjacent to "key" lots shall be angled to provide a 10' x 10' cut-off (see Figure 14).
7. Single residential lots extending through the block and having frontage on two (2) parallel local streets are not permitted. Backing of the lots to collector streets shall be avoided except where necessary in the opinion of the Board to provide for separation of residential development from the collector street; or where expressly permitted in accordance with Subsection (B)6. of this Section (see Figure 15).

(F) EASEMENT PLANNING:

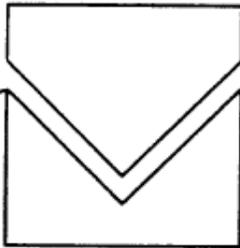
1. Easements for utilities shall be provided as follows:
 - (a) Along both sides of all local streets, minimum eight foot (8') wide public utility and facilities easements (PUFE's) shall be provided; along arterial, collector and other major thoroughfares, widths shall be as determined by the Technical Review Committee.
 - (b) In Planned Area Developments (PAD's), commercial and industrial centers and other similarly developed projects, easement location and widths other than those along public streets will be determined by the Technical Review Committee.
 - (c) Other easements deemed necessary to provide utility or other services shall be provided as required by the Technical Review Committee.
2. For lots facing on curvilinear streets, utility easements shall consist of a curved line parallel to the front property line and a series of straight line segments or a curved line parallel to the rear property lines as may be required to complete an existing easement system.
3. Where a stream or important surface drainage course abuts or crosses the tract, dedication of a drainage easement of a width sufficient to permit widening, deepening, relocating, or protecting and maintaining said water course shall be required.
4. Land within a major drainage, flood, or transmission easement shall not be considered a part of the minimum required lot area except where lots exceed one-half (½) acre in area (see Figure 16).
5. Where alleys and/or eight foot (8') PUFE's exist in adjacent subdivisions, this pattern shall be continued unless otherwise approved by the Technical Review Committee (see Figure 17).
6. Where alleys are provided in multiple residence or commercial areas, a refuse container easement may be required of sufficient size as determined by the present City standards (see Figure 18).

(G) STREET NAMING:

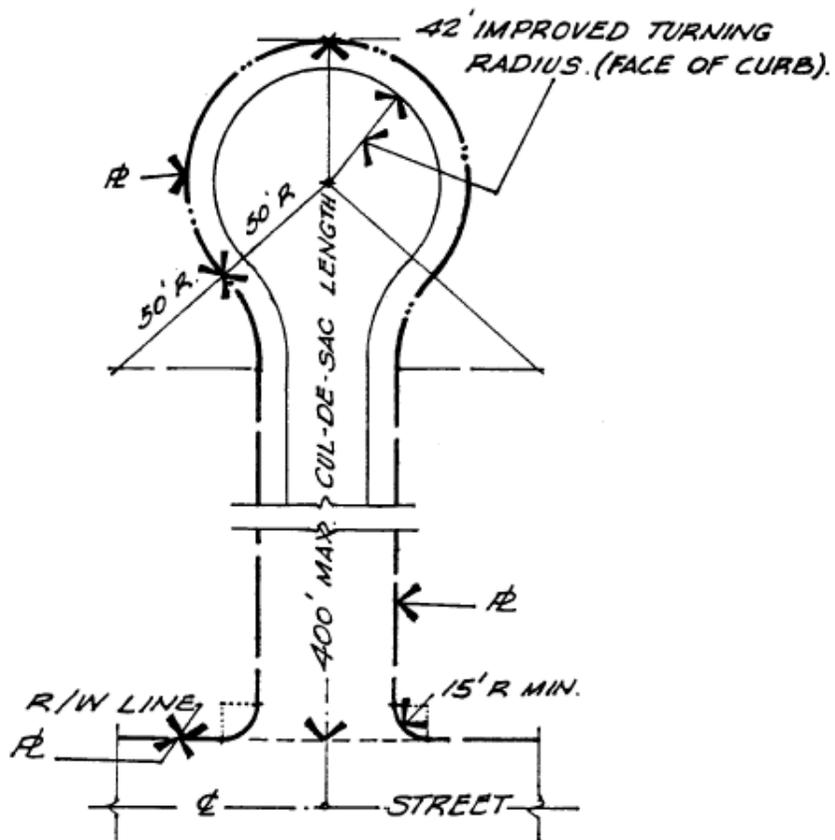
1. The subdivider shall indicate the street name for public streets on the preliminary plat by

projecting existing north-south and east-west street names that fall in alignment. When no current streets are in alignment, the subdivider may propose a name based on the City of Mesa Address and Street Name Assignment Policy. All names are subject to final approval by City staff at the technical review stage.

2. Private streets within PAD detached single residence subdivisions will be assigned public street names in accordance with the City of Mesa Address and Street Name Assignment Policy.
3. Private drives and aisles in PAD manufactured home and recreational vehicle subdivisions, townhome or condominium subdivisions shall not be named or numbered. The site will receive a single master address based on the public street on which it fronts. Lots, buildings and dwelling units within the project will be assigned lot numbers, unit numbers and building numbers by the City staff for mail delivery, emergency or other service needs.



CUL-DE-SAC DESIGN REQUIREMENTS



If, due to special conditions, the City approves a variance to the maximum cul-de-sac length then the cul-de-sac radius will increase to 55' with an improved turning radius of 50'.

FIGURE 3

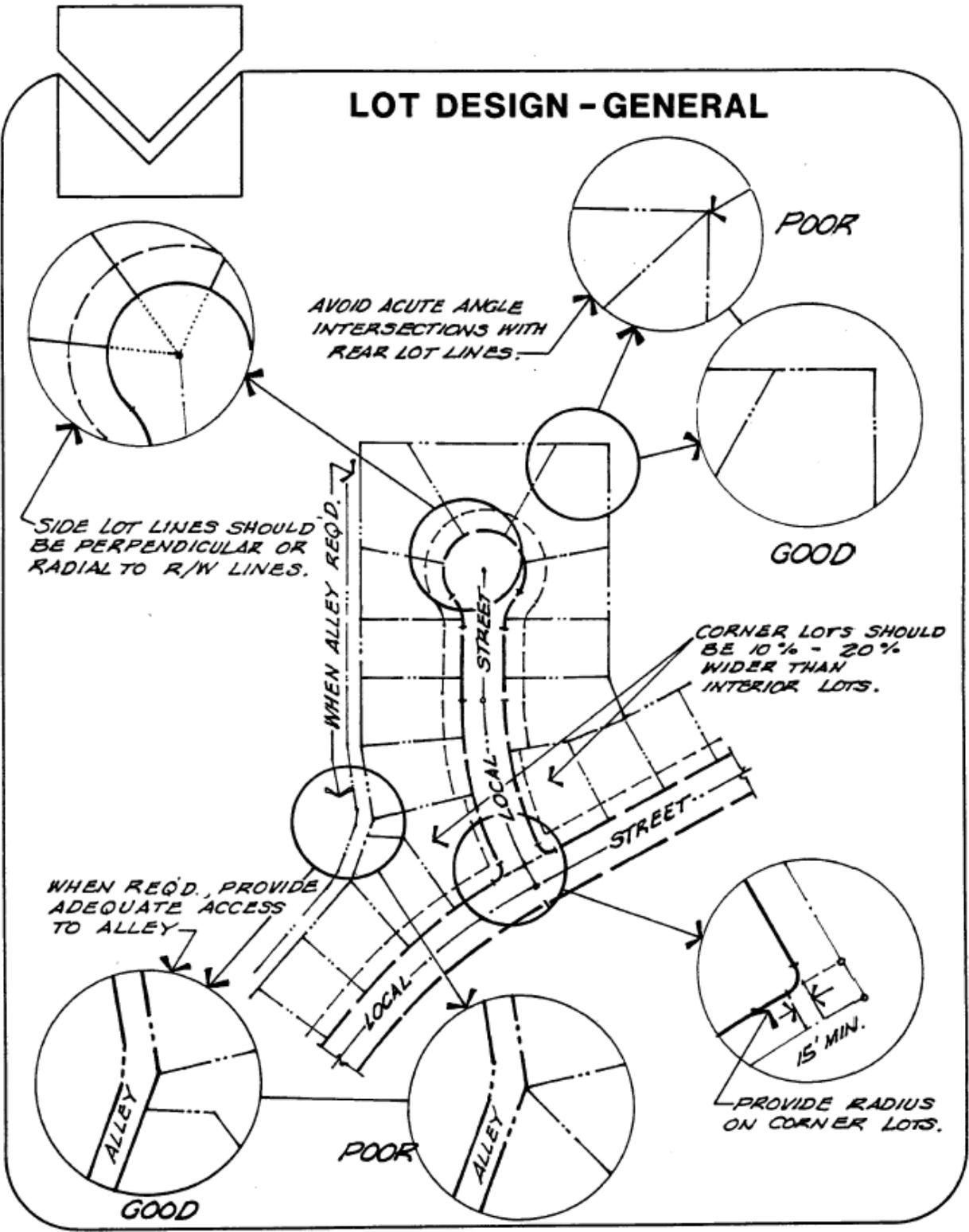
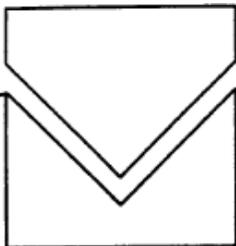
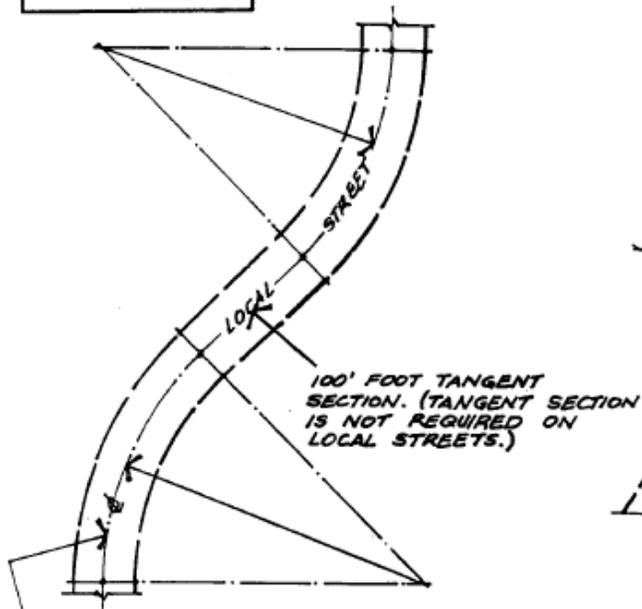


FIGURE 5



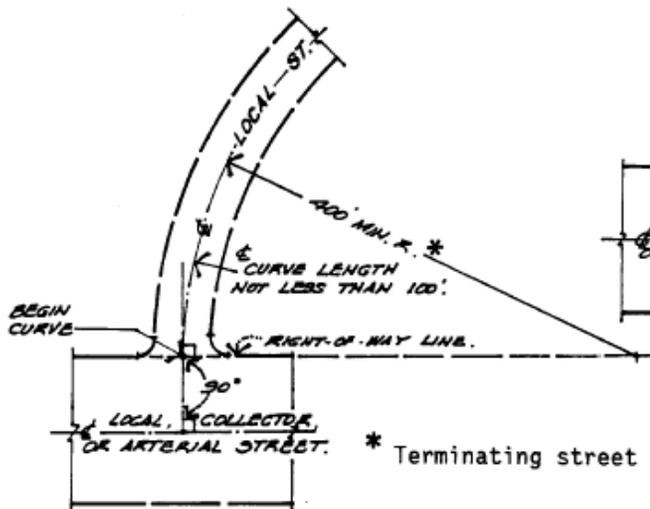
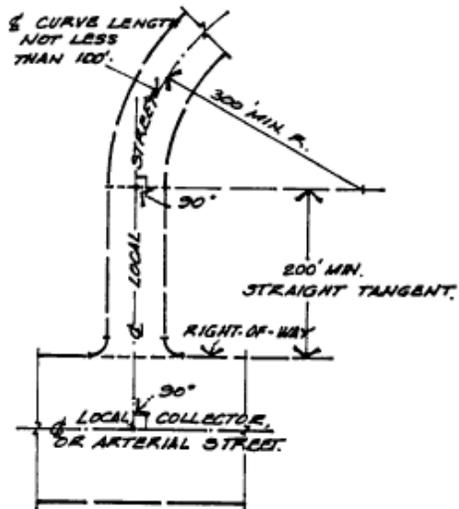
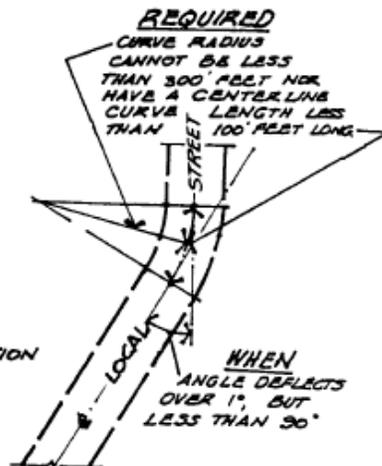
CURVE DATA FOR LOCAL STREETS

REVERSE CURVES



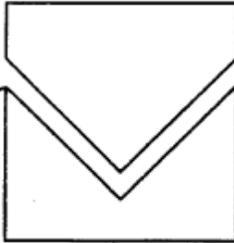
NOTE: CENTERLINE CURVE LENGTHS CANNOT BE LESS THAN 100' FEET LONG.

SINGLE CURVE

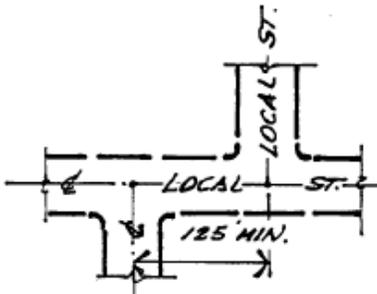


* Terminating street at "tee" intersection only.

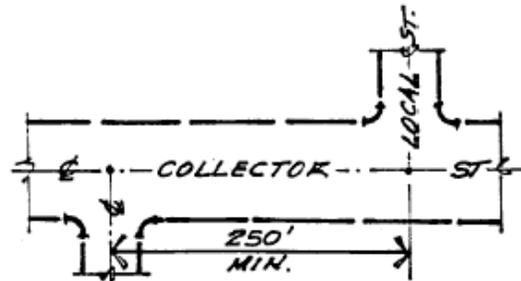
FIGURE 6



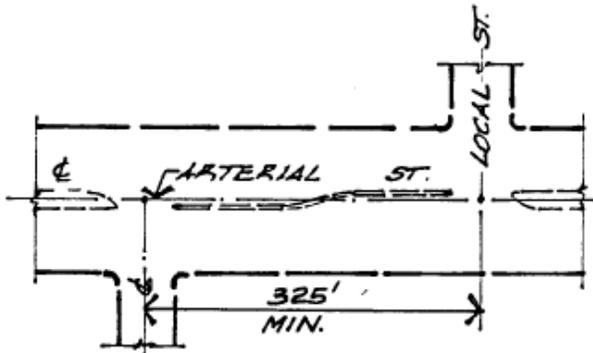
MINIMUM CENTERLINE OFFSETS FOR LOCAL, COLLECTOR, AND ARTERIAL STREETS



MIN. OFFSET FOR LOCAL
& 40' COLLECTOR STREETS.



MIN. OFFSET FOR ALL
OTHER COLLECTOR STREETS.



ARTERIAL TO ARTERIAL STREET
INTERSECTIONS MUST ALIGN.

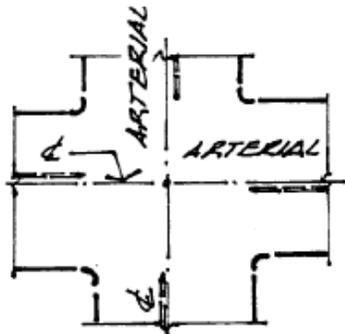
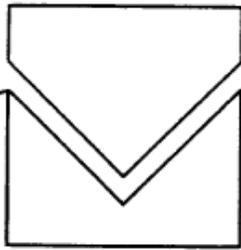
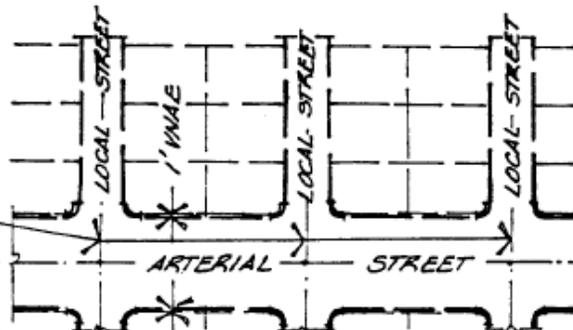


FIGURE 7



INTERSECTIONS

ILLUSTRATION #1
UNACCEPTABLE DESIGN
 (INTERSECTIONS ARE TOO CLOSE AND EXCESSIVE).



INTERSECTIONS WITH ARTERIAL STREETS SHOULD BE LIMITED TO QUARTER MILE INTERVALS. HOWEVER, SHOULD MORE FREQUENT INTERSECTIONS BE NECESSARY, THEY SHOULD BE 'T' TYPE INTERSECTIONS AS ILLUSTRATED IN 2 & 3.

ILLUSTRATION #2

PREFERRED DESIGNS

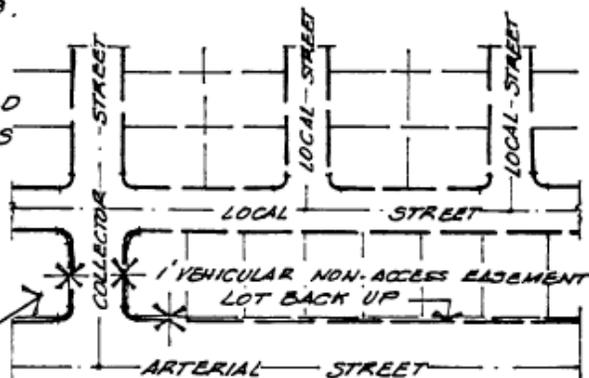


ILLUSTRATION #3

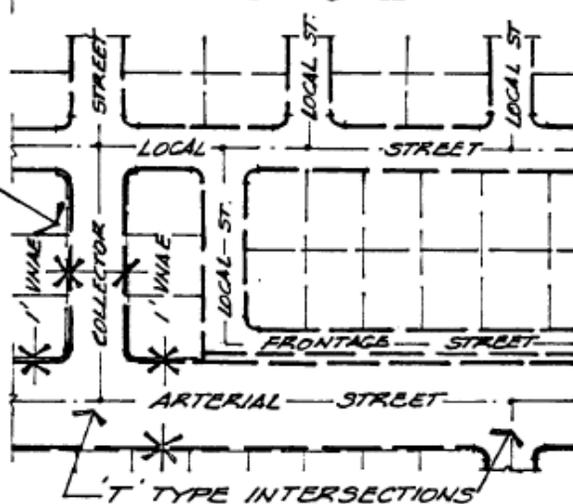
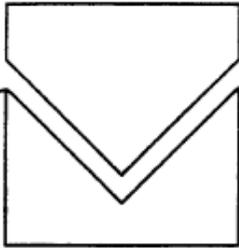


FIGURE 8



PROHIBITED INTERSECTIONS

ILLUSTRATION #1
MULTIPLE LEGS-
IN EXCESS OF FOUR (4).

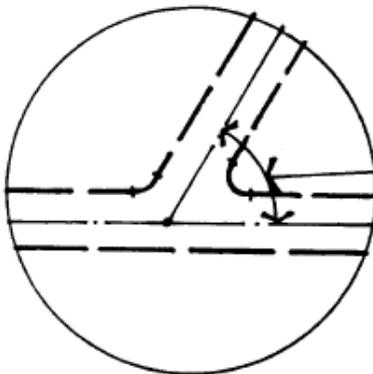
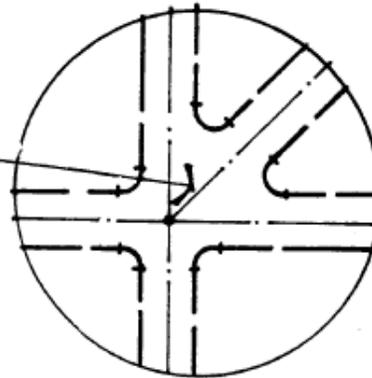


ILLUSTRATION #2
ACUTE ANGLE OR Y-TYPE
INTERSECTIONS,
(LESS THAN 90°).

ILLUSTRATION #3
INSIDE OF A CURVE

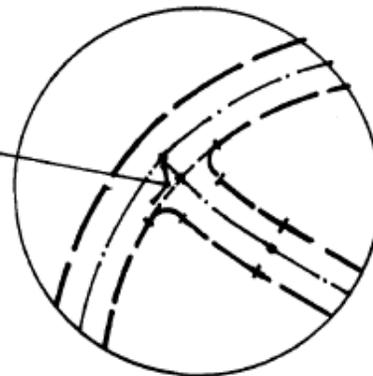
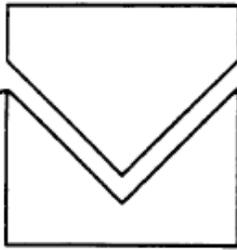


FIGURE 9



MAXIMUM BLOCK LENGTHS

BLOCKS SHALL BE AS LONG AS REASONABLY POSSIBLE IN ORDER TO ACHIEVE ADEQUATE STREET LENGTH, REDUCE EXPENSE AND SAFETY HAZARDS ARISING FROM EXCESSIVE STREET INTERSECTIONS, YET STILL PROVIDE NECESSARY INTERIOR CIRCULATION BETWEEN ADJACENT SUBDIVISIONS AND NEIGHBORHOODS.

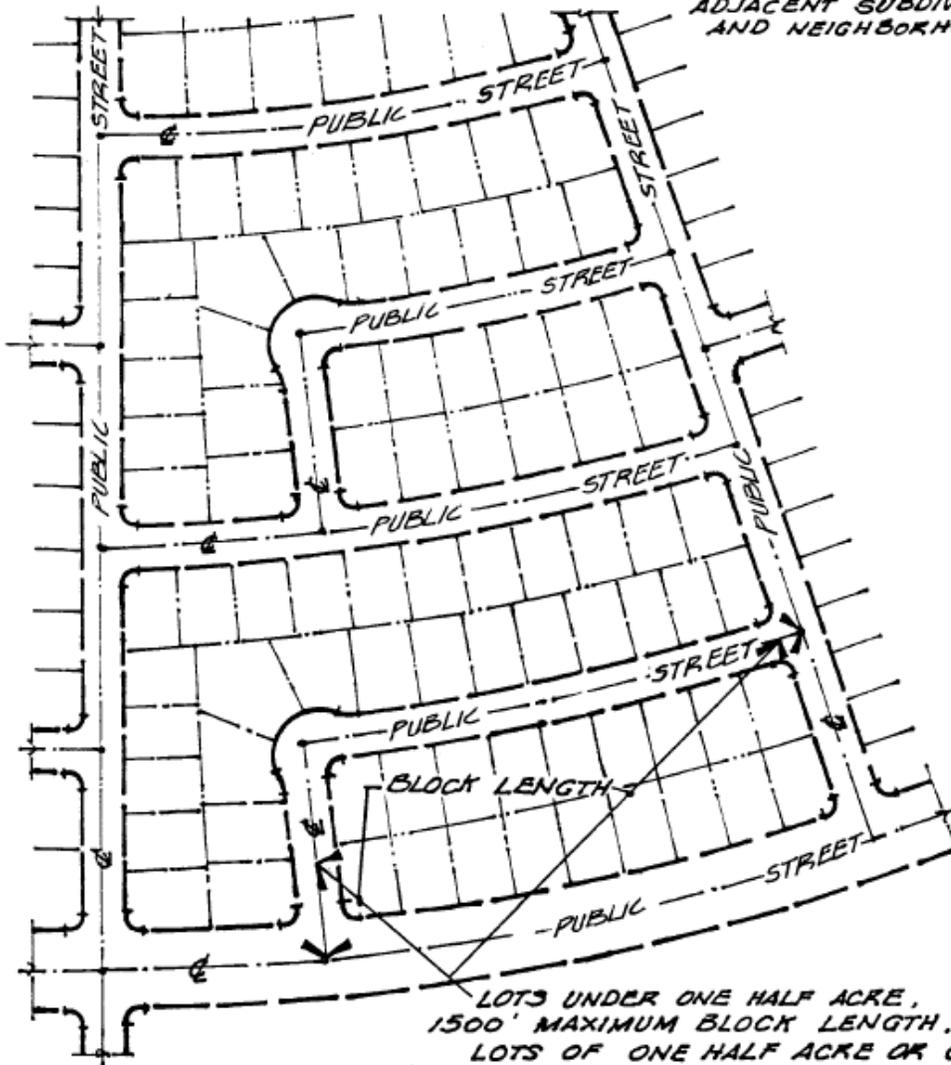
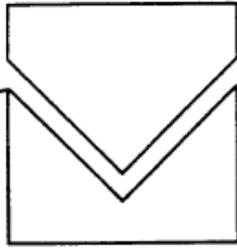


FIGURE 10



PEDESTRIAN / BICYCLE WAY & ALLEY DESIGNS

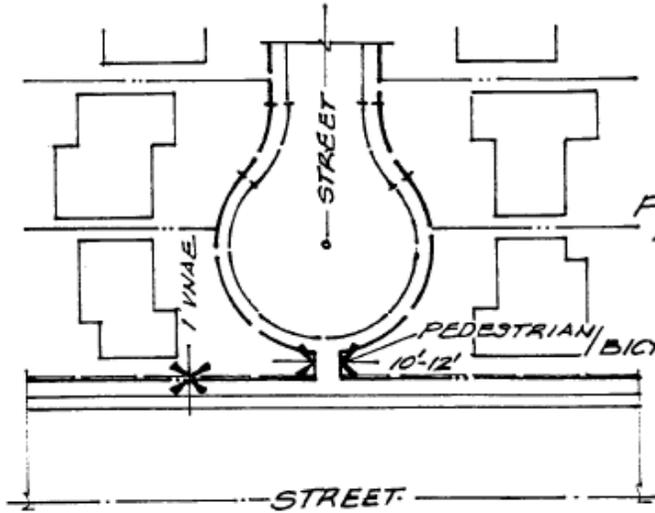


ILLUSTRATION #1
 PEDESTRIAN/BICYCLE WAY
 REQUIRED UNDER SPECIAL
 CONDITIONS FOR ACCESS
 TO SCHOOLS · PARKS ·
 SHOPPING CENTERS ETC.

ILLUSTRATION #2

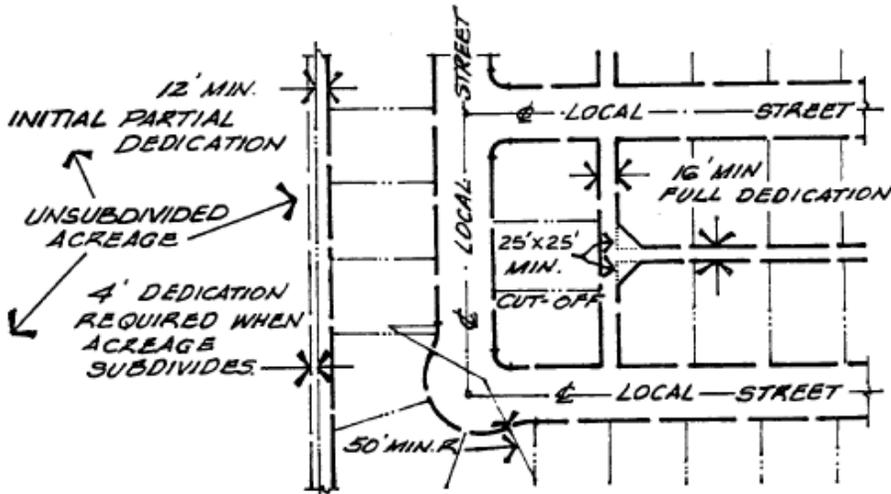
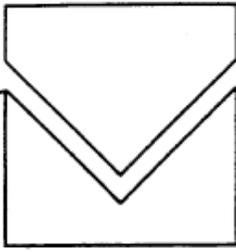


FIGURE 11



LOT DESIGN (DEPTH & WIDTH RATIO AND LOT ACCESS)

THE DEPTH-TO-WIDTH RATIO OF THE USABLE AREA OF THE LOT SHALL NOT BE GREATER THAN THREE (3) TO ONE (1).

ILLUSTRATION # 1

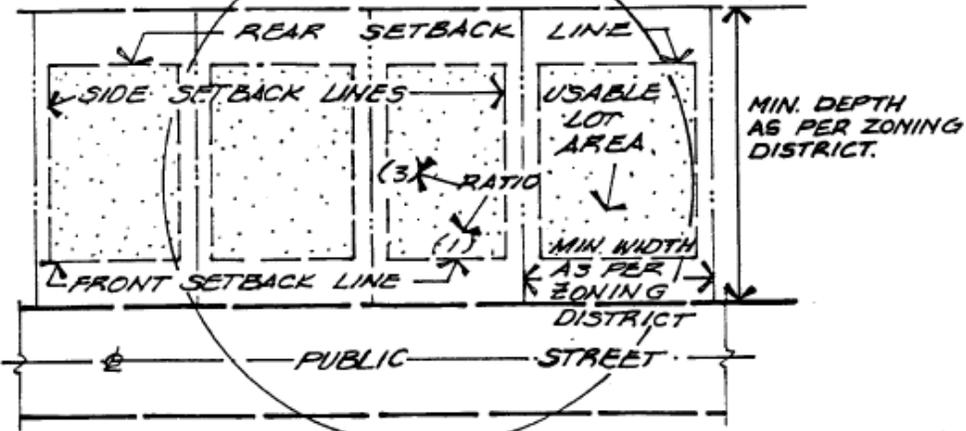


ILLUSTRATION # 2

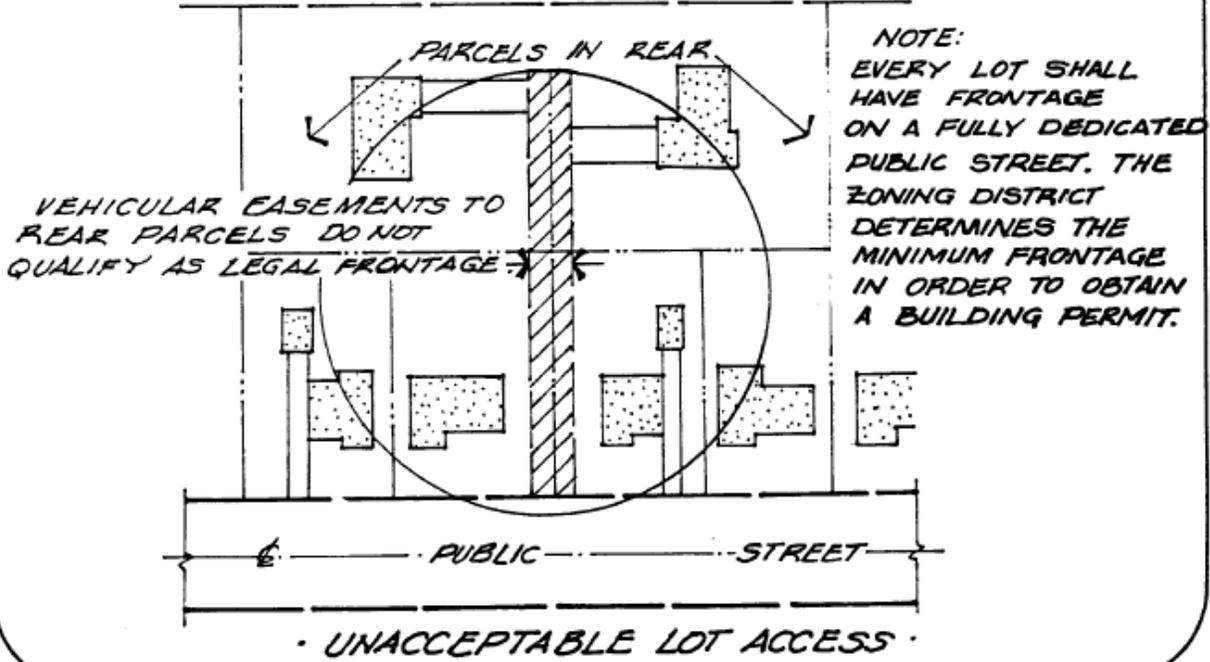
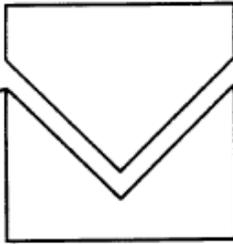


FIGURE 12



RESIDENTIAL LOT DESIGN : WIDTH & DEPTH MINIMUMS

NOTE: LOTS MAY BE DESIGNED WHICH MEET ALL CODE MINIMUMS, YET WILL NOT ACCOMODATE A BUILDERS PRODUCT. SUCH LOTS ARE UNACCEPTABLE AND WILL NOT BE APPROVED. ADEQUATE BUILDING AREAS MUST BE PROVIDED.

SPECIAL LOT TYPES WILL RECEIVE SPECIAL CONSIDERATION WHEN DETERMINING LOT WIDTHS AND DEPTHS.

BUILDING SETBACK LINES.

AXIS OF THE LOT GENERALLY PERPENDICULAR TO FRONTING STREET, OR RADIAL TO CENTER OF THE CUL-DE-SAC.

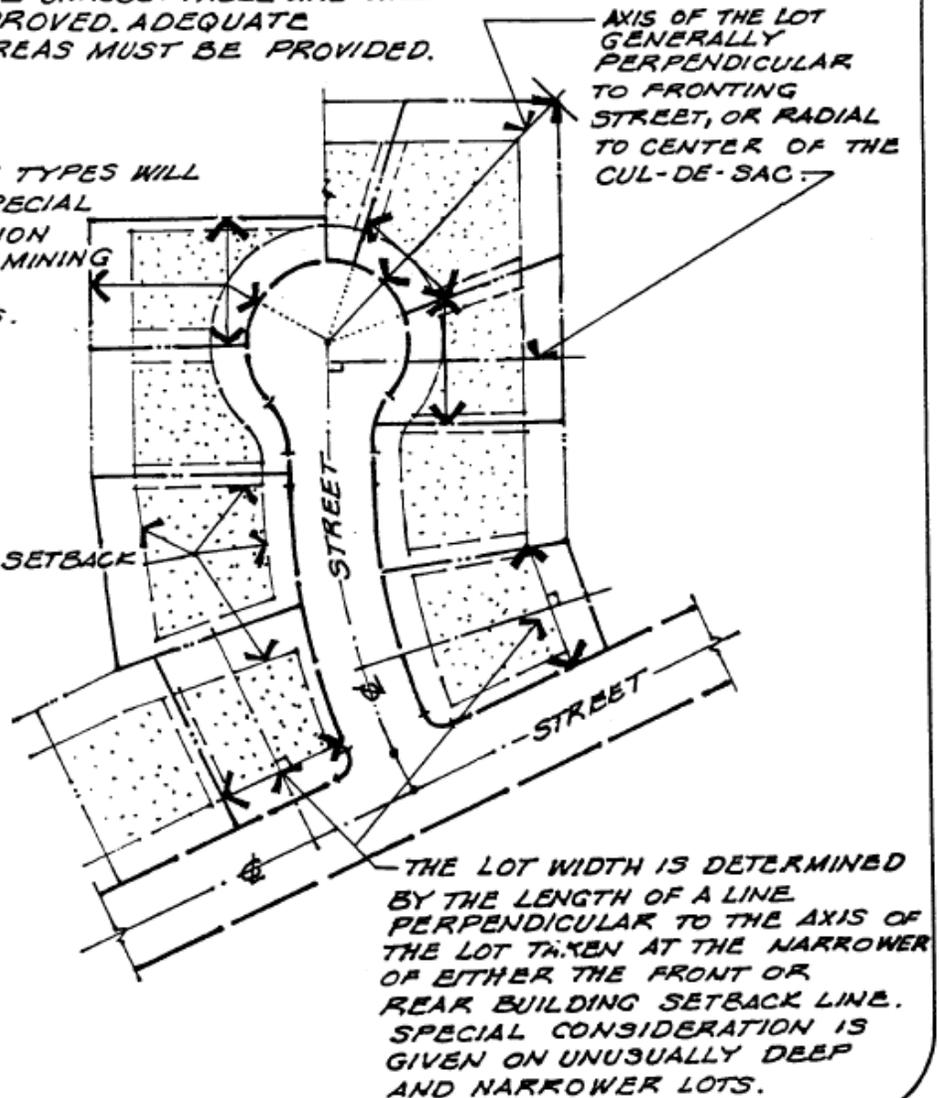
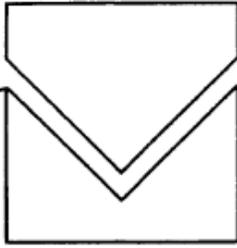


FIGURE 13



RESIDENTIAL REAR LOT LINES (CURVED AND STRAIGHT)

REAR LOT LINES SHALL BE A SERIES OF STRAIGHT LINE SEGMENTS OCCURRING AT JUNCTIONS OF SIDE AND REAR LOT LINES.

ILLUSTRATION #1

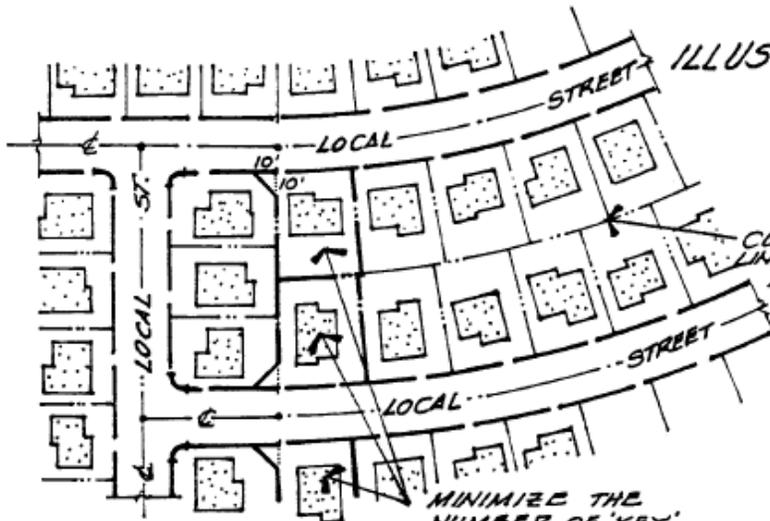
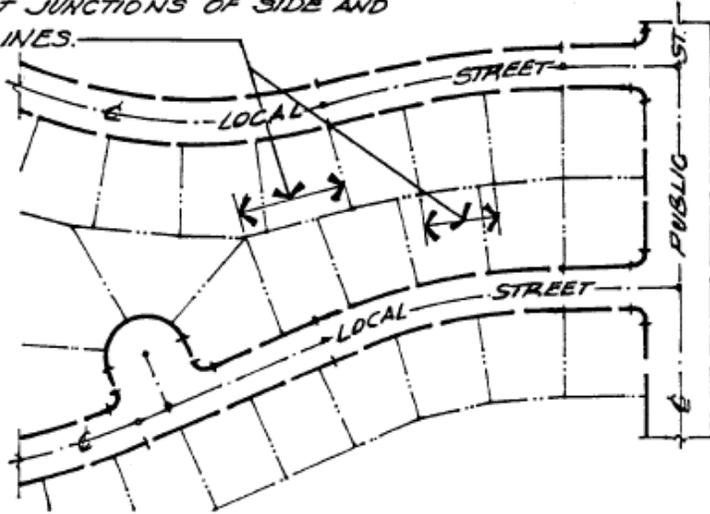
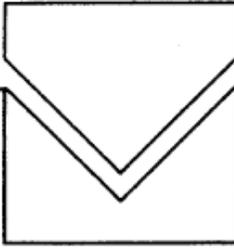


ILLUSTRATION #2

CURVED REAR LOT LINES WILL BE PERMITTED IF CURVE RADIUS IS 500 OR GREATER.

MINIMIZE THE NUMBER OF 'KEY' LOTS WHENEVER POSSIBLE.

FIGURE 14



RESIDENTIAL LOT BACKUP AND CORNER LOTS TYPICALS

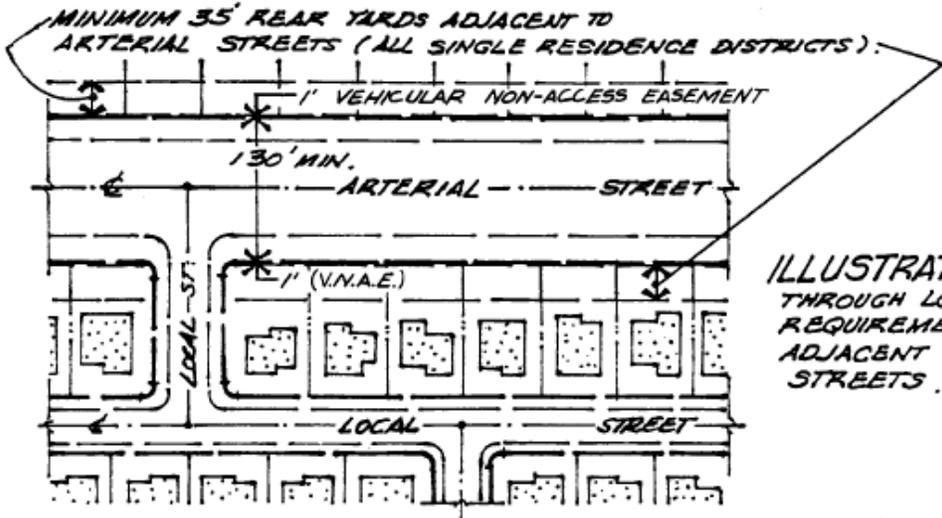


ILLUSTRATION #1
THROUGH LOT
REQUIREMENTS
ADJACENT TO ARTERIAL
STREETS.

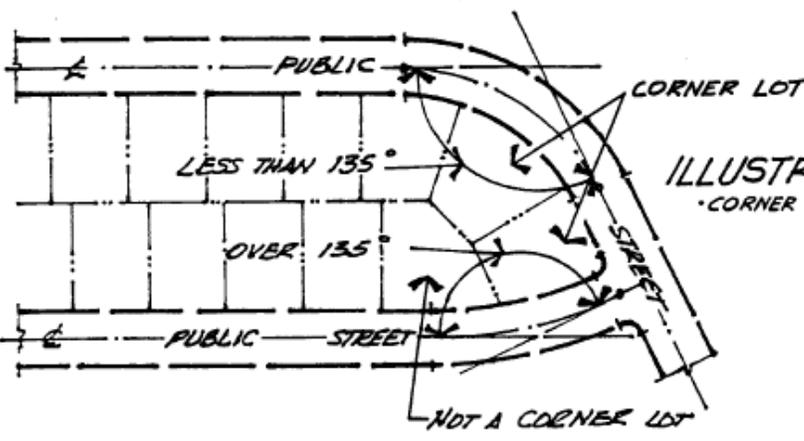


ILLUSTRATION #2
CORNER LOT EXAMPLES.

FIGURE 15

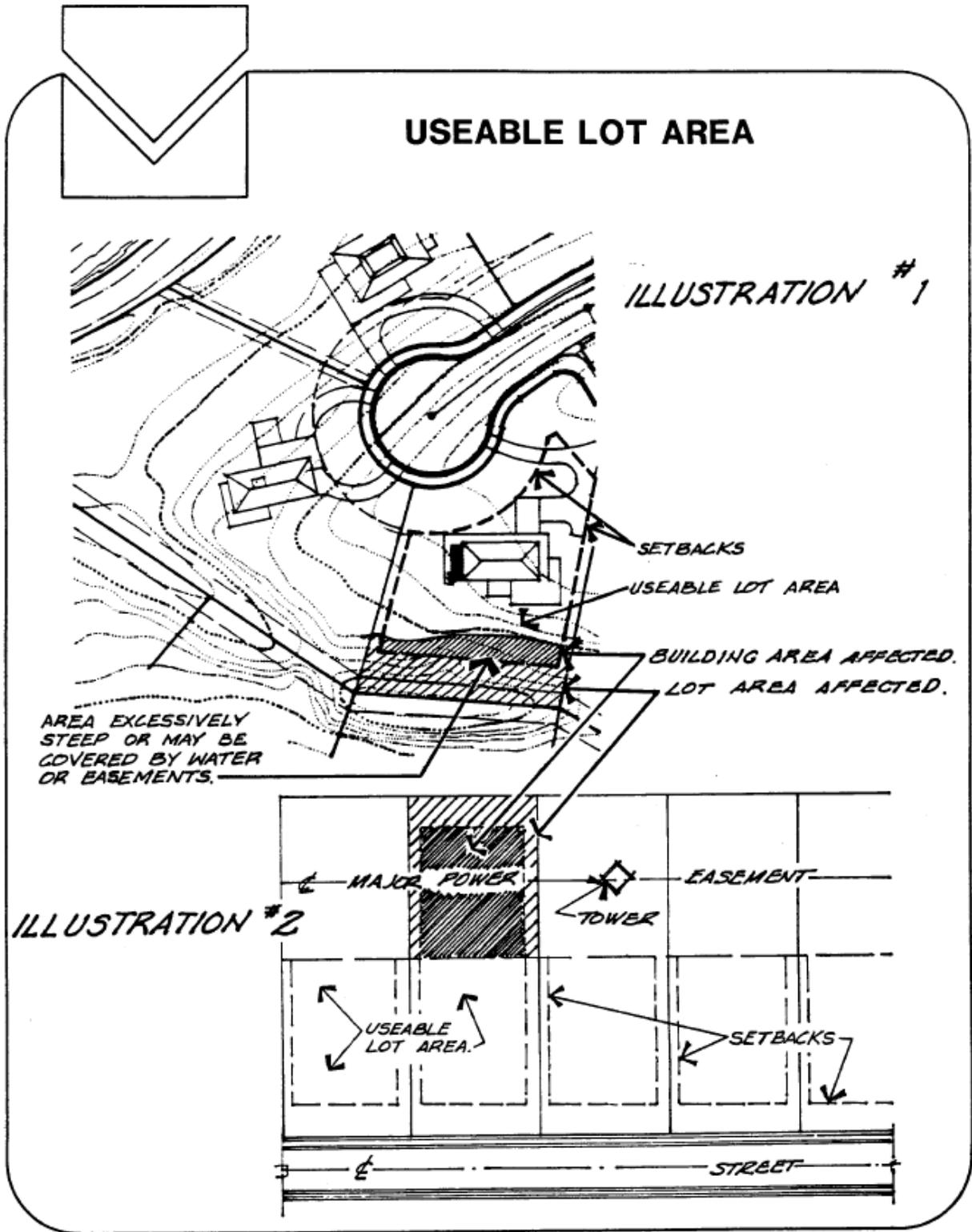
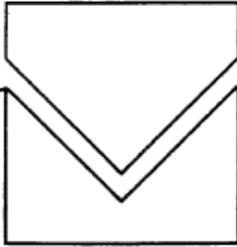


FIGURE 16



EASEMENT DESIGN (P.U.F.E., AERIAL, GUY & ANCHOR)

ILLUSTRATION # 1

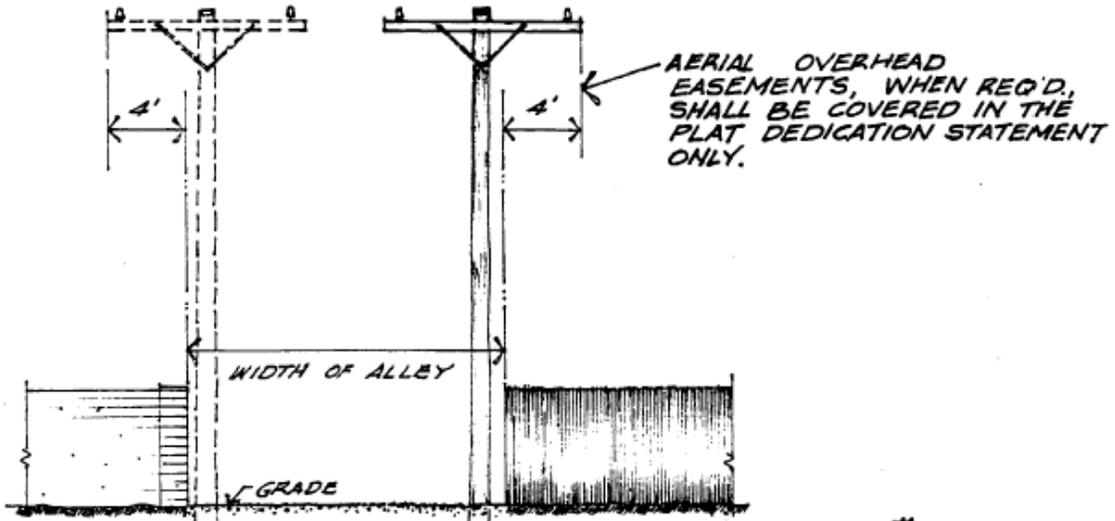


ILLUSTRATION # 2

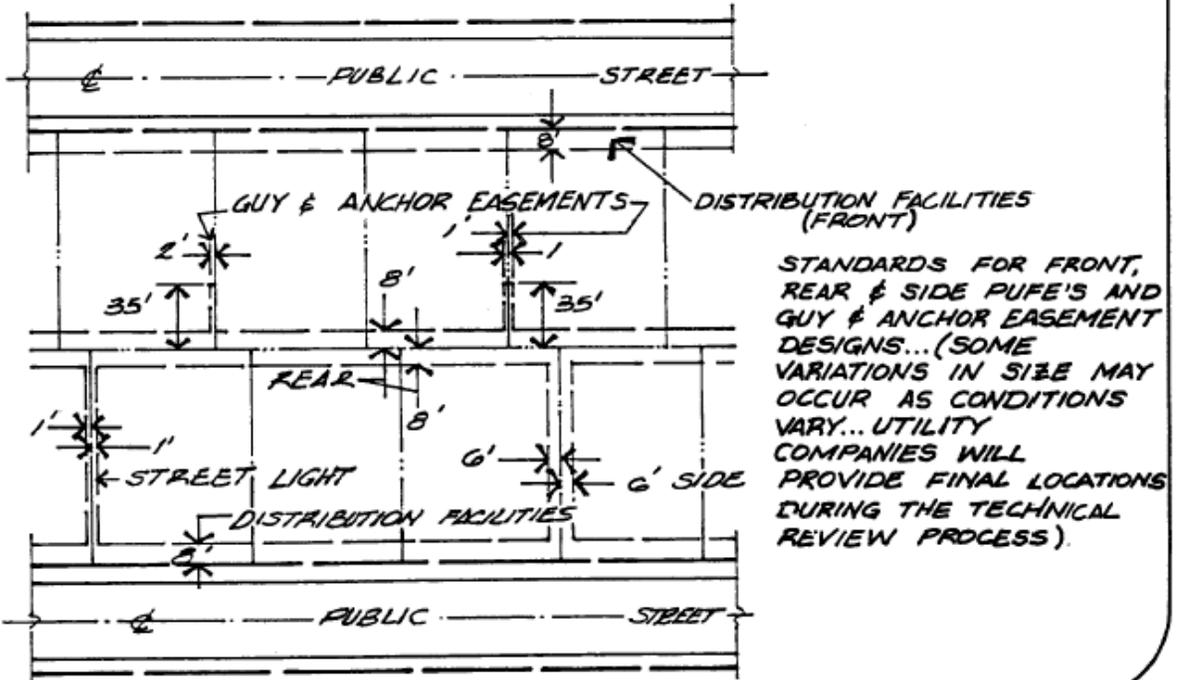
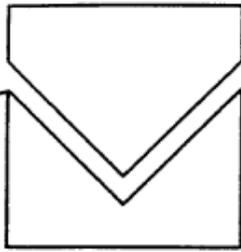


FIGURE 17



PUBLIC ALLEY REQUIREMENTS WIDTHS, PAVING, PARKING AND DUMPSTER EASEMENTS.

ILLUSTRATION #1

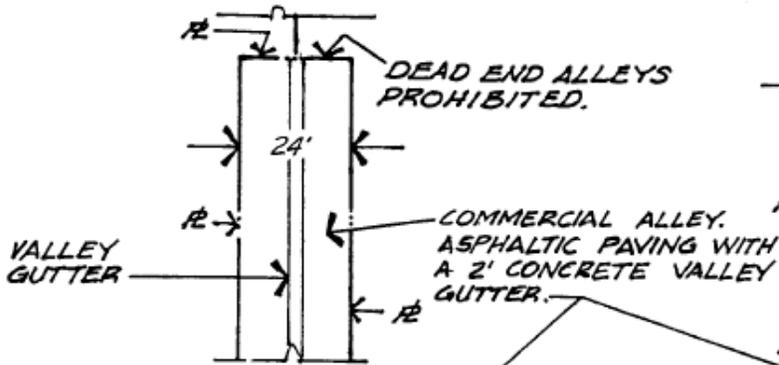


ILLUSTRATION #2

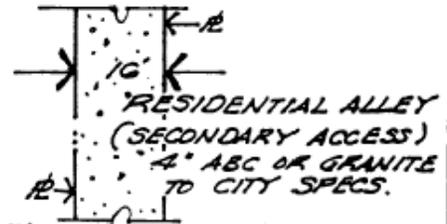


ILLUSTRATION #4

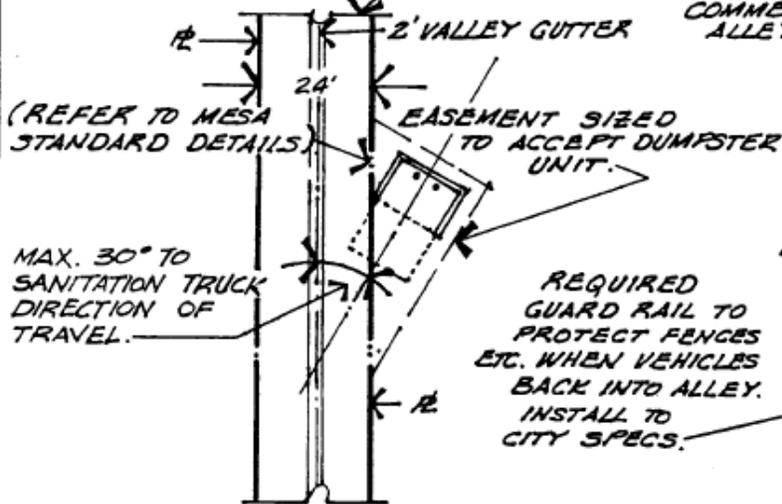
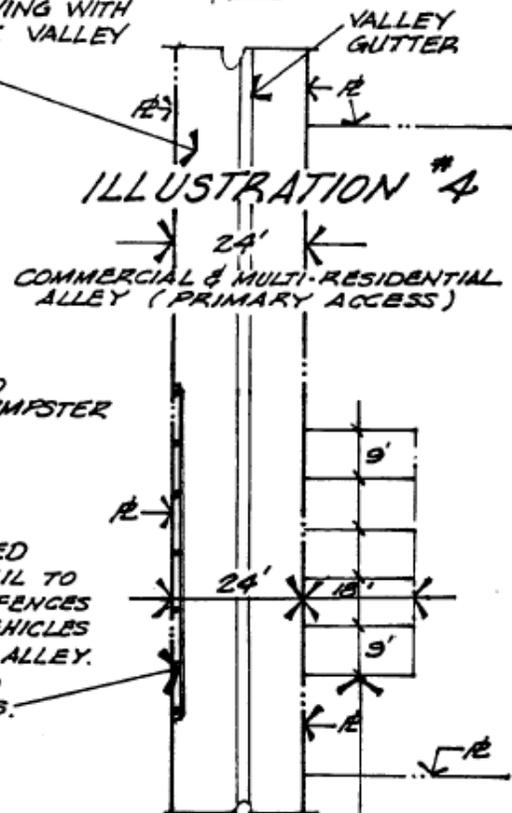
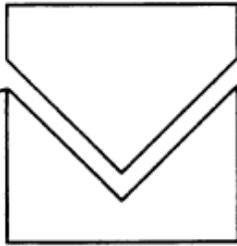


ILLUSTRATION #3

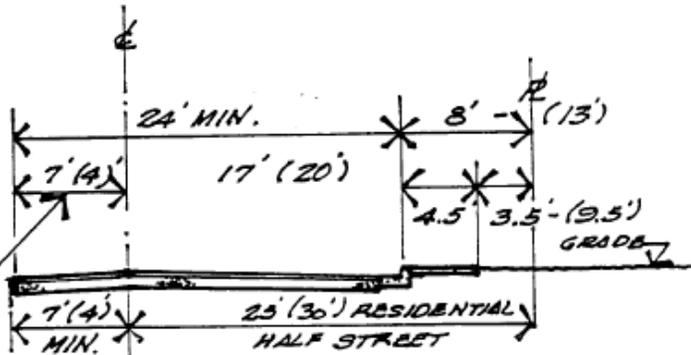
NOTE: FIVE (5) VEHICLES IS MAXIMUM THAT CAN BACK INTO A PUBLIC ALLEY. SIX (6) OR MORE MUST ENTER AND EXIT IN A FORWARD MOTION TO ANY PUBLIC WAY.

FIGURE 18

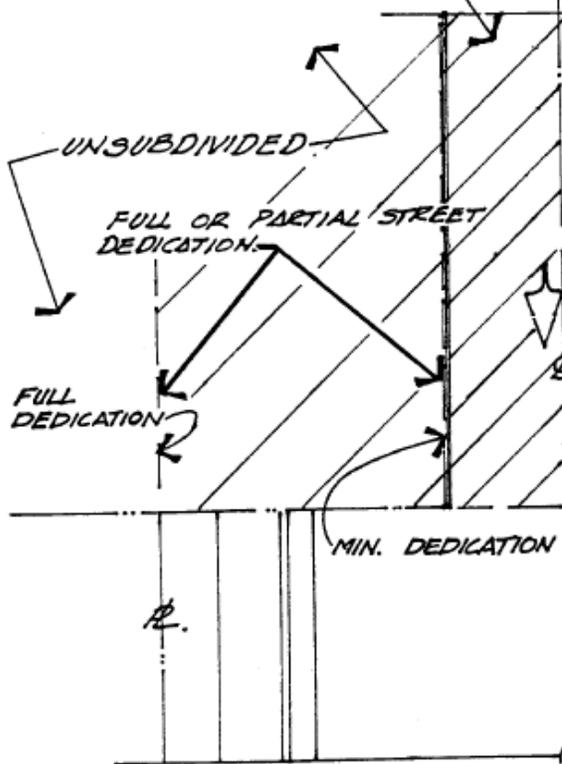


HALF-STREET PAVING REQUIREMENTS

DEVELOPER MAY NEED TO ACQUIRE ADDITIONAL R/W FOR COMPLIANCE WITH 24' MINIMUM HALF-STREET REQUIREMENTS. (REFER TO MESA STANDARD DETAILS).



SECTION.



NOTE: HALF STREETS PROHIBIT ON-STREET PARKING. A VARIANCE MUST BE OBTAINED TO CONSTRUCT HOMES ON LESS THAN A FULLY DEDICATED STREET.

PLAN VIEW.

FIGURE 19



"EYEBROW" DESIGNS FOR LOCAL STREETS

ON VERY SHORT CUL-DE-SACS, EITHER DESIGN IS ACCEPTABLE.

NOTE: EYEBROW DESIGNS SHOULD NOT BE USED ON COLLECTOR OR ARTERIAL STREETS.

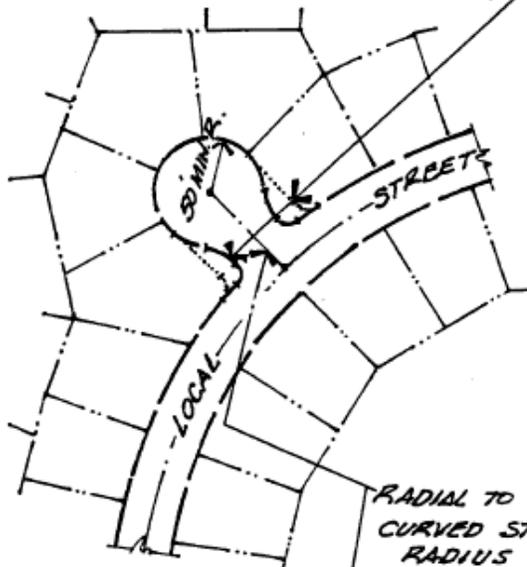


ILLUSTRATION #1

EYEBROW DESIGN PROVIDES NECESSARY FRONTAGE FOR ADDITIONAL LOTS; HELPS TO BALANCE LOT SIZE AND CREATE SAFETY ZONES IN THE DEEPER PORTIONS OF A BLOCK THAT RESULT FROM CURVILINEAR STREET PATTERNS.

RADIAL TO THE CURVED STREETS RADIUS POINT.



ILLUSTRATION #2

EYEBROW RADIUS POINT LOCATION IS DETERMINED BY THE NEED TO ACHIEVE THE REQUIRED LOT WIDTH AND DEPTH THAT RESULTS IN BETTER DESIGN.

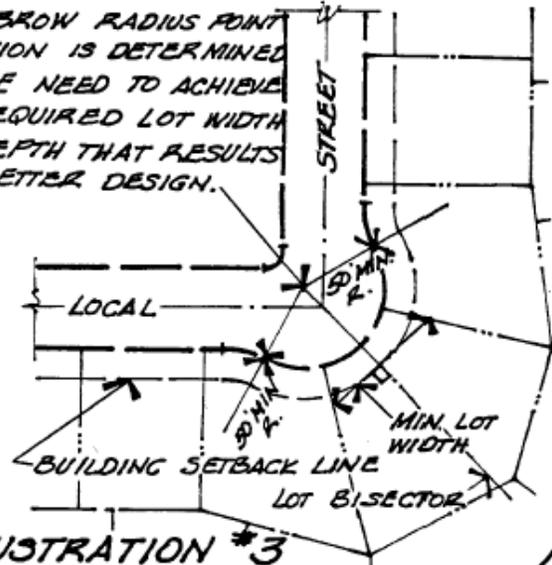
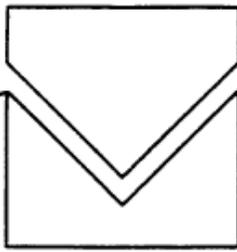


ILLUSTRATION #3

FIGURE 21



TEMPORARY TURN-AROUND ALTERNATE TURN-AROUNDS FOR DIFFICULT SITES

• ILLUSTRATION #1

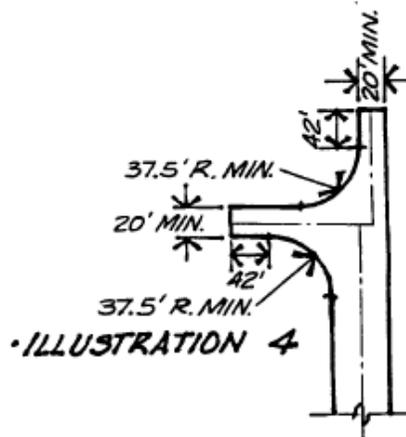
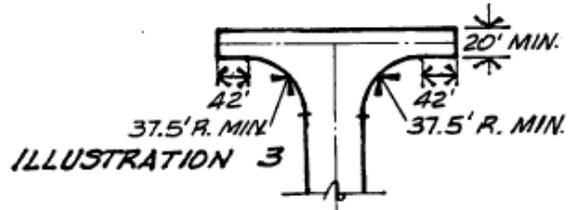
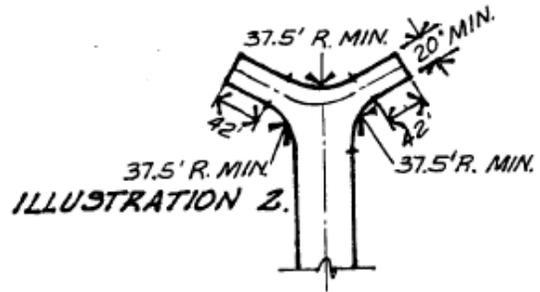
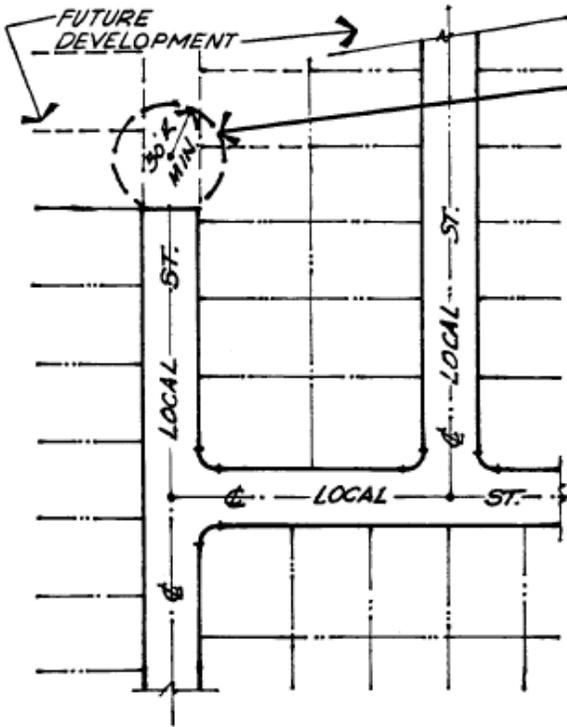


FIGURE 22

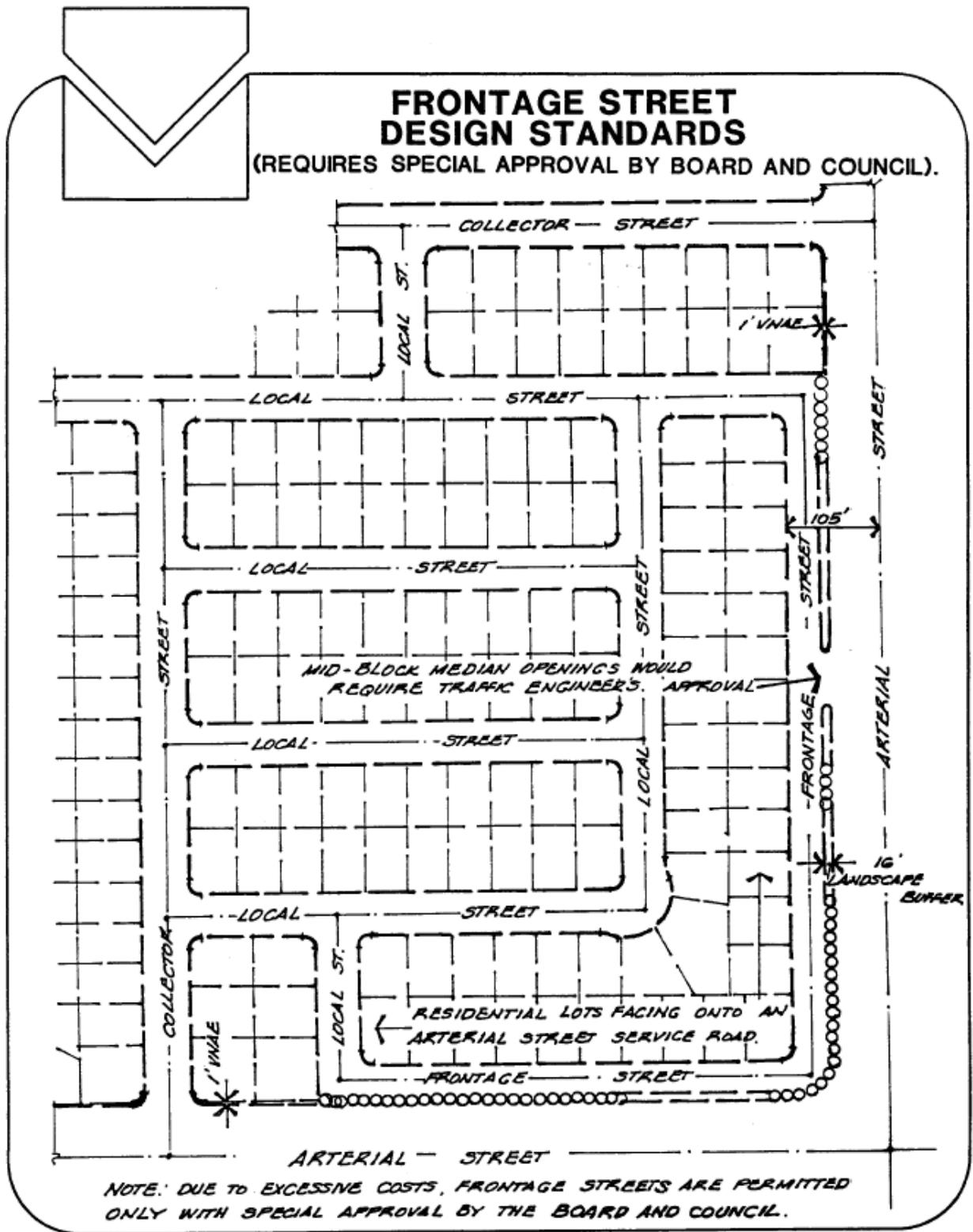
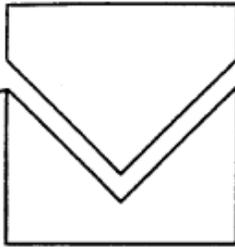


FIGURE 23



STREET DRAINAGE FOR LOCAL STREETS #1

STREETS SHOULD BE SO DESIGNED AND
ARRANGED IN RELATION TO EXISTING
TOPOGRAPHY AS TO FACILITATE DRAINAGE.
PROPER DESIGN WILL ELIMINATE EXCESSIVE
CUTS AND FILLS AND UNNECESSARY DRAINAGEWAYS
BETWEEN LOTS.

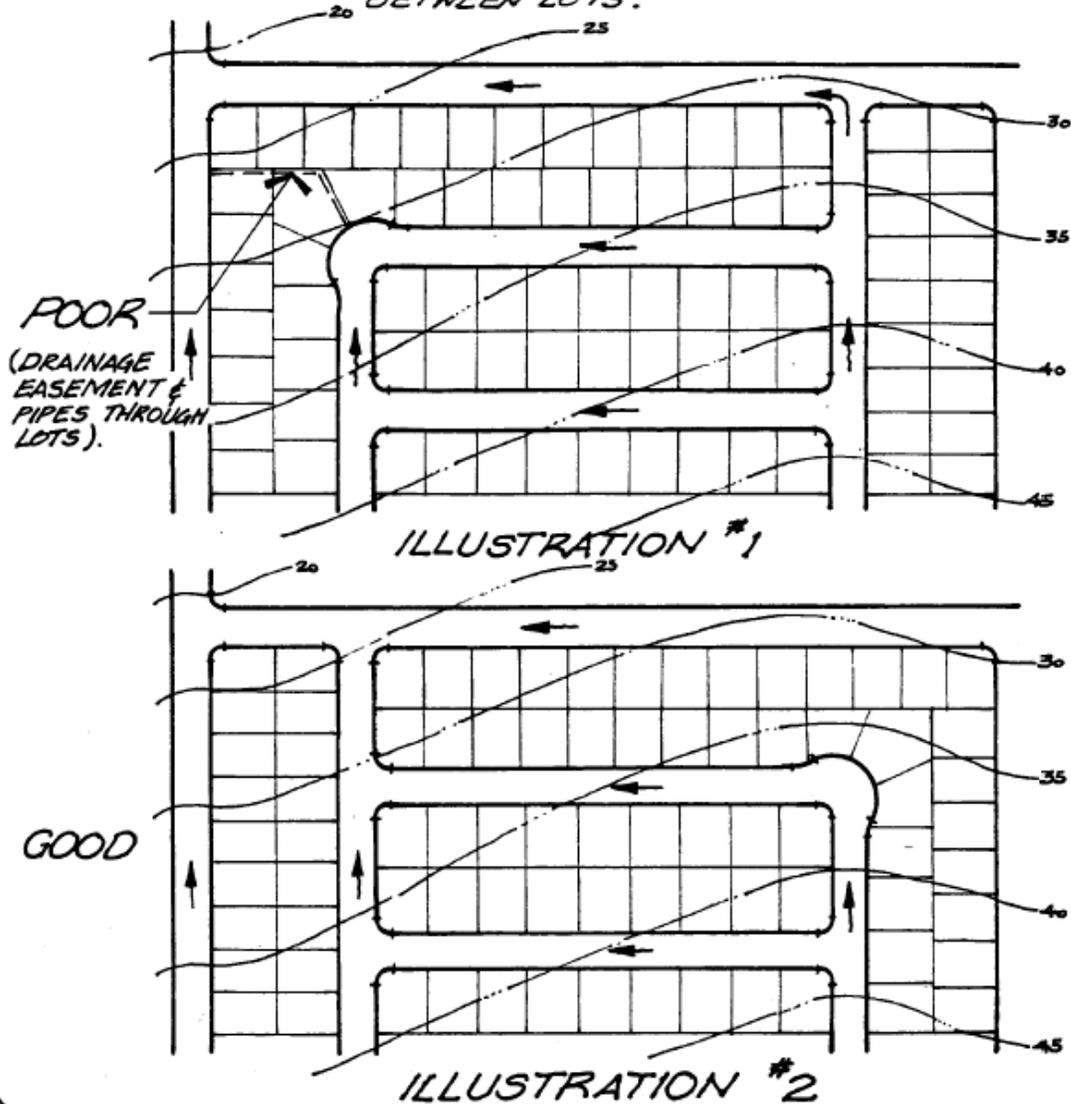
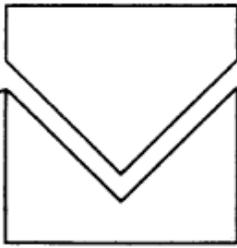


FIGURE 24a



STREET DRAINAGE FOR LOCAL STREETS #2

*STREETS SHOULD BE SO
DESIGNED AND ARRANGED
IN RELATION TO EXISTING
TOPOGRAPHY AS TO FACILITATE
DRAINAGE. PROPER DESIGN
WILL ELIMINATE EXCESSIVE
CUTS AND FILLS AND UNNECESSARY
DRAINAGEWAYS BETWEEN LOTS.*

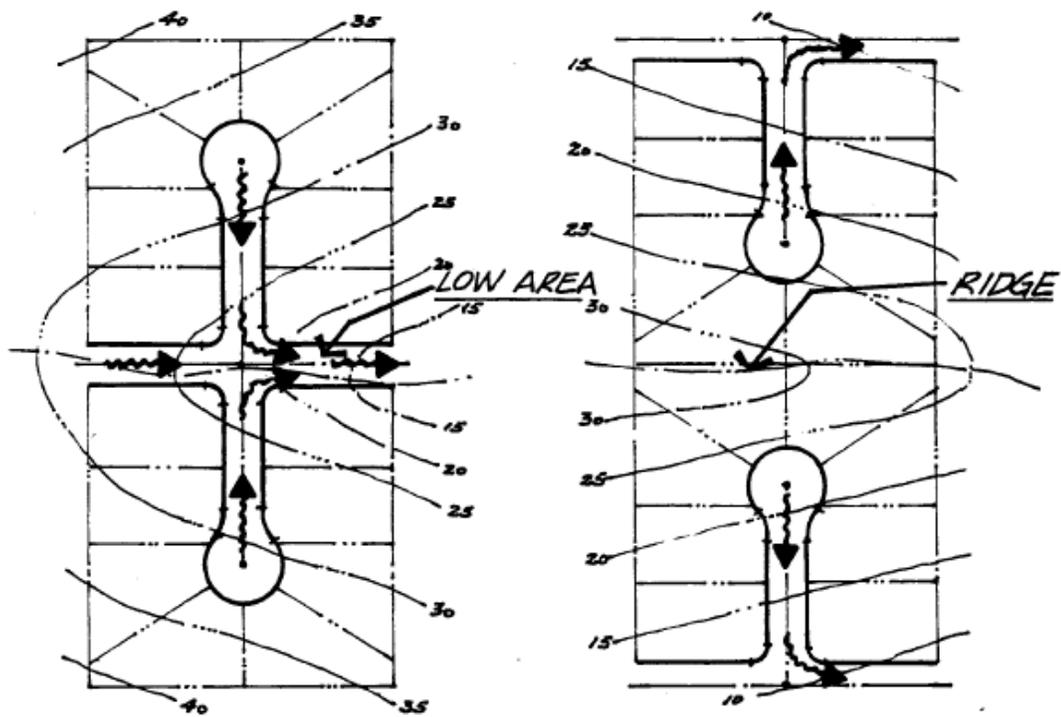


ILLUSTRATION #1

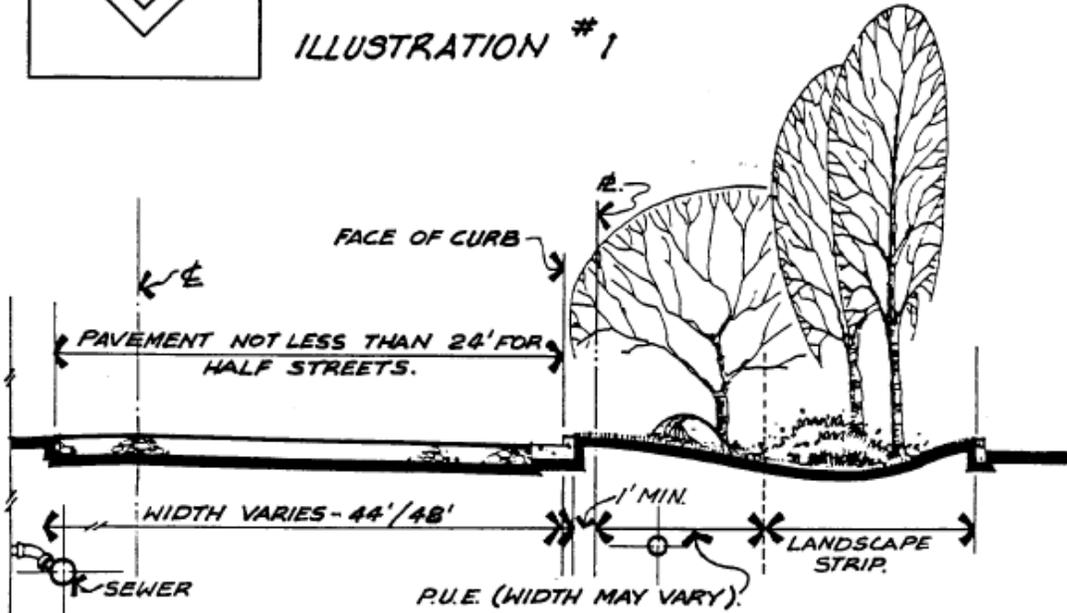
ILLUSTRATION #2

FIGURE 24b



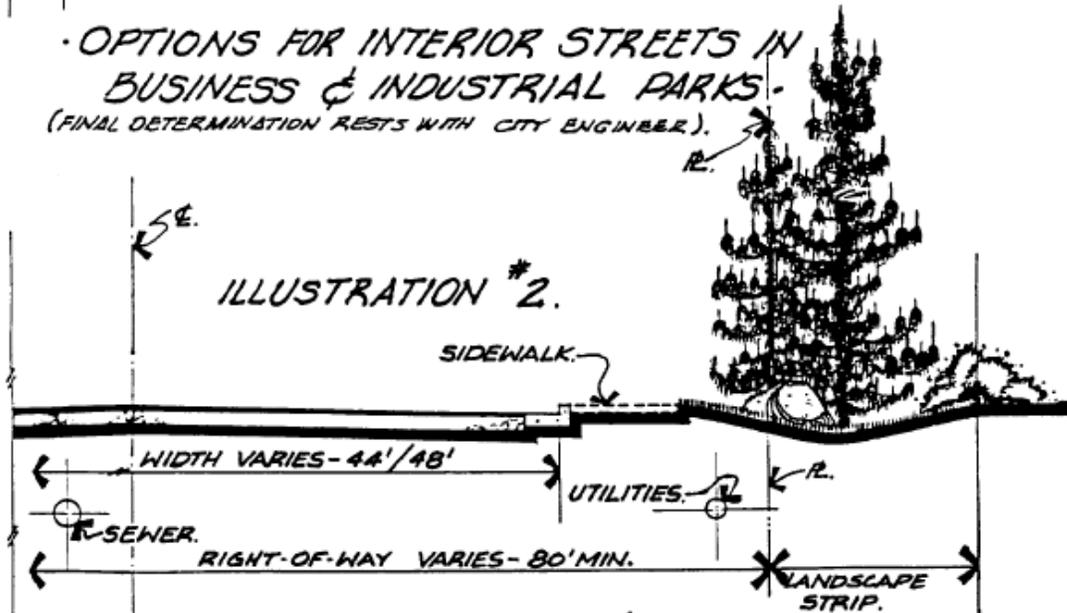
INDUSTRIAL STREET DESIGN

ILLUSTRATION # 1



• OPTIONS FOR INTERIOR STREETS IN BUSINESS & INDUSTRIAL PARKS.
 (FINAL DETERMINATION RESTS WITH CITY ENGINEER).

ILLUSTRATION # 2.



SIDEWALK MAY BE REQUIRED - (LAND USE, BUILDING OCCUPANCY, LOCATION & OTHER FACTORS WILL INDICATE SIDEWALK NEED. SIDEWALK ON ONE SIDE MAY BE ADEQUATE).

FIGURE 25

SECTION 9-6-4

PUBLIC

IMPROVEMENT REQUIREMENTS

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PUBLIC IMPROVEMENT REQUIREMENTS

9-6-4:

(A) PURPOSE:

It is the purpose of this Section to: Outline the minimum acceptable standards for improvement of public streets and utilities as well as certain private street improvements; define the responsibility of the subdivider in the planning, constructing, and financing of public improvements; and to establish procedures for review and approval of engineering plans. All improvements required in streets, alleys, or easements which are required as a condition to plat approval shall be the responsibility of the subdivider. They may be allowed to meet the requirements by participation in an improvement district if approved by the City.

(B) ENGINEERING PLANS:

1. A complete set of engineering plans for construction of all required improvements shall be prepared by an engineer registered in Arizona. Such plans shall be based on the technical review of the Preliminary Plat and be prepared in conjunction with the Final Plat. (Refer to Engineering Procedure Manual for more specific and detailed requirements for this Section.)
2. No plat shall be recorded until the engineering plans have been approved by the City.

(C) CONSTRUCTION AND INSPECTION:

1. All improvements in the public right-of-way or in public easements shall be constructed under the inspection and approval of the City Engineer. Construction shall not commence until a permit has been issued for such construction. Work shall not be discontinued or suspended unless first approved by the City Engineer and it shall not be resumed prior to notification and approval of the Engineering Department.
2. All underground utilities to be installed in streets and alleys shall be constructed, inspected and approved prior to the surfacing of such streets and alleys.

(D) PUBLIC IMPROVEMENTS:

The City Engineer is hereby delegated authority to develop and apply such engineering standards, specifications and procedures for the design and construction of public improvements as are in harmony with the objectives of this Section and necessary or appropriate to protect the public health, safety and welfare.

1. Streets: All streets within the subdivision, including perimeter streets or half-streets, shall be paved including concrete curbs installed to lines, grades and dimensions approved by the City Engineer and in conformance with City standards. When a major collector or arterial street is included within the subdivision or is a perimeter street, the City may pay for such extra width paving as may be deemed appropriate by the City.
2. Alleys: All alleys within the subdivision, including perimeter alleys and partial alleys,

- shall be surfaced with granite or Aggregate Base Course (ABC) to grades and dimensions approved by the City Engineer in conformance with City standards. Alleys to be used for primary vehicular access as defined under Section 9-5-1 of the City Code shall be improved as required by said Section and in conformance with City Standards.
3. Sidewalks: Concrete sidewalks shall be constructed along both sides of all streets within the subdivision and along one side of perimeter streets to a width and to lines and grades approved by the City Engineer and in conformance with City standards.
 4. Water and Sewer Lines and Services: Water and sewer lines shall be installed within the subdivision, and all adjoining streets, to lines and grades and of such sizes and lengths as approved by the City Engineer and in conformance with City standards. Water and sewer service lines of sizes and at locations approved by the City Engineer and in conformance with City standards shall be installed for each lot within the subdivision prior to paving the street and improving the alleys. Service stubs to platted lots and tracts within the subdivision for underground utilities shall be placed to such length and size as not to necessitate disturbance of street and utility improvements when future service connections are made. Where it is necessary to extend a water or sewer main from an existing adequate main to the subdivision, the subdivider will be required to pay the full cost of the line extension. However, if so requested, the City may participate in the oversize cost, or enter into a "private line agreement" with the subdivider requiring the subsequent users to pay a share of the cost of the line extension at such time as they take service from the line extension if such service is taken during the term of the agreement.
 5. Fire Hydrants: Fire hydrants shall be installed within and along perimeter streets of the subdivision at locations and to lines and grades approved by the City Engineer, Fire Department and in conformance with City standards.
 6. Gas: Gas service may be furnished according to current available supplies as determined by the City or other franchised supplier for that area.
 7. Irrigation Lines and Ditches: All irrigation and other ditches within the subdivision or within perimeter half-streets or alleys or easements shall be tiled or abandoned, in accordance with plans and specifications as approved by the City Engineer and/or respective irrigation district.
 8. Storm Drainage: The Subdivider shall make provisions for the retention and subsequent bleed off of all storm water within the proposed subdivision in accordance with plans approved by the City Engineer and in conformance with City standards. The plans shall show the type, extent, location and capacity of existing and proposed drainage and retention that may affect the subdivision. Complete hydrology and hydraulic design computations shall accompany the plans and shall be approved prior to the recordation of the final plat. The design shall be based on a 100 year 2 hour storm. Once constructed and approved by the City, the drainage facilities shall not be modified, unless such modification is approved by the City Engineer.
 9. Retention Basins: Public retention basins are encouraged to provide additional land area (up to twenty-five percent (25%) of the basin size) above the minimum land area calculated to retain their specified volume of water to help insure that public basins provide usable "flat" areas for recreational purposes. The design, amount, and location of the additional area which could be provided should be considered in the initial design

of the project. The need for additional open space, and the design of the basin will be reviewed by the staff on a project by project basis to help insure that adequate recreational facilities are provided to serve the needs of the future residents of the proposed subdivision. Multiple small retention basins are not acceptable for either public or private developments unless otherwise approved by the City Engineer and in conformance with City standards. Upon completion of an approved maintenance period for a public retention basin that will be maintained by the City, the subdivider shall provide at no cost to the City a clear title to the public retention basin. Once constructed and approved by the city, the retention facilities shall not be modified, unless such modification is approved by the City Engineer.

10. **Street Lights:** Street lights shall be installed along all streets within the subdivision and along all perimeter streets developed in conjunction with the subdivision. Street lights shall be installed by the subdivider in accordance with plans approved by the Engineering Department and in conformance with City standards. For a single parcel development with less than one hundred fifty feet (150') of street frontage, the City Engineer may waive the required street light installation. If installation is waived, prior to the issuance of a building permit, the subdivider shall pay an amount determined by the City based on the street frontage to pay for the future installation of street lights by the City or others.
11. **Traffic Control Devices:** Traffic control devices shall be provided or existing control devices shall be modified in conjunction with the development in accordance with designs approved by the development services department, where required in accordance with the Mesa Transportation Division. The Transportation Division may defer the installation of required traffic control devices.

When the installation of required traffic control devices is deferred, the owner/developer shall pay the City an payment in-lieu of causing the actual design, installation, and/or construction of the devices. This in-lieu payment shall be based upon a cost estimate prepared by a professionally registered civil engineer and approved by the City of Mesa. The in-lieu payment cost estimate shall include all design costs, labor and materials costs, plus twenty percent (20%) for future contingency costs. All in-lieu payments shall be remitted to the City of Mesa as a condition of and in conjunction with the issuance of any onsite construction permits and/or off-site rights-of-way permits associated with the development project.

12. **Street Name Signs:** Street name signs shall be placed in all street intersections. The subdivider shall install sign posts meeting City standards at locations designated by the City Engineer. The sign posts shall be in place prior to the completion of street paving. Prior to the issuance of a City permit for street paving, the subdivider shall pay to the City an amount per street name sign location as determined by the City Engineer to pay for the fabrication and installation of sign plates by the City.
13. **Survey Monuments:** Survey monuments conforming to City standards shall be installed at all corners, angle points, points of curves, and at all street intersections for streets within and around the perimeter of the subdivision and at such other locations as may be required by the City Engineer. After all improvements have been installed, the subdivider's registered land surveyor shall check the location of the monuments and mark the brass cap.
14. **Lot Corners:** Iron pipe or round reinforced steel bars not less than one half inch ($\frac{1}{2}$ ") in

diameter shall be set at all corners, angle points, and points of curve for each lot within the subdivision prior to the recording of the plat, except that the City Engineer may approve a temporary delay where topographic conditions make it necessary.

15. Parkway Landscaping: Parkway areas along arterial streets and other streets, as deemed necessary by the City Engineer, shall be landscaped in accordance with approved plans and standards set by the City Engineer. In PAD's, a statement shall be contained in both the deed restrictions and the owners association by-laws, that all landscaping, including that within the public right-of-way adjacent to the site, shall remain the responsibility of the owners association to maintain in perpetuity.
16. Underground Utilities: Electric lines and communication lines shall be constructed underground as required by the Arizona Corporation Commission. City Ordinance also requires cable TV to utilize a common trench for undergrounding their facilities in new developments and the subdivider must provide backfill under the same conditions as are extended to other trench users e.g. electric, telephone and communications.
17. Construction Certification: Upon completion of development, the subdivider's engineer shall provide as-built certification to the City Engineering Inspector that all required improvements in dedicated City rights-of-way or public utility easements were constructed according to approved plans and conform to City standards. The subdivider's engineer or surveyor shall also certify the as-built volume of all retention facilities. All certifications shall be signed by the engineer and stamped with a professional seal.

(E) SCHEDULE OF IMPROVEMENTS BY ZONING CLASSIFICATION:

Specific standards of improvements to be installed in a subdivision shall be related to the location of the subdivision and type of development proposed therein, as outlined in the following schedule of improvement requirements.

1. Urban Developments (R1-35, R1-15, R1-9, R1-7, R1-6, R-2, R-3 & R-4 zoning districts):
 - (a) Description: Single residence development with lot widths less than one hundred thirty feet (130') and lot areas less than forty-three thousand five hundred and sixty (43,560) square feet (one acre) and multiple residential development regardless of site area or density.
 - (b) Requirements:
 - 1) All streets shall include pavement, concrete curb and sidewalks both sides.
 - 2) Alleys, where required for single residential development shall have a sixteen foot (16') right-of-way, completely surfaced with approved material to an approved width.

Multiple residential development shall have a twenty-four foot (24') right-of-way completely surfaced to an approved width.
 - 3) Public water supply in accordance with subsection (D)4. of this Section

including mains and fire hydrants for fire protection.

- 4) Storm drainage in accordance with Subsection (D)8. of this Section.
- 5) Retention basin in accordance with Subsection (D)9. of this Section.
- 6) Public sewer in accordance with Subsection (D)4. of this Section.
- 7) Street lights in accordance with Subsection (D)10. of this Section.
- 8) Street name signs in accordance with Subsection (D)12. of this Section.
- 9) Parkway landscaping in accordance with Subsection (D)15. of this Section.
- 10) Perimeter streets in accordance with Subsection (D)1. of this Section.
- 11) Undergrounding of existing overhead electrical services in accordance with current City of Mesa policy.

2. Suburban Developments (R1-90 & R1-43 zoning districts):

(a) Description: Single residence development with minimum lot widths of one hundred thirty feet (130') and minimum lot areas of forty-three thousand five hundred and sixty (43,560) square feet (one acre).

(b) Requirements:

- 1) All streets shall include pavement and concrete curbs. Sidewalks shall be included if so required by the City Engineer.
- 2) Alleys, where required to complete an existing system shall have a sixteen foot (16') right-of-way, completely surfaced with approved material to an approved width.
- 3) Public water supply systems including mains and fire hydrants for fire protection in accordance with subsection (D)4. of this Section.
- 4) Storm drainage in accordance with Subsection (D)8. of this Section.
- 5) Retention basin in accordance with Subsection (D)9. of this Section.
- 6) Public sewer is required in accordance with Subsection (D)4. of this Section, unless waived by both the Maricopa County Health Department and the City Engineer.
- 7) Street lights in accordance with Subsection (D)10. of this Section.
- 8) Street name signs in accordance with Subsection (D)12. of this Section.
- 9) Parkway landscaping in accordance with Subsection (D)15. of this Section.

- 10) Perimeter streets in accordance with Subsection (D)1. of this Section.
 - 11) Undergrounding of existing overhead electrical services in accordance with current City of Mesa policy.
3. Office, Commercial and Industrial (O-S, C-1, C-2, C-3, M-1, M-2 and PEP zoning districts):
- 1) All streets shall include pavement, concrete curb and sidewalks both sides; for "Industrial" districts (M-1, M-2, PEP), the sidewalk requirements may be waived on one or both sides by the City Engineer should land use, building occupancy, location or other factors so indicate.
 - 2) Alleys, where required, shall have a twenty four foot (24') right-of-way, completely surfaced with approved material to an approved width (see figure 18).
 - 3) Public water supply in accordance with Subsection (D)4. of this Section including mains and fire hydrants for fire protection.
 - 4) Storm drainage in accordance with Subsection (D)8. of this Section.
 - 5) Retention basin in accordance with Subsection (D)9. of this Section.
 - 6) Public sewer in accordance with Subsection (D)4. of this Section.
 - 7) Street lights in accordance with Subsection (D)10. of this Section.
 - 8) Street name signs in accordance with Subsection (D)12. of this Section.
 - 9) Parkway landscaping in accordance with Subsection (D)15. of this Section.
 - 10) Perimeter streets in accordance with Subsection (D)1. of this Section.
 - 11) Undergrounding of existing overhead electrical services in accordance with current City of Mesa policy.
 - 12) Oversize of Required Public Improvements. The developer may be required to oversize certain public street and utility improvements for the purpose of ensuring that the City of Mesa's public improvement standards for transportation, utility service, and infrastructure are maintained. The City of Mesa may participate in the increased costs of oversize improvements when approved by the Development Services Manager. The City's commitment to participate in those improvements specifically identified as oversize and executed by the developer and the Development Services Manager.

SECTION 9-6-5

DESERT UPLANDS

DEVELOPMENT STANDARDS

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FIGURES NO. 26-36

DESERT UPLANDS DEVELOPMENT STANDARDS

9-6-5:

(A) PURPOSE AND INTENT:

The purpose of these standards is to minimize hillside disturbance and encourage preservation of the natural character and aesthetic value of the desert within the Desert Uplands Area by allowing the flexibility necessary to produce unique, environmentally sensitive projects. It is the intent of these standards to encourage development of subdivisions with a distinctive southwest desert design theme.

All present City design standards may not be applicable to desert preservation oriented development. Due to the anticipated vehicular and pedestrian volumes normally associated with higher residential densities, developments within the R1-15 zone and higher density residential and non-residential uses shall generally comply with present City of Mesa Ordinance requirements. Standard City requirements for subdivision design, storm water retention, right-of-way, pavement widths and street design shall apply, except in the following areas where alternatives may be permitted to maintain the natural desert character of the area.

The Desert Uplands Area is that area of Mesa bounded by the Central Arizona Project (CAP) canal on the west, Meridian Road and Userly Mountain Regional Park on the east, University Drive on the south and Tonto National Forest boundary on the north and as depicted in Figure 36.

1. PAD's and non-residential developments will be reviewed at the time of zoning approval or building permit application review for compliance with applicable Desert Uplands Standards and for a southwestern design theme.
2. In lower density residential areas (R1-35 and lower), development standards similar to those for suburban areas may be approved.
3. Prior to any development, a grading permit shall be obtained in accordance with the Mesa City Code.

(B) LOCAL STREETS:

Local street standards may be modified to encourage better adjustment to the topography of the area. Existing significant topographical features, such as washes, hillsides, boulders and rock outcroppings, and established stands of native vegetation, which cannot be revegetated, may warrant the approval of alternative engineering designs. Modifications would be considered on an individual basis, with approval by the Mesa Planning Director, City Engineer and Traffic Engineer. The following are requirements and design alternatives for street construction in the Desert Uplands Area.

1. Local Residential Streets - Public

The chart below specifies the local residential public street standards for each residential zoning district.

9-6-5 (B)		LOCAL RESIDENTIAL STREETS - PUBLIC						
DIST.	LOT SIZE, SF	R.O.W	CL TO BC	PARK-ING	CURB	SIDEWALK	WATER MAIN	STREET LIGHT
R1-6 TO R1-9	6,000+ TO 9,000+	53'	17.5'	BOTH SIDES	2' ROLL	4' WIDTH, DETACHED 5' *	1' BEHIND CURB	4' BEHIND CURB
R1-15	15,000+	47'	14.5'	ONE SIDE ONLY	2' ROLL	4' WIDTH, DETACHED 5' *	1' BEHIND CURB	4' BEHIND CURB
R1-35	35,000+	43'	12.5'	NONE	2' ROLL	4' WIDTH, ATTACHED	1' BEHIND CURB	5' BEHIND CURB
R1-43 TO R1-90	43,560+	30'	12.0'	NONE	3' RIBBON	NONE	1' BEHIND CURB	NONE

*Landscaping shall consist of trees with limited canopies and shrubs selected from the Preferred Desert Uplands Plant List in accordance with Subsection (G) 3 of this Section. Fifty percent (50%) of the trees are to be twenty-four inch (24") box (new or salvage), within the five foot (5') landscape strip between the curb and sidewalk.
Street lighting for the area north of McDowell Road, east of Hawes Road, and west of Usery Mountain Regional Park shall be in accordance with Subsection (D)6 of this Section.

Homeowners' associations shall be responsible for maintenance of landscaping between the curb and sidewalk. To avoid damage to landscaping, the covenants conditions & restrictions are to require garbage/recycling barrels to be placed in the street adjacent to the curb, not in the landscaped area.

- Where topographical conditions warrant, cul-de-sac lengths in excess of four hundred feet (400') may be approved by the City Engineer if an improved turning radius of fifty-five feet (55') is provided to facilitate the turning radius of emergency vehicles. In such situations, however, the Fire Department may require installation of individual protection systems where appropriate. Cul-de-sacs should be designed to serve twelve (12) to fourteen (14) homes maximum, regardless of length.
- With approval of the Traffic Engineer and City Engineer, the minimum center line radius may be reduced to 200' and the minimum curve length reduced to 75' with a 25 MPH street design (see figure 26). Local street intersections may vary from ninety degrees (90°) on short street segments, at cul-de-sacs, or at the termination of streets where the traffic speeds and volumes are lower. At "tee" intersections, the intersection tangent length may be reduced to 150' minimum. For twenty-five (25) mph streets terminating at

the "tee" intersection, the centerline radius shall be no less than a two hundred foot (200') radius. For thirty (30) mph streets terminating at the "tee" intersection, the centerline radius shall be no less than a three hundred foot (300') center line radius.

4. Landscape medians are recommended at subdivision entrances and adjacent to open spaces. Landscape islands are recommended within cul-de-sacs. Landscape plans for the medians and islands shall utilize plants salvaged from the site, or selected from the Preferred Desert Uplands Plant List in accordance with Subsection (G) 3 of this Section. Medians and islands cannot obstruct access to lots, impair visibility at sight triangles, or obstruct drainage, and are to be located pursuant to Fire Department and Development Services Department access requirements. Integral colored concrete and alternative sidewalk and pavement materials are encouraged subject to City review and approval. Homeowners' Associations are to own the medians and islands, and be responsible for landscape, special concrete and pavement section maintenance.
5. Maximum street grades may be increased, provided adequate visibility and access for fire protection and refuse collection vehicles is maintained. Local street grades should not exceed fifteen percent (15%) and streets exceeding twelve percent (12%) should have a maximum length of four hundred feet (400'). Exceptions require approval of the Traffic Engineer and City Engineer (see Figure 26).
6. Where scarring occurs as a result of street or utility construction, revegetation and restoration shall be required of the subdivider. Restored areas shall be graded and landscaped to blend with the natural vegetation and terrain, and stabilized to control erosion. Landscape plans for the areas to be restored shall utilize plants salvaged from the site or selected from the preferred Desert Uplands Plant List. The plants shall be of the same species mix, and equivalent in size and density to the surrounding undisturbed area. Landscaping and stabilization shall occur concurrently with construction.
7. Grade changes that require retaining walls may be used only with the approval of the City Engineer. Where approved for use, vertical retaining walls shall have a maximum height of five feet (5'). For grade changes of more than five feet (5'), the use of multiple walls in a series of terraces is required. Each terrace shall have a four foot (4') minimum width and shall be landscaped. There shall be a four foot (4') landscaped strip between the top terrace and any free-standing enclosure wall used. The finished surfaces of retaining walls shall blend into the natural setting by such means as texturing and the use of earth tone coloring. The use of native stone as a veneer is also possible (see Figure 27).

For slopes of sixty degrees (60°) and less, mortar free stone retaining walls using irregularly shaped native boulders may be used, subject to structural and slope stability design considerations. Landscaping of the slope shall be provided to produce a more natural appearance (see Figure 27). Modifications to these standards may be considered on an individual basis where unusual topographical conditions, parcel configurations, or other relevant factors are present.

8. All excess excavated material shall be removed or incorporated as an integral part of the site development so that a natural look is maintained.
9. Low Density Development Standards: One (1) dwelling unit/acre (R1-35) or less.

- (a) Where drainageways cross streets, culverts shall be installed to convey ten (10) year frequency storm flows under the pavement, with higher volume storm flows being allowed to flow over the pavement in dip sections (see Figures 29 and 30).

For washes with low flows, deletion of the culvert may be permitted where a concrete dip section is provided, when approved by the City Engineer.

- (b) With approval of the City Engineer, the use of three foot (3') to five foot (5') roadside drainage swales with appropriate erosion protection to provide a natural appearance will be permitted
- (c) The use of integral colored concrete for ribbon curbing is encouraged (see Figure 26).

(C) COLLECTOR STREET – PUBLIC.

Where no lot/home access is provided along a collector street, and the area served by the collector is not so large as to require a wider street, the collector street may be as follows: eighty feet (80') right-of-way, thirty-four foot (34') face-of-curb to face-of-curb, no on-street parking, and five-foot (5') sidewalks detached a minimum of four feet (4'). At intersections with major streets and adjacent to school sites, parks, or activity centers, the face of curb width shall be increased to forty-six feet (46').

(D) STREET LIGHTS:

1. The "shoebox" fully shielded streetlight fixture with a square pole shall be the standard fixture and pole in the Desert Uplands Area (see Figure 31).
2. Street lights on major streets and collector streets shall comply with City standard illumination and spacing requirements, except as specified in Subsection (D)(3) of this Section. Streetlights may be installed in median islands where available, or adjacent to sidewalks where medians do not exist. Mounting height shall be thirty-five feet (35') to forty feet (40').
3. On collector streets as permitted under Subsection (C) of this Section, street lighting shall use poles with a thirty-foot (30') or thirty-five foot (35') maximum mounting height and an average 0.37-footcandle light level with a 6-1 average to minimum ratio. Lighting along the forty-six foot (46') wide sections of these streets adjacent to school sites, parks, or activity centers shall comply with City Standard Illumination and Spacing Requirements for Collector Streets.
4. Streetlights on local streets shall be placed at all intersections and at the end of cul-de-sacs that are more than two hundred feet (200') long, except as specified in Subsection (D)(6). On straight sections of roadway four hundred foot (400') spacing between lights may be used; however, other factors must also be evaluated, e.g. horizontal and vertical alignment. Topographical conditions may require additional lighting. Mounting height on local streets shall be twenty-five feet (25'), with a seventy (70) watt lamp.
5. Pull boxes shall be a maximum of two hundred feet (200') apart.
6. For the area north of McDowell Road and east of Hawes Road and west of Usery

Mountain Regional Park along public streets, no lighting on the public street shall be required. The developer shall provide an area light with a light pole no less than 8 feet in height and no greater than 16 feet in height with a 70-watt fixture. The type of area light fixture and pole shall meet all applicable city standards. The area light shall be installed at each entrance to a multi-unit subdivision. The area light shall be owned, operated and maintained by the owners of the property, where the area light is installed. The area light shall be installed adjacent to the edge of the driveway approach and outside of the city right-of-way and public utility and facilities easements.

(E) ON-SITE STREET NAME SIGNS (PUBLIC STREETS):

1. Street name signs and posts shall be standard (green reflectorized sign with white reflectorized lettering and a steel pole) unless the applicant receives approval of a modification from the Traffic Engineer.
2. Any approval of non-standard street sign materials shall be conditional upon the development's homeowner's association assuming responsibility for the installation, future maintenance and liability relating to the signs.
3. Non-standard street name signs which are installed and maintained by a homeowner's association shall have reflective letters and background.

(F) WALLS AND FENCES:

1. Perimeter subdivision walls shall be designed to reflect a southwestern design theme and be constructed to reflect changes in the topography (see Figure 31 and 32).
2. Perimeter subdivision walls shall be designed and constructed in a height and style, which preserves desert vistas and environment, to the extent possible. Perimeter walls along arterial or collector streets should not extend over two hundred fifty (250) linear feet without a one-foot (1') vertical or three-foot (3') horizontal variation. Walls shall include clear ground level openings no smaller than eighteen inches (18") high to permit wildlife passage (see Figure 32).
3. The height of walls shall be measured from the original grade.
4. Walls or fences on individual lots, which are visible from the street shall be designed to match the character and appearance of the home (see Figure 26).
5. The use of chain link as a permanent fencing material is prohibited in the Desert Uplands area.
6. Low Density Development Standards: One (1) dwelling unit/acre (R1-35) or less.
 - (a) As a means of preserving the natural desert character, views, wildlife corridors and habitat, developers of low-density residential subdivisions are encouraged to only utilize entry features and not utilize subdivision perimeter walls.
 - (b) In larger lot subdivisions, the subdivider shall confine fencing to the residential private activity areas on each lot, with the balance of the lot to remain open and unwalled.

- (c) Walls on individual lots shall be designed to match the character and appearance of the home (see Figure 26).

(G) NATIVE PLANT PRESERVATION:

The Desert Uplands area is an Upper Sonoran Desert Community with unique plants, washes and land forms which create its own identity and character. To preserve and maintain its unique character, proposed developments shall have two (2) major categories of landscaping:

1. Retained Desert: Natural, undisturbed open spaces, common areas, and washes which should be subject to no grading and no additional plant materials, except where stabilization of washes is needed to accommodate flows.
2. Revegetated Desert: Reconstructed desert landscaping including both retained and revegetated plant materials shall be in accordance with the preferred Desert Uplands Plant List in accordance with Subsection (G)3 of this Section, and are to be of the same species mix, and equivalent in size and density to the surrounding undisturbed area.

<u>PREFERRED DESERT UPLANDS PLANT LIST</u>		
<u>RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS</u>		
<u>TREES</u>		
	BOTANICAL NAME	COMMON NAME
1.	ACACIA CONSTRICTA	WHITETHORN ACACIA
2.	ACACIA GREGGII	CATCLAW ACACIA
3.	ACACIA FARNESIANA (SYN. ACACIA SMALLII AND SYN. ACACIA MINUTA)	SWEET ACACIA
4.	BURSERA MICROPHYLLA	ELEPHANT TREE
5.	CANOTIA HOLACANTHA	CRUCIFIXION THORN
6.	CELTIS PALLIDA	DESERT HACKBERRY
7.	CELTIS RETICULATA	NETLEAF HACKBERRY
8.	PARKINSONIA FLORIDA	BLUE PALO VERDE
9.	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE
10.	CHILOPSIS LINEARIS	DESERT WILLOW
11.	OLNEYA TESOTA	IRONWOOD
12.	PROSOPIS VELUTINA (SYN. PROSOPIS JULIFLORA)	VELVET MESQUITE
13.	PROSOPIS PUBESCENS	SCREWBEAN MESQUITE
14.	QUERCUS TURBINELLA	SCRUB OAK
15.	FRANGULA CALIFORNICA (SYN. RHAMNUS CALIFORNICA)	CALIFORNIA BUCKTHORN
16.	RHAMNUS CROCEA	HOLLYLEAF BUCKTHORN
17.	RHUS OVATA	SUGAR SUMAC
18.	VAUQUELINIA CALIFORNICA	ARIZONA ROSEWOOD

ACCEPTABLE DESERT UPLANDS PLANT LIST

ALLOWABLE DROUGHT TOLERANT PLANTS - NOT NATIVE TO LOCAL AREA

TREES

	BOTANICAL NAME	COMMON NAME
1.	ACACIA ABYSSINICA	ABYSSINIAN ACACIA
2.	ACACIA ANEURA	MULGA
3.	ACACIA CAVENIA	CAVEN'S ACACIA
4.	ACACIA MILLEFOLIA	SANTA RITA ACACIA/MILFOIL WATTLE
5.	ACACIA PENNATULA	FERNLEAF ACACIA
6.	ACACIA OCCIDENTALIS	SONORAN CATCLAW ACACIA
7.	ACACIA SCHAFFNERI	TWISTED ACACIA
8.	ACACIA STENOPHYLLA	SHOESTRING ACACIA
9.	ACACIA WILLARDIANA	WHITE BARK ACACIA/ PALO BLANCO
10.	CAESALPINIA CACALACO	CASCALOTE
11.	CAESALPINIA PLATYLOBA	CURLY PAELA
12.	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
13.	CONDALIA GLOBOSA	BITTER CONDALIA
14.	DALEA SPINOSA	SMOKE TREE
15.	EBENOPSIS EBANO	TEXAS EBONY
16.	HAVARDIA PALLENS	APES-EARRING/TENAZA
17.	LEUCAENA RETUSA	GOLDENBALL LEAD TREE
18.	LYSILOMA MICROPHYLLA VAR. THORNERI	FERN OF THE DESERT
19.	PARKINSONIA (SYN. CERCIDIUM) HYBRID 'DESERT MUSEUM' OR OTHER SELECTIONS	HYBRID PALO VERDE
20.	PARKINSONIA PRAECOX	PALO BREA
21.	PITHECELLOBIUM MEXICANUM	MEXICAN EBONY
22.	PROSOPIS ALBA	ARGENTINE MESQUITE
23.	PROSOPIS CHILENSIS	CHILEAN MESQUITE
24.	PROSOPIS GLANDULOSA VAR. TORREYANA	HONEY MESQUITE

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

SHRUBS

	BOTANICAL NAME	COMMON NAME
1.	ABUTILON PALMERI	INDIAN MALLOW
2.	ACACIA ANGUSTISSIMA	FERN ACACIA
3.	ACACIA GREGGII	CATCLAW ACACIA
4.	ALOYSIA WRIGHTII	WRIGHT'S BEE BRUSH
5.	AMBROSIA AMBROSIOIDES	CANYON RAGWEED

6.	AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE
7.	AMBROSIA DUMOSA	WHITE BURSAGE
8.	ANISACANTHUS THURBERI	DESERT HONEYSUCKLE
9.	AQUILEGIA CHRYSANTHA	GOLDEN COLUMBINE
10.	ARCTOSTAPHYLOS PUNGENS	POINTLEAF MANZANITA
11.	ASCLEPIAS LINARIA	PINELEAF MILKWEED
12.	ASCLEPIAS SUBULATA	DESERT MILKWEED
13.	ATRIPLEX CANESCENS	FOURWING SALTBUCH
14.	BACCHARIS GLUTINOSA	SEEP-WILLOW
15.	BACCHARIS SAROTHOIDES	DESERT BROOM (MALE)
16.	BEBBIA JUNCEA	SWEET BUSH
17.	BERBERIS HAEMOTOCARPA	RED BARBERRY
18.	BRICKELLIA COULTERI	COULTER'S BRICKELLIA
19.	CALLIANDRA ERIOPHYLLA	FAIRY DUSTER
20.	CELTIS PALLIDA	DESERT HACKBERRY
21.	CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY
22.	COURSETIA GLANDULOSA	BABY BONNETS
23.	DODONAEA VISCOSA	HOPBUSH
24.	ENCELIA FARINOSA	BRITTLEBUSH
25.	ENCELIA FRUTESCENS	GREEN BRITTLEBUSH
26.	EPHEDRA VIRIDIS	JOINT-FIR/MORMON TEA
27.	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
28.	ERIOGONUM FASCICULATUM	FLATTOP BUCKWHEAT
29.	ERIOGONUM WRIGHTII	WRIGHT BUCKWHEAT
30.	FOUQUIERIA SPLENDENS	OCOTILLO
31.	GUTIERREZIA SAROTHRAE	SNAKEWEED
32.	HIBISCUS COULTERI	DESERT ROSE MALLOW
33.	HYPTIS EMORYI	DESERT LAVENDER
34.	JUSTICIA CALIFORNICA	CHUPAROSA
35.	KRAMERIA GRAYI	WHITE RATANY
36.	LARREA TRIDENTATA	CREOSOTE BUSH
37.	LOTUS RIGIDUS	DEER-VETCH
38.	LYCIUM ANDERSONII	ANDERSON WOLFBERRY (THORNBUSH)
39.	LYCIUM EXSERTUM	LITTLELEAF WOLFBERRY
40.	LYCIUM FREMONTII	FREMONT WOLFBERRY
41.	MIMOSA BIUNCIFERA	WAIT-A-MINUTE BUSH
42.	NOLINA MICROCARPA	BEARGRASS
43.	PLUMBAGO SCANDENS	PLUMBAGO
44.	RHUS TRILOBATA	THREE LEAF SUMAC
45.	SIMMONDSIA CHINENSIS	JOJOBA
46.	TRIXIS CALIFORNICA	TRIXIS
47.	VIGUIERA DELTOIDEA VAR. PARISHII	GOLDEN EYE
48.	ZIZYPHUS OBTUSIFOLIA	GRAY THORN

ACCEPTABLE DESERT UPLANDS PLANT LIST

ALLOWABLE DROUGHT TOLERANT PLANTS - NOT NATIVE TO LOCAL AREA

SHRUBS

	BOTANICAL NAME	COMMON NAME
1.	ACACIA CRASPEDOCARPA	LEATHER LEAF ACACIA
2.	ACACIA RIGENS	NEEDLE WATTLE
3.	ALOYSIA GRATISSIMA SYN. ALOYSIA LYCIOIDES	BEE BRUSH
4.	ATRIPLEX HYMENELYTRA	DESERT HOLLY
5.	ATRIPLEX LENTIFORMIS	QUAIL BRUSH
5.	ATRIPLEX NUMMULARIA	OLD MAN SALTBUSH
6.	ATRIPLEX POLYCARPA	DESERT SALTBUSH
7.	ATRIPLEX TORREYI VAR. GRIFFITHSII	GRIFFITH'S SALT BUSH
8.	BUDDLEJA MARRUBIFOLIA	WOOLLY BUTTERFLY BUSH
9.	BURSERA FAGAROIDES	FRAGRANT BURSERA
11.	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
12.	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE
13.	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
14.	CAESALPINIA PUMILA	COPPER BIRD OF PARADISE
15.	CALLIANDRA CALIFORNICA	RED FAIRY DUSTER
16.	CASSIA GOLDMANNII	GOLDMAN'S CASSIA
17.	CONDALIA GLOBOSA	BITTER CONDALIA
18.	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
19.	DALEA BICOLOR VAR. ARGYREA	SILVER DALEA
20.	DALEA FORMOSA	FEATHER DALEA
21.	DALEA PULCHRA	BUSH DALEA
22.	DALEA VERSICOLOR VAR. SESSILIS (SYN., DALEA WISLIZENI)	WEeping DALEA
23.	EYSENHARDTIA ORTHOCARPA	KIDNEYWOOD
24.	FALLUGIA PARADOXA	APACHE PLUME
25.	FORESTIERA NEOMEXICANA	DESERT OLIVE
26.	JATROPHA CARDIOPHYLLA	LIMBER BUSH
27.	JUSTICIA CANDICANS	HUMMINGBIRD BUSH
28.	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
29.	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
30.	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE
31.	LYCIUM BERLANDIERI	BERLANDIER'S WOLFBERRY
32.	LYSILOMA CANDIDA	PALO BLANCO
33.	MAYTENUS PHYLLANTHOIDES	MANGLE DULCE
34.	MIMOSA DYSOCARPA	VELVET POD MIMOSA
35.	PITTOSPORUM PHILLYRAEOIDES	WEeping PITTOSPORUM
36.	RUELLIA CALIFORNICA	RUELLIA
37.	RUELLIA PENINSULARIS	DESERT RUELLIA
38.	SALVIA FARINACEA	MEALY CUP SAGE
39.	SALVIA GREGGII	AUTUMN SAGE

40.	SALVIA CHAMAEDRYOIDES	MEXICAN BLUE SAGE
41.	SENECIO SALIGNUS	WILLOW LEAF GROUNDSEL
42.	SENECIO ARIZONICUS	ARIZONA GROUNDSEL
43.	SENNA ARTEMISIOIDES	FEATHERY CASSIA
44.	SENNA BIFLORA	TWO-FLOWERED CASSIA
45.	SENNA CANDOLEANA	NEW ZEALAND CASSIA
46.	SENNA NEMOPHILA	DESERT CASSIA
47.	SENNA PHYLLODINEA	SILVER-LEAF CASSIA
48.	SENNA PURPUSII	BAJA CALIFORNIA SENNA
49.	SENNA STURTII	STURT'S CASSIA
50.	SENNA WISLEZENII	SHRUBBY CASSIA
51.	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
52.	TECOMA STANS VAR. ANGUSTATA	ARIZONA YELLOW BELLS
53.	TETRACOCCLUS HALLII	HALLS' TETRACOCCLUS

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

CACTI, SUCCULENTS AND ACCENT PLANTS

	BOTANICAL NAME	COMMON NAME
1.	AGAVE TOUMEYANA	TOUMEY AGAVE
2.	AGAVE CHRYSANTHA	GOLDEN-FLOWERED AGAVE
3.	CARNEGIEA GIGANTEA	SAGUARO
4.	DASYLIRION WHEELERI	DESERT SPOON/SOTOL
5.	ECHINOCEREUS ENGELMANNII	HEDGEHOG CACTUS
6.	FEROCACTUS CYLINDRACEUS	COMPASS BARREL CACTUS
7.	FEROCACTUS WISLIZENII	FISHHOOK BARREL CACTUS
8.	MAMMILLARIA GRAHAMII	FISHHOOK PINCUSHION CACTUS
9.	OPUNTIA ACANTHOCARPA	BUCKHORN CHOLLA
10.	OPUNTIA BIGELOVII	TEDDY BEAR CHOLLA
11.	OPUNTIA FULGIDA	CHAINFRUIT CHOLLA
12.	OPUNTIA LEPTOCAULIS	DESERT CHRISTMAS CACTUS
13.	OPUNTIA PHAECANTHA	PRICKLY PEAR
14.	YUCCA BACCATA	BANANA YUCCA
15.	YUCCA ELATA	SOAPTREE YUCCA

ACCEPTABLE DESERT UPLANDS PLANT LIST

ALLOWABLE DROUGHT TOLERANT PLANTS - NOT NATIVE TO LOCAL AREA

CACTI, SUCCULENTS AND ACCENT PLANTS

	BOTANICAL NAME	COMMON NAME
1.	AGAVE ARIZONICA	ARIZONA AGAVE

2.	AGAVE DESERTI	DESERT AGAVE
3.	AGAVE SPECIES	AGAVE/CENTURY PLANTS
4.	AGAVE MURPHEYI	MURPHEY AGAVE
5.	HESPERALOE PARVIFLORA	RED YUCCA
6.	OPUNTIA FICUS-INDICA	INDIAN FIG
7.	YUCCA SPECIES	YUCCA

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

VINES

	BOTANICAL NAME	COMMON NAME
1.	CUCURBITA DIGITATA	COYOTE GOURD VINE
2.	JANUSIA GRACILIS	SLENDER JANUSIA

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

ANNUALS, PERENNIALS, GROUNDCOVERS, WILDFLOWERS

	BOTANICAL NAME	COMMON NAME
1.	ARGEMONE PLEIACANTHA	PRICKLY POPPY
2.	ARTEMISIA LUDOVICIANA	PRAIRIE SAGEBRUSH
3.	BAILEYA MULTIRADIATA	DESERT MARIGOLD
4.	CALOCHORTUS KENNEDYI	DESERT MARIPOSA LILY
5.	CHAENACTIS STEVIOIDES	ESTEVE'S PINCUSHION
6.	DATURA WRIGHTII	SACRED DATURA
7.	DELPHINIUM PARISHII	DESERT LARKSPUR
8.	DICHELOSTEMMA PULCHELLUM	BLUE DICKS
9.	ERIASTRUM DIFFUSUM	WOOLSTAR/PRICKLY STARS
10.	ERIGERON DIVERGENS	NATIVE FLEABANE
11.	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
12.	ESCHSCHOLZIA MEXICANA	MEXICAN GOLD POPPY
13.	HIBISCUS DENUDATUS	PALEFACE ROSE-MALLOW
14.	LASTHENIA CALIFORNICA	GOLDFIELDS
15.	LAYIA GLANDULOSA	WHITE TIDY TIPS
16.	LESQUERELLA GORDONII	BLADDERPOD MUSTARD
17.	LESQUERELLA PURPUREA	PURPLE BLADDERPOD
18.	LINUM LEWISII	BLUE FLAX
19.	LUPINUS SPARSIFLORUS	DESERT LUPINE
20.	MACHAERANTHERA ASTEROIDS	PURPLE ASTER

21.	MACHAERANTHERA GRACILIS	YELLOW SPLENDER ASTER
22.	MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY
23.	MENTZELIA INVOLUCRATA	BLAZING STAR
24.	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER
25.	MIMULUS GUTTATUS	YELLOW MONKEY FLOWER
26.	MIRABILIS MULTIFLORA	COLORADO FOUR O'CLOCK
27.	OENOTHERA CAESPITOSA	WHITE EVENING PRIMROSE
28.	ORTHOCARPUS PURPURASCENS	OWL'S CLOVER
29.	PECTIS PAPPOSA	CHINCHWEED
30.	PENSTEMON BARBATUS	SCARLET BUGLER
31.	PENSTEMON EATONI	FIRECRACKER PENSTEMON
32.	PENSTEMON PSEUDOSPECTABILIS	CANYON PENSTEMON
33.	PENSTEMON SUBULATUS	BEARDTONGUE
34.	PERITYLE EMORYI	ROCK DAISY
35.	PHACELIA CAMPANULARIA	DESERT BLUEBELLS
36.	PHACELIA CREMULATA	SCORPIONWEED
37.	PHACELIA DISTANS	WILD HELIOTROPE
38.	PHLOX TENUIFOLIA	DESERT PHLOX
39.	PLATYSTEMON CALIFORNICUS	CREAM CUPS
40.	PROBOSCIDEA PARVIFLORA	DEVIL'S CLAW
41.	PSILOSTROPHE COOPERI	COOPER'S PAPER FLOWER
42.	RAFINESQUIA NEOMEXICANA	DESERT CHICORY
43.	SALVIA COLUMBARIAE	CHIA
44.	SENNA COVESII	DESERT SENNA
45.	SPHAERALCEA AMBIGUA	DESERT GLOBE MALLOW
46.	STACHYS COCCINEA	TEXAS BETONY
47.	STEPHANOMERIA PAUCIFLORA	DESERT STRAW
48.	THYMOPHYLLA PENTACHAETA	GOLDEN DOGWEED
49.	ZAUSCHNERIA LATIFOLIA	HUMMINGBIRD FLOWER

ACCEPTABLE DESERT UPLANDS PLANT LIST

ALLOWABLE DROUGHT TOLERANT PLANTS - NOT NATIVE TO LOCAL AREA

ANNUALS, PERENNIALS, GROUNDCOVERS, WILDFLOWERS

	BOTANICAL NAME	COMMON NAME
1.	BAHIA ABSINTHIFOLIA	BAHIA
2.	SWAINSONA FORMOSA	STURT'S DESERT PEA
3.	DYSSODIA PENTACHAETA	GOLDEN DYSSODIA
4.	ERODIUM TEXANUM	FILLAREE
5.	NOLINA BIGELOVII	BIGELOW NOLINA
6.	PENSTEMON SPECIES	PENSTEMON
7.	PLANTAGO INSULARIS	INDIAN WHEAT
8.	VERBENA SPECIES	VERBENA
9.	ZINNIA ACEROSA	DESERT ZINNIA

PREFERRED DESERT UPLANDS PLANT LIST

RECOMMENDED LOCAL SONORAN DESERT NATIVE PLANTS

GRASSES

BOTANICAL NAME		COMMON NAME
1.	ARISTIDA PURPUREA	PURPLE THREEAWN
2.	MUHLENBERGIA DUMOSA	BAMBOO-MUHLY
3.	MUHLENBERGIA RIGENS	DEER GRASS
4.	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
5.	MUHLENBERGIA PORTERI	BUSH MUHLY

NOTE: Protected Native Plants:

The Arizona Department of Agriculture Plants Services Division has formulated a policy concerning protected native plants.

A permit is required for the removal and transportation of protected native plants. All protected native plants shall be tagged by the Arizona Department of Agriculture.

PROHIBITED PLANT LIST

BOTANICAL NAME		COMMON NAME
1.	PALMAE	ALL PALMS
2.	PINUS	ALL PINES
3.	CUPRESSUS	CYPRESS
4.	CHAMAECYPARIS	FALSE CYPRESS
5.	JUNIPERUS	JUNIPER
6.	CEDRUS	CEDAR
7.	OLEA EUROPAEA	OLIVE TREES
8.	NERIUM OLEANDER	OLEANDERS
9.	THEVETIA SPECIES	THEVETIA
10.	PENNISETUM SETACEUM	FOUNTAIN GRASS
11.	CITRUS	CITRUS

3. A minimum of fifty percent (50%) of the plant material used for common area, parkway and median landscaping shall be selected from the Preferred Desert Uplands Plant List, and the remainder selected from the Acceptable Desert Uplands Plant List. Subdividers are encouraged to select at least ninety percent (90%) of the plant material used for common area, parkway and median landscaping from the Preferred Desert Uplands Plant List.
4. The use of turf is discouraged in order to retain the desert character and to conserve water resources.

5. Front and rear private yards/gardens: plant materials for this area are left to the choice of the individual homeowners and their Homeowner's Association. Homeowners are encouraged to use plants from the Preferred Desert Uplands Plant List.
6. Retained or transplanted cactus and ocotillo may be substituted to achieve up to fifty percent (50%) of the required number of trees to be planted in the street right-of-way.
7. Thorny plants, cactus and ocotillo must maintain a minimum setback of seven feet (7') from sidewalks and/or vehicular roadways. Such plants will be allowed in a curbed median island, provided a minimum of three feet (3') is maintained from curbs as a clear zone (measured from nearest part of plant) (see Figures 33 and 34).
8. Boulders and large diameter trees may be placed in large width median islands as design elements, if berming is provided for protection (see Figure 34).
9. Thorny plants, cactus and ocotillo shall have a minimum of three buffer shrubs in front of such plants (pedestrian/street side) (see Figures 33 and 34). Examples of buffer shrubs are: creosote, chuparosa, fairy duster and desert lavender.
10. Transplanted native plants that die within one (1) year are to be replaced within thirty (30) days of written notification by the City. Replacements are to be indigenous plant material selected from the Preferred Desert Uplands Plant List. A bubbler or emitter irrigation system shall be extended to new or transplanted plants.
11. Existing healthy trees (4" Caliper and larger) and all healthy cacti in common open space areas, shall be preserved in place where possible. When retention of trees and cacti is not possible due to lot sizes or location, removal and replanting on other areas of the site is required.
12. Vegetation shall be re-established by the subdivider on all graded areas and exposed cut and fill slopes. Desert grasses, shrubs, trees and cacti from the Preferred Desert Uplands Plant List shall be used to prevent erosion and permit natural revegetation.
13. Low Density Development Standards. One (1) dwelling unit/acre (R1-35) or less: Existing healthy trees (4" caliper and larger) and all healthy cacti shall be preserved in place where possible. When retention of healthy trees and cacti is not possible due to building site location, removal and replanting on other areas of the site or lot is required.

(H) LOT DEVELOPMENT:

The following are low-density development standards: One (1) dwelling unit/acre (R1-35) or less.

1. Building Envelope Requirements: All improvements shall be located within a building envelope, occupying not more than fifty percent (50%) of the total lot area. The building envelope is the specified area on a lot within which all areas of disturbance, including structures, driveways, walkways, patios, pools, walls, construction work access, grading, slopes and riprap are located.
 - (a) Protective Fencing: A building envelope protective fencing permit shall be obtained prior to any plant removal or disturbance activities. The building envelope protective

fencing shall be installed on the disturbance line as identified on the approved plans. The building envelope fence line shall be established and staked by an Arizona Registered Engineer or land surveyor. The fencing is to display appropriate warning signs posted every one-hundred (100) linear feet in English and Spanish, indicating "Protected Area – Do Not Remove Fence." A zoning inspection is required to ensure compliance with the fencing permit, and shall occur prior to the issuance of the building/grading permit for the lot. The fencing and signage shall be maintained in place throughout the grading/construction process and shall only be removed after a final inspection is approved. Failure to maintain the fencing as permitted may result in stop work orders or other penalties as provided in this chapter and title 4 of this code. The planning director may authorize the partial or total removal of the temporary fence to facilitate final grading, revegetation, and installation of site flat work or hardscape.

- (b) **Work Access Areas:** To accommodate the redirection of existing drainage/washes around structures and to provide area for sufficient work access during construction, the maximum disturbed area may be increased, subject to plan approval, to sixty percent (60%) of the total lot area. All disturbed areas beyond the fifty percent (50%) building envelope shall be enclosed within the protective fencing during construction and shall be fully revegetated using plant material salvaged from the same lot, which if necessary may be supplemented with plants from the Preferred Desert Uplands Plant List. The revegetation plan shall provide plant materials designed to blend with or exceed the existing surrounding plant densities.
- (c) **Minimum Setback:** There shall be a minimum ten-foot (10') setback from any property line for the building envelope that shall remain undisturbed except for the allowed driveway, utility trenching, approved drainage improvements, and approved work access area.
- (d) **Driveway Exception:** The area of a single access driveway extending beyond the first thirty feet (30') of lot depth may be excluded from the building envelope disturbance calculation provided that the driveway is a maximum width of sixteen-feet (16'), that all disturbance associated with the construction of the driveway is minimized to the greatest extent possible, and that all disturbed area resulting from the driveway construction is fully revegetated using plant material salvaged from the same lot or supplemented with plants from the Preferred Desert Uplands Plant List.
- (e) **Utility Exception:** The area for utility trenching may be excluded from the building envelope disturbance calculation provided that disturbance associated with the installation of utilities is minimized to the greatest extent possible, that all disturbance as a result of the trenching is fully revegetated using plant material salvaged from the same lot or supplemented with plants from the Preferred Desert Uplands Plant List, and that the utility trench is located adjacent to or under the driveway or at alternative locations as approved by the planning director or designee.
- (f) **Limitation on Driveway and Utility Exceptions:** The building envelope exclusions relating to driveways and utility trenches are limited to a combined, maximum exclusion of ten percent (10%) of the total lot area.
- (g) **Compliance:** Occupancy or other utilization of any structure shall not commence until all requirements of the Desert Uplands Development Standards and the

requirements of Title 4 of this Code have been fulfilled and a final inspection has been completed.

2. Building Envelopes with Natural Area Open Space Preservation: Variations to the building envelopes may be approved as part of an approved Planned Area Development (PAD) that preserves natural area open space (NAOS) in compliance with the following requirements:
 - (a) Intent: This Subsection is intended to allow variations to the Building Envelope Requirements in 9-6-5 (h) (1) with the approval of a pad when NAOS is preserved in common tract and on-lot areas.
 - (b) The location of NAOS on a Preliminary Subdivision Plat shall be based on the following considerations: preservation of natural washes; preservation of significant features and vegetation, including rock outcroppings and significant concentrations of native vegetation in relation to the surrounding development project; continuity of open space within the development project and with adjacent developments; continuity of on-lot open spaces on adjoining lots; provision for unimpeded wildlife access and movement between open space areas.
 - (c) Natural Area Open Space shall be designed to preserve environmental features with consideration of the surrounding environment in order to connect with existing or planned open space of adjacent lots or common areas so that continuous areas of meaningful Natural Area Open Space are formed. The minimum contiguous area for NAOS shall be four thousand square feet (4000') with a minimum horizontal dimension of thirty feet (30'), except along roadways, where the minimum shall be twenty feet (20').
 - (d) Natural Area Open Space shall be undisturbed areas or a combination of undisturbed and revegetated areas. Subdivisions designed with a combination of undisturbed natural area open space and revegetated open space shall have at least seventy percent (70%) of the required natural area open space as undisturbed natural area open space. This minimum applies to both common tract and on-lot natural area open space. Revegetated areas shall not exceed thirty percent (30%) of the natural area open space.

- (e) The fifty percent (50%) building envelope limitation, 9-6-5(H)(1), may be increased in direct proportion to the percentage of natural area open space preserved within common tracts controlled by a homeowners' association, land trust, or similar entity; or located on-lot within designated easements, as indicated in the following chart:

Natural Area Open Space preserved in the subdivision within HOA/trust owned and maintained areas and on-lot easements	Maximum building envelope per lot Based upon natural area open space preserved within the subdivision
0 – 10%	50 - 60%
10 – 25%	60 - 75%
25 – 35%	75 - 85%
35 – 49%	85 - 99%
50% and above	100% subject to envelopes or easements that may be required to preserve environmental features identified on the Preliminary Subdivision Plat
<p>Example 1: If 25% of the overall subdivision were preserved as NAOS, then building envelopes could be increased by 25% to a maximum of 75% per lot.</p> <p>Example 2: If 32% of the overall subdivision were preserved as NAOS, then building envelopes could be increased by 32% to a maximum of 82% per lot.</p>	

- (f) Natural Area Open Space shall be identified on the preliminary and final plat.
- (g) The driveway and utility trench exceptions specified in 9-6-5(H) 1(D) & (E) are not permitted if increased building envelopes are approved as part of a Planned Area Development with natural area open space. The work access area exception specified in 9-6-5(H) 1(B) is permitted as part of a Planned Area Development with Natural Area Open Space.
5. If any part of the approved building pad is to be built above natural mean grade, the property owner or designee shall provide a PAD Height Certification Statement that is prepared, stamped and signed by an Arizona Registered Engineer or land surveyor. The PAD Certification Statement shall be submitted prior to the approval of the footing inspection.
 6. Easements for NAOS, open space or drainage shall be provided for those lot areas with slopes of fifteen percent (15%) or greater or natural area washes that carry significant drainage as determined by the City Engineer.
 7. Where easements are provided, the balance of the lot or the "buildable area" must have a useable shape and size and provide adequate street access.

(I) BUILDING HEIGHT/DENSITY:

1. Densities shall be determined by the underlying zoning district.
2. Building height shall be limited to two (2) stories or thirty feet (30'); whichever is the lesser; or the maximum height permitted by the underlying zoning district; or Site Plan Approval as approved by the City Council.
3. Building height for flat roof buildings shall be measured as the vertical distance from the natural mean ground elevation of the lot to the top of the parapet. Building heights for all other roofs shall be measured as the vertical distance from the natural mean ground elevation of the lot to the mean height between the plate line and the ridge, excluding embellishment.
4. All buildings shall be located below the ridge line (see Figure 26).

(J) FIFTEEN PERCENT (15%) SLOPE/OPEN SPACE:

1. Slopes of 15% or greater shall remain in undeveloped natural open space.
2. The open space within the lots, common open space areas with slopes of fifteen percent (15%) or greater, or natural area washes that carry significant drainage as determined by the City Engineer, shall be identified and secured by an open space and/or drainage easement and be maintained by the lot owner or homeowners association.
3. Preserved natural washes, undisturbed natural area open space, and sensitive areas as identified in approved preliminary and final plats, and construction drawings are required to be fenced prior to and during construction. Fencing is to be installed and inspected prior to any site preparation, grading, plant removal or construction. Fencing is to display signage indicating, "Protected Area - No Access."
4. Ridge lines shall remain as undeveloped natural open space.

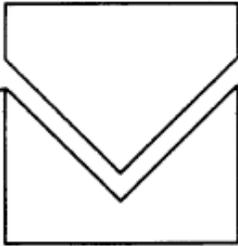
(K) WASHES/DRAINAGE:

1. Retained washes and new drainage channels shall maintain a "natural" desert character. Requirements include landscaping with native rock and plant materials, use of integral colored alternative material, contouring and preservation of existing natural features (see Figure 35).
2. Man-made channels and existing natural washes conveying flows from adjacent properties shall remain separate from retention basins storing on-site drainage.
3. To preserve riparian zones, undisturbed areas shall extend, as determined by the City, beyond the banks of significant washes, including those regulated by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act.
4. Natural drainage patterns shall be maintained onto and off development sites, as determined by the City Engineer, in such a manner that existing vegetation along natural washes continues to receive runoff water. Water collection structures and retention

basins shall be installed so that water from significant storm events flow into the same offsite downstream flow paths that existed prior to development, as determined by the City Engineer.

5. Storm water retention basin design layouts shall be incorporated with the overall site landscaping plan including; amenities, access, and plantings. Landscaping shall be provided in all areas of the basin (slope, top and bottom). A transitional area shall be introduced between the top of the retention basin slope and the edge of sidewalks, street curbs, parking spaces, driveways, or parking screen walls. A variety of side slopes and contouring shall be utilized, and radii shall be varied between top and bottom of slope for a smooth transition. Incorporate major horizontal and/or vertical slope changes every one hundred (100') of linear slope length.
6. Where retention basins occur along arterial streets, berms shall be along fifty percent (50%) of the basin frontage. Berms shall be four-to-one (4:1) (horizontal-to-vertical) maximum slope, and no more than two feet (2') high above adjacent street grade.
7. With approval of the City Engineer, basin side slopes which are adjacent to streets (public or private) and pedestrian walkways, may be steeper than a six-to-one (6:1) slope if a five foot (5') transition area, no steeper than a six-to-one (6:1) slope, is provided. Side slopes over five feet (5') away from the street/walkway may be permitted as steep as four-to-one (4:1).
8. Vertical walls will be considered subject to aesthetic and engineering review and may be used for up to twenty-five percent (25%) of the perimeter of the basin. Walls retaining over two feet (2') of drop-off require railing. Walls retaining water require waterproof design.
9. Storm water retention basins shall be landscaped/ revegetated with existing or salvage vegetation and native plant materials selected from the Preferred Desert Uplands Plant List in accordance with Subsection (G) 3 of this Section.
10. Random sized rock (six inches (6") and larger) may be utilized to create a natural appearing desert wash within the basin bottom. Basins are encouraged to provide up to twenty-five percent (25%) more land area than the minimum area necessary to retain their specified volume of water in order to allow for the creation of peninsulas, more "natural" contouring, and the placement of boulders and rock outcroppings.
11. Native materials shall be utilized in the construction of headwalls, flow retardant structures and devices, culverts and drainage channel bottoms in the Desert Uplands Area (see Figure 30). Headwall designs are required to blend in color, surface treatment and shape with surrounding landscaping. Headwalls shall be flared or sloped to follow the contours of the basin or channel.
12. Safety rails shall utilize alternative designs, such as wrought iron to match theme walls, boulders, and pilasters and shall be a minimum forty-two inches (42") high. Inlet/outlet grates or gates utilizing alternative designs are required on twenty-four inch (24") and larger diameter pipes.
13. Low Density Development Standards: One (1) dwelling unit/acre (R1-35) or less.
 - a. Non-turfed drainage swales are encouraged in the Desert Uplands Area.

- b. Erosion protection of drainage swales will be encouraged through the use of native rocks and native plant materials. Where runoff velocities necessitate additional erosion protection, the use of integral colored gunite or alternative material may be approved by the City Engineer.



RIDGE LINE RESTRICTIONS CURVE RADII & LENGTH, STREET GRADES

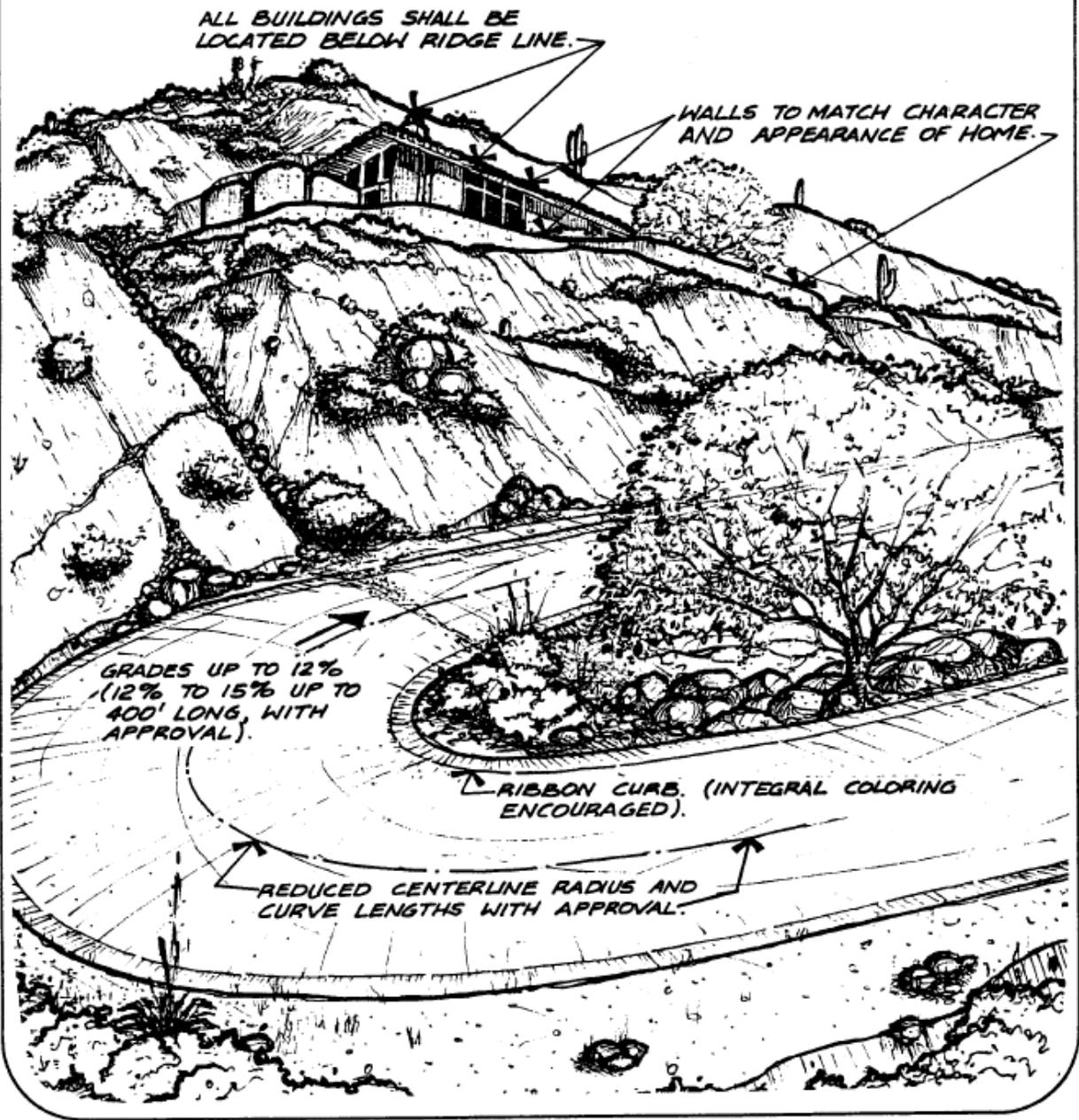


FIGURE 26

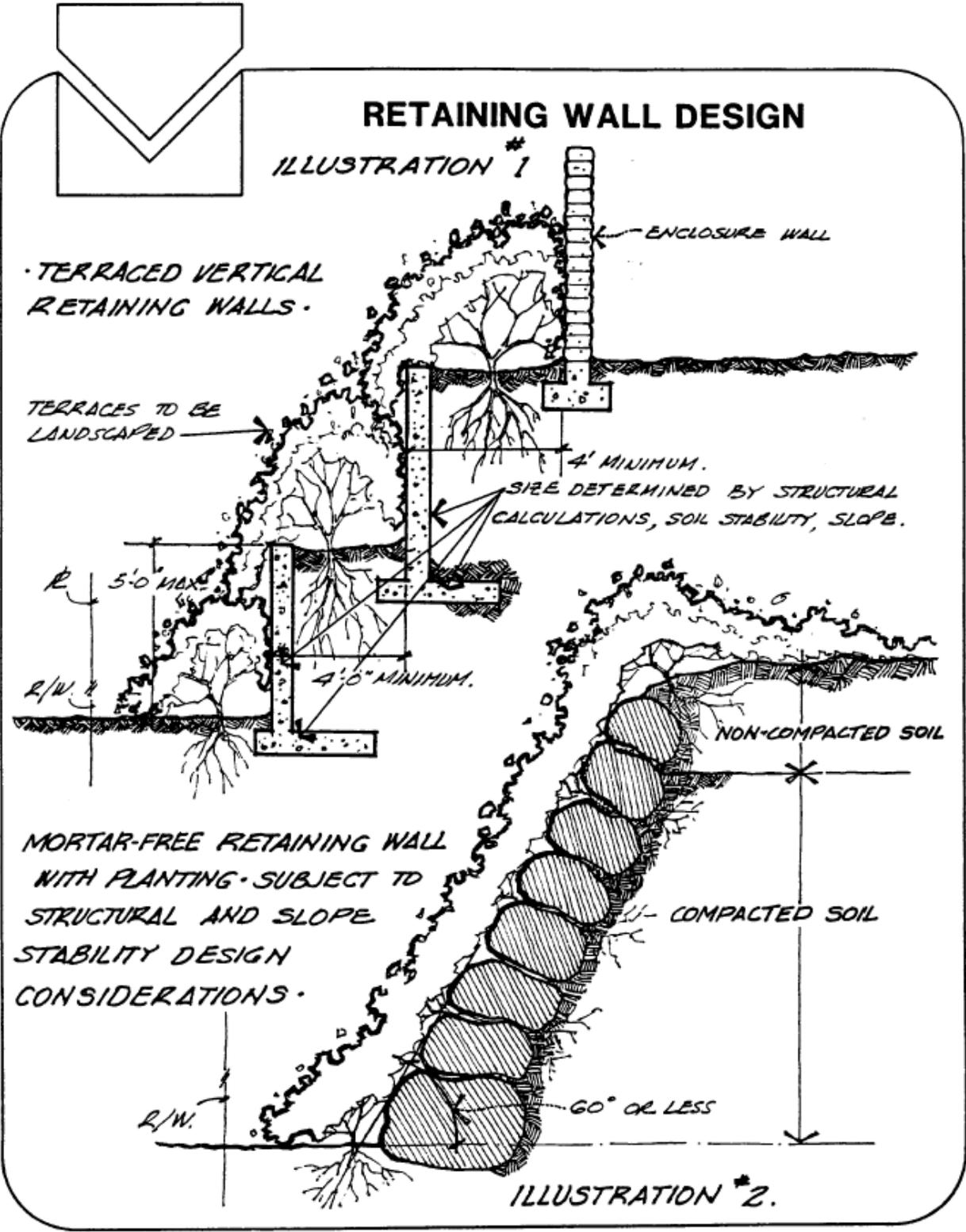


FIGURE 27

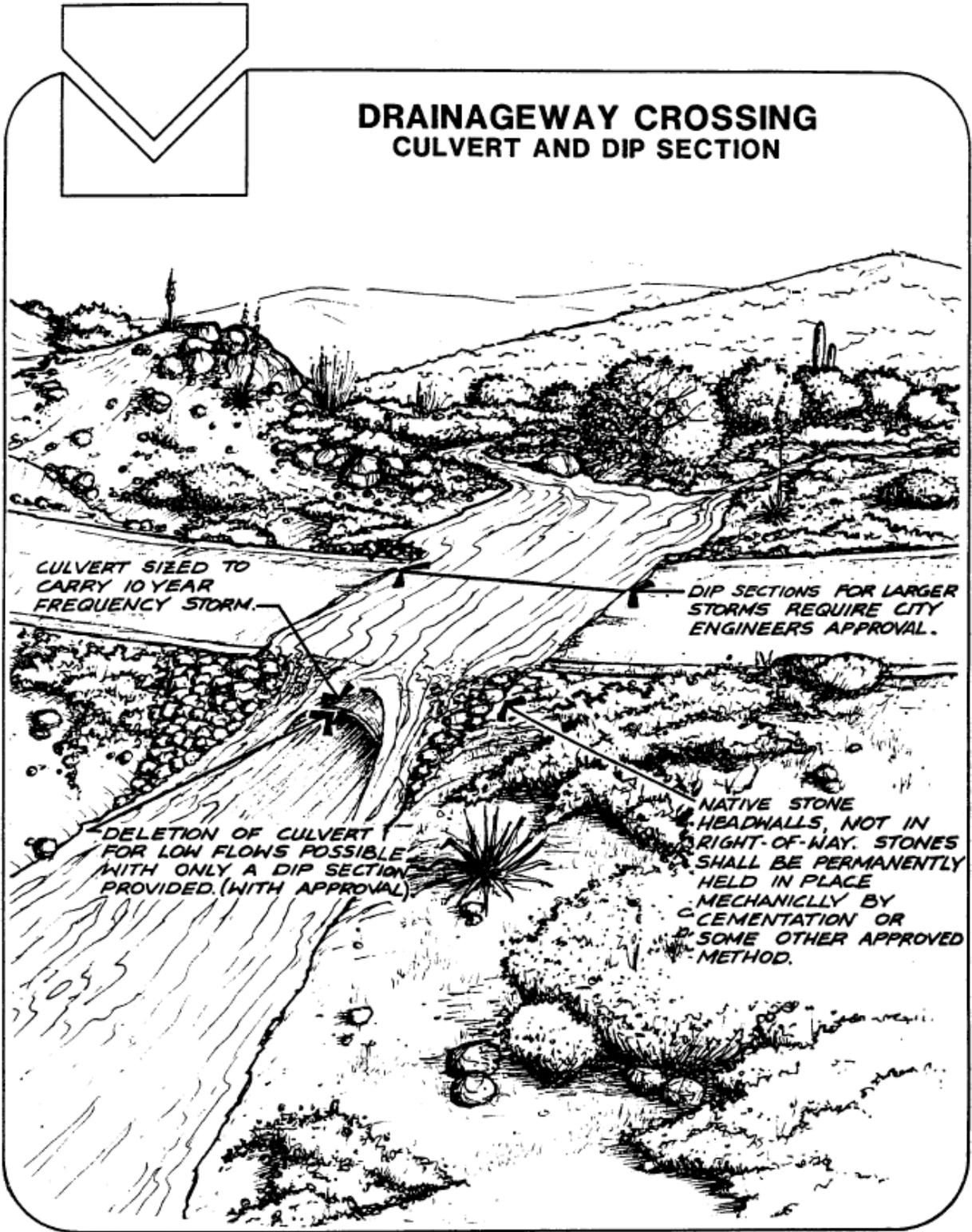
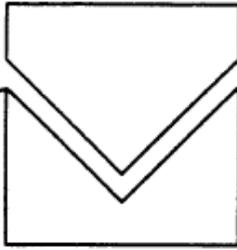


FIGURE 29



MULTIPLE CULVERTS FOR LARGER DRAINAGEWAYS

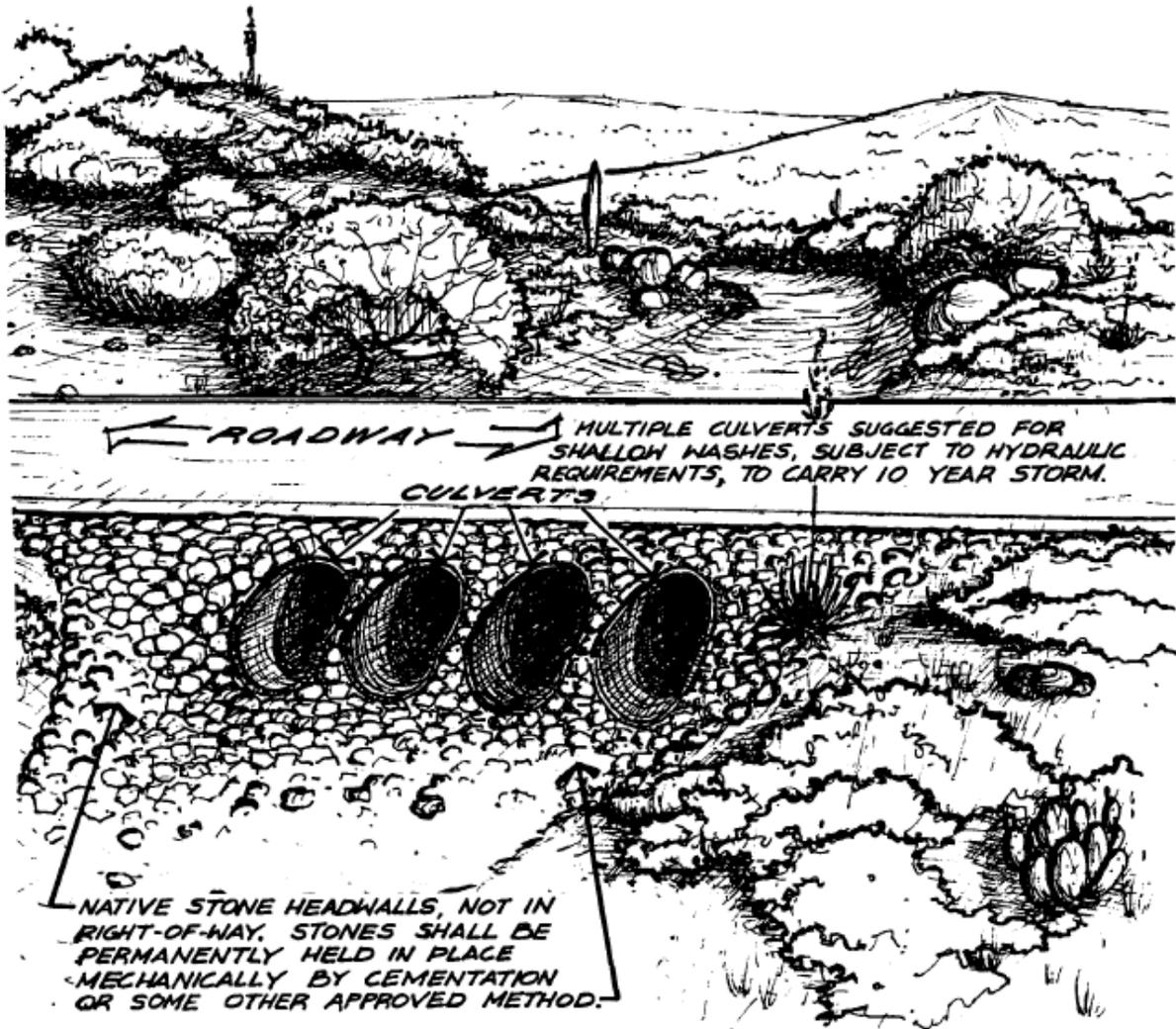


FIGURE 30

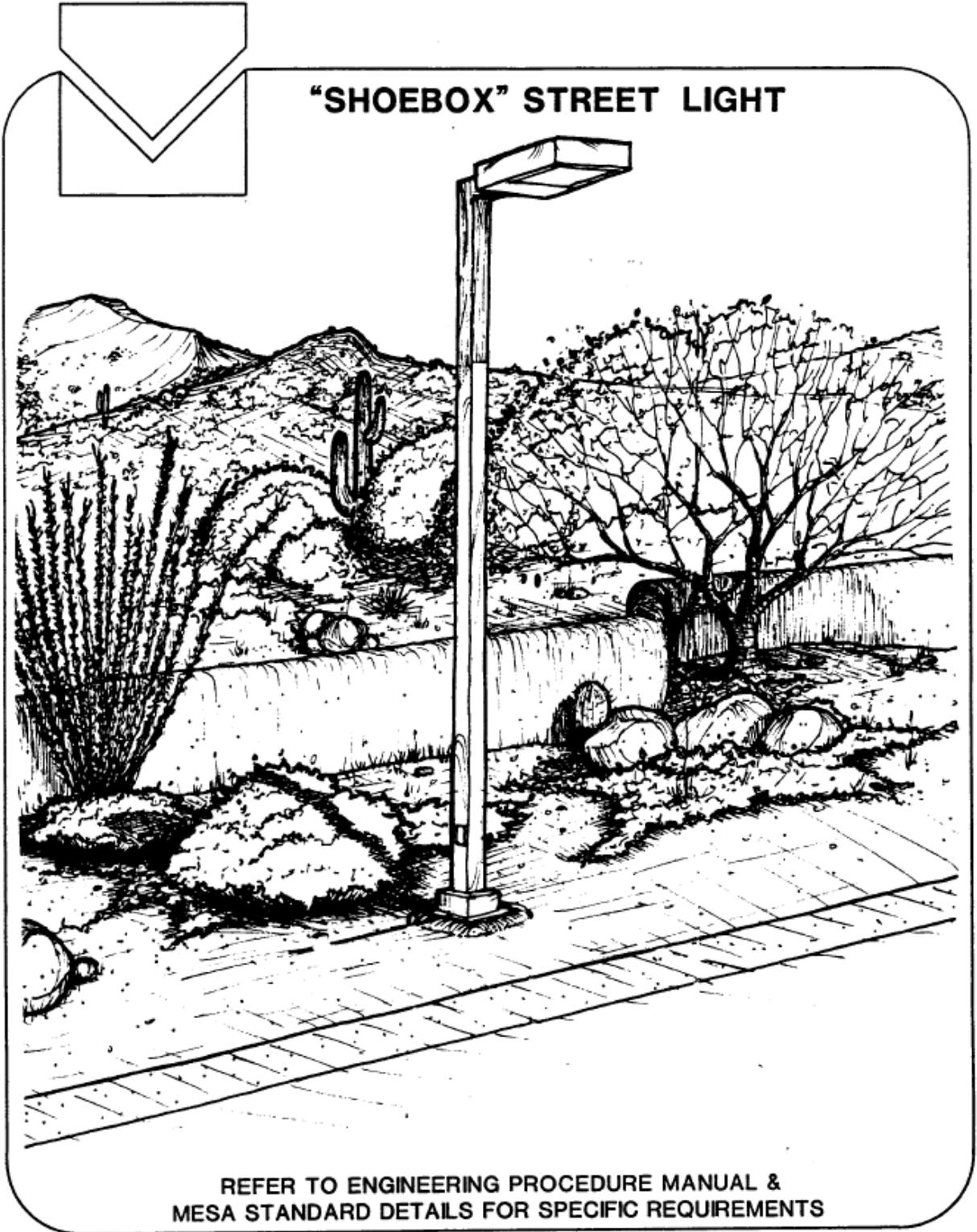


FIGURE 31

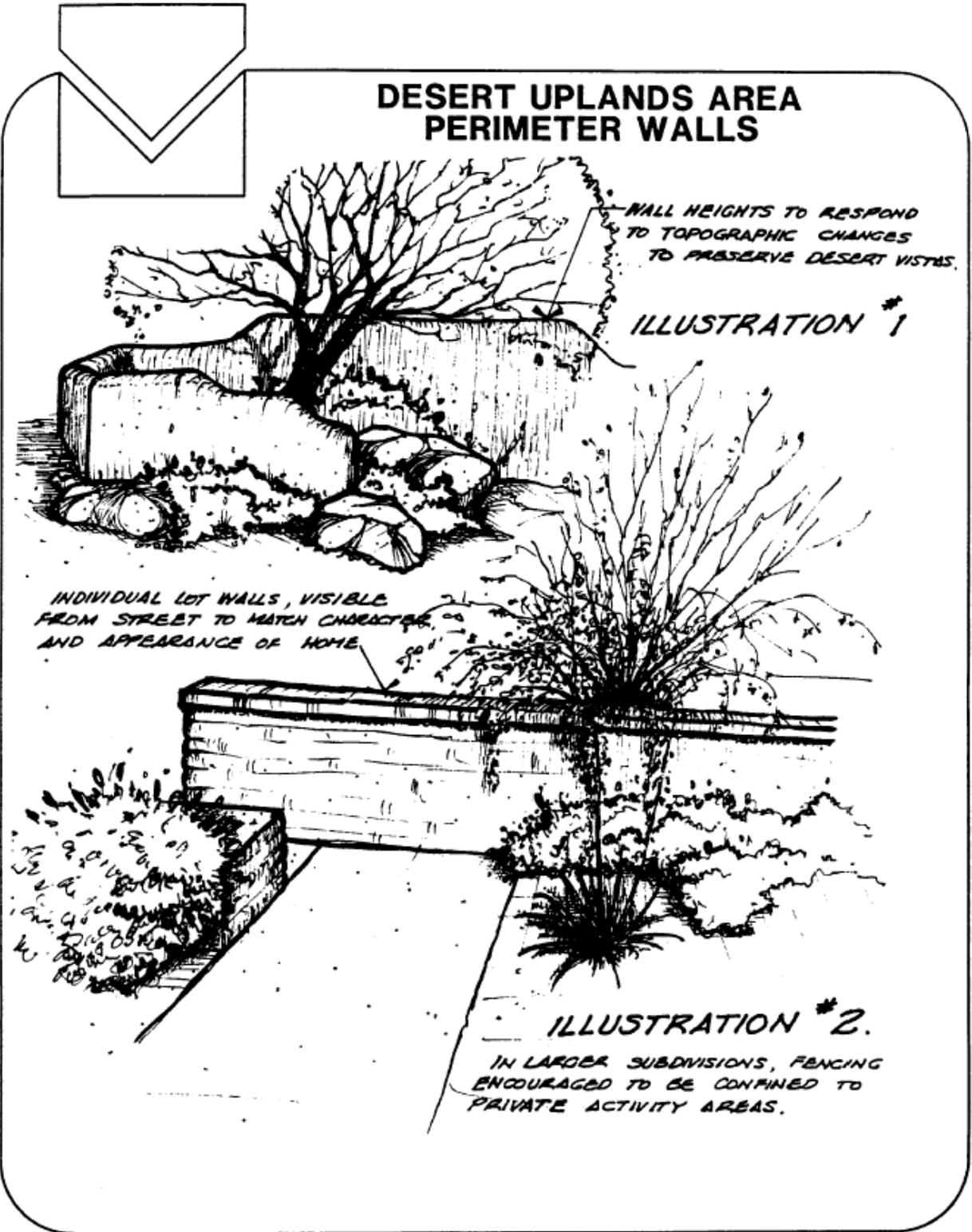


FIGURE 32

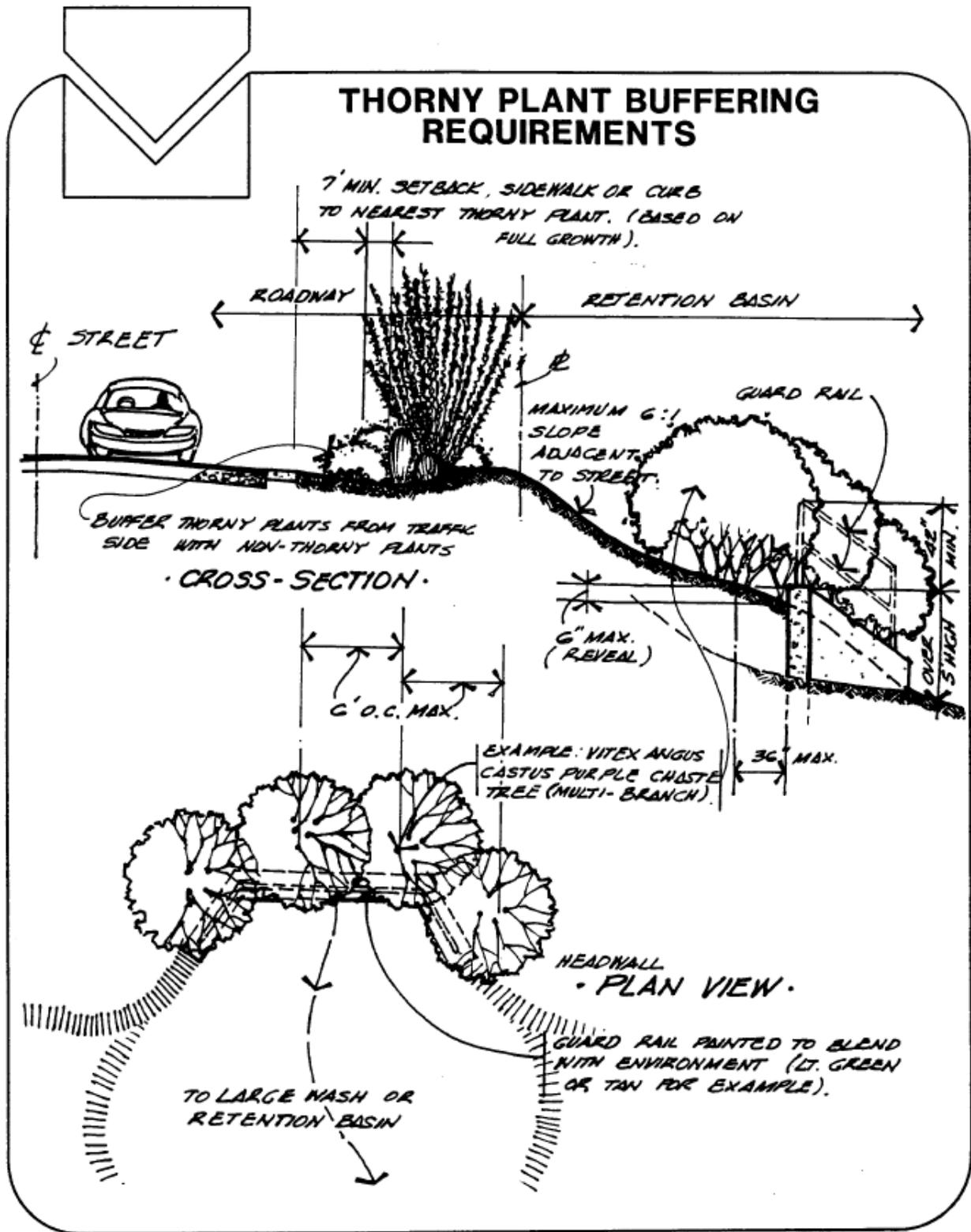


FIGURE 33



BOULDERS, TREES, & THORNY PLANTS IN LARGE WIDTH MEDIANS

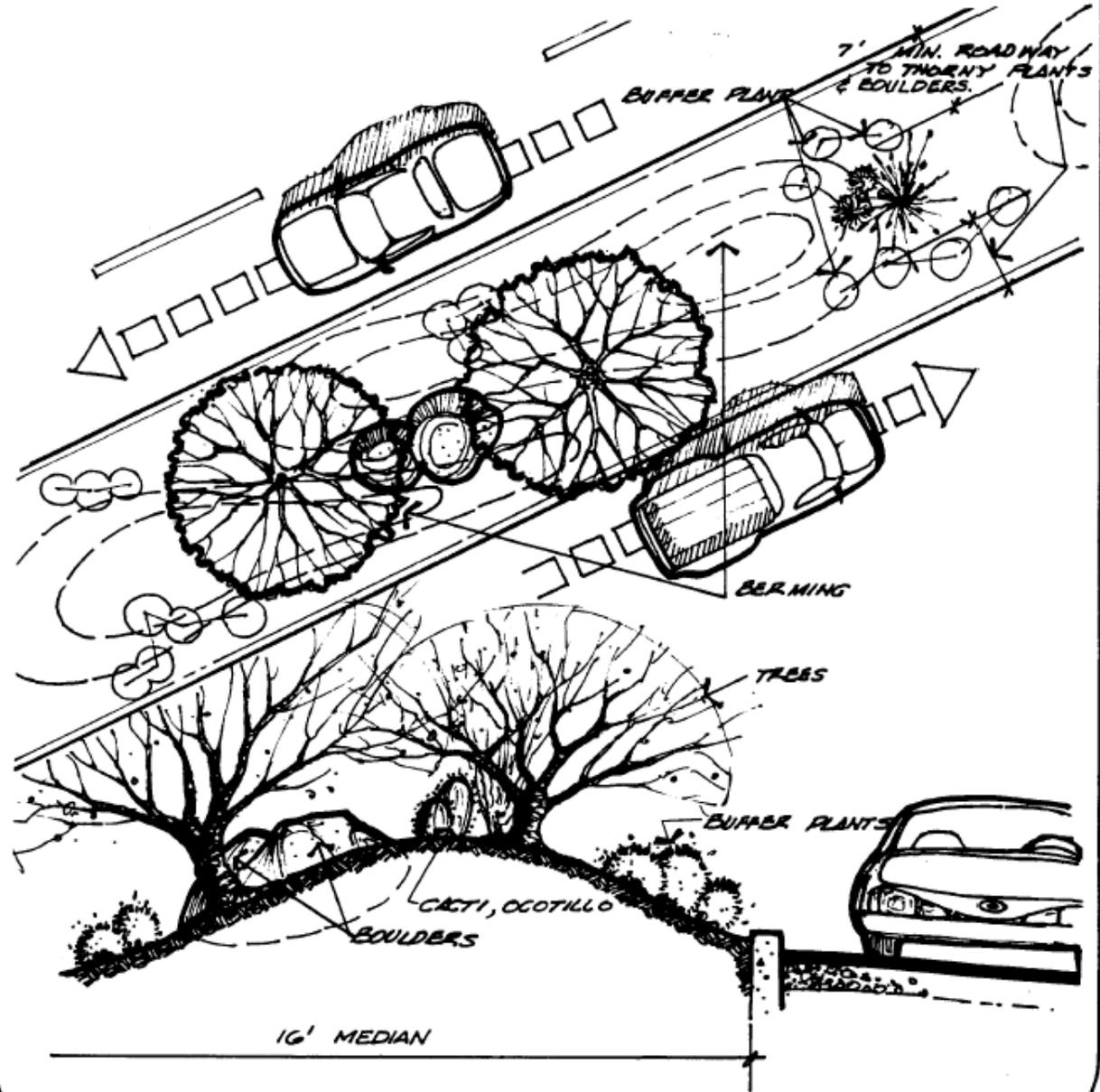
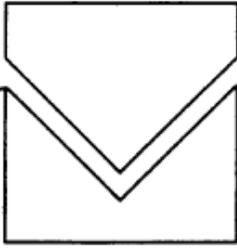


FIGURE 34



NATURAL DESERT CHARACTER FOR DRAINAGE CHANNELS

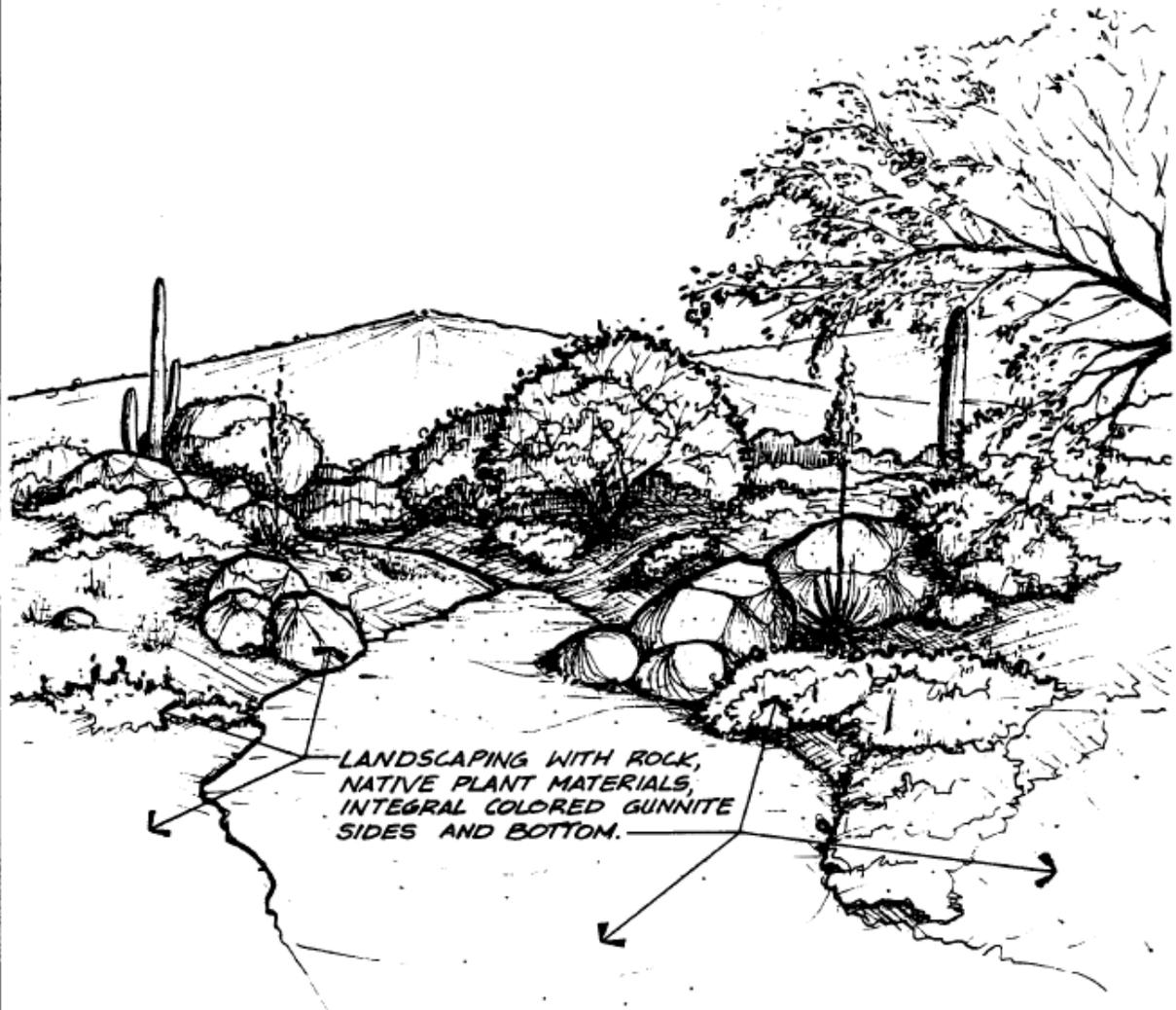


FIGURE 35

NATIVE PLANT PRESERVATION IN DESERT UPLANDS AREA



CITY OF MESA
Great People. Quality Service!

Date: September 21, 1999
Source: City of Mesa, Planning Division

- LORENZ
- ALAN SMOOK
- COUNTY CLUB
- MELA
- STANLEY
- EDMUND
- LINDSAY
- VAL VETTER
- WINDFIELD
- WHELEY
- BECKER
- TYNER
- SOULSMAN
- THOMAS
- ELLSWORTH
- DESMOND
- ELMIRA BLUFFE
- HOUSTON

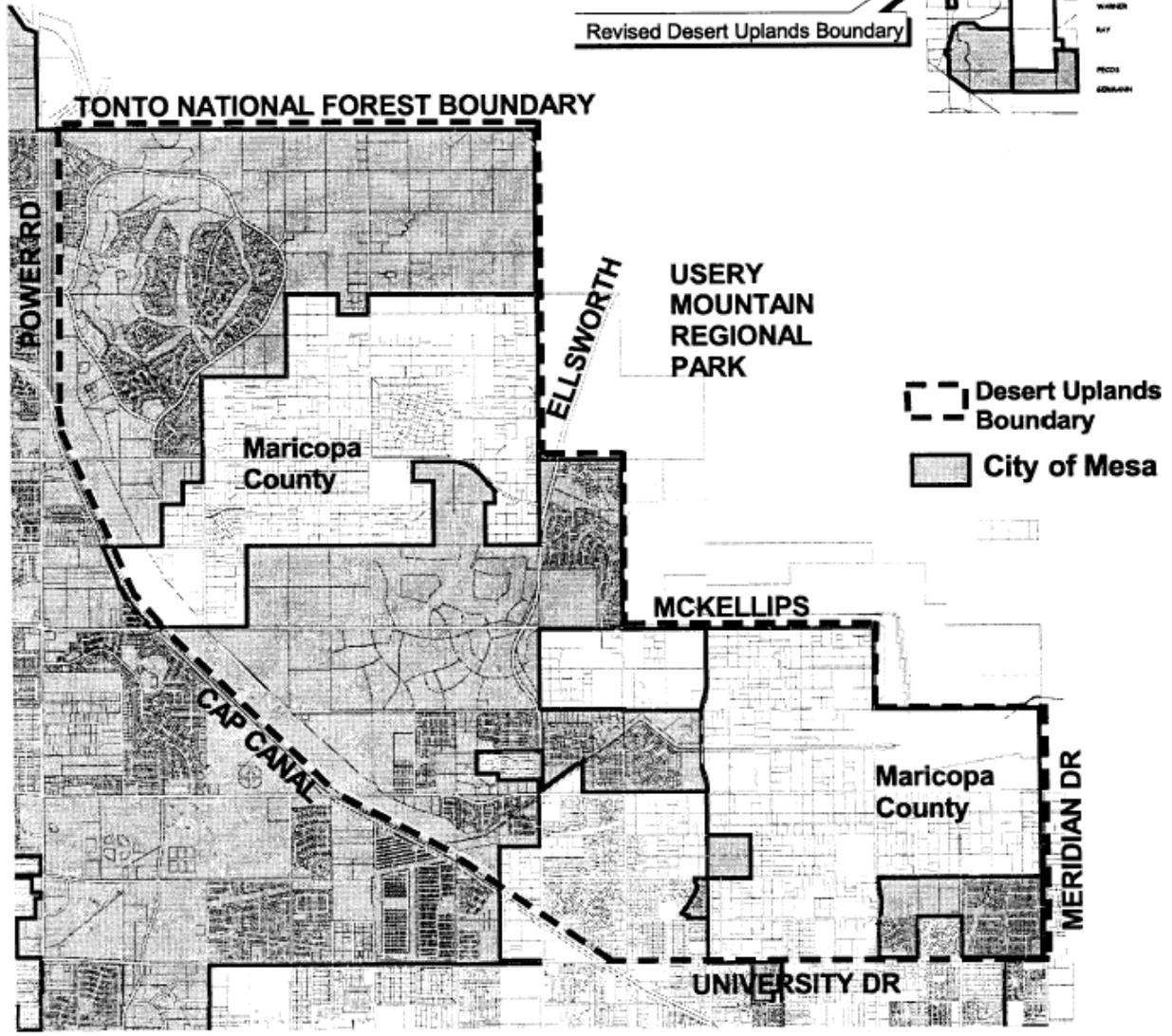
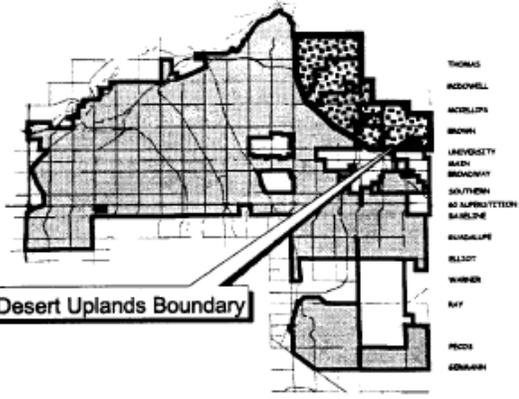


Figure 36

SECTION 9-6-6

LAND SPLITS

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(A) PURPOSE AND INTENT	83
(B) APPLICABILITY	83
(C) RELATIONSHIP TO OTHER REGULATIONS	84
(D) APPLICATION AND APPROVAL PROCEDURES	84

LAND SPLITS

9-6-6:

(A) PURPOSE AND INTENT:

This subsection is intended to implement procedures whereby property owners may split parcels of land in compliance with the following objectives:

1. To protect and promote the public health, safety, convenience and welfare.
2. To implement the City of Mesa General Plan and its elements.
3. To provide building sites of sufficient size and appropriate design for the purposes for which they are to be used.
4. To provide adequate pedestrian and vehicular access for individual lots.
5. To provide for water supply, sewage disposal, drainage, dust control and other requirements necessary to protect the environment and to promote the aesthetics of the City.
6. To allow the further intensification of land uses through the land split process only in areas that are improved with public facilities and provided with public services so that negative or undesirable impacts to the public are minimized.

(B) APPLICABILITY:

The regulations contained in this Section shall apply to all divisions of land made within the corporate limits of the City of Mesa since January 1, 1974, or other divisions determined by the Planning Director to be a land split.

It shall be unlawful for any person, partnership, or other legal entity to sell or offer a contract to sell any parcel that is subject to the requirements of this regulation until an approved land split map complying with the provisions of this regulation has been filed with the Community Development Department and approval given by the Planning Director.

The division of any property into four (4) or more parcels, or if a new street is involved, shall proceed through the subdivision process. The division of any property, the boundaries of which have been fixed by a recorded plat into more than two (2) parcels, shall proceed through the subdivision process, unless waived by the Planning Director.

The creation of two (2) three (3) or more units having the right of exclusive occupancy coupled with an undivided interest in the land, such as in a condominium, horizontal property regime, cooperative, community apartment, townhouse, or similar project, shall proceed through the subdivision process.

These regulations may be modified by the Planning Director when the division of land involves two (2) or more separately owned parcels which cannot be subdivided into lots in accordance with the standards and procedures set forth in Section 9-6-2 of this regulation, and with the

zoning regulations of the zoning district in which they are located. All affected property owners must agree to the following:

1. To follow a "Neighborhood Plan" (NP) prepared either by the Department or others.
2. To dedicate their portion of any public street shown on the approved "Neighborhood Plan" (NP), at the time at least two (2) key parcels desire to subdivide as determined by the City Engineer and the Planning Director.
3. To provide the minimum standards for dust-proofing and road base support in accordance with Public Works and Fire Department standards necessary to support the vehicles that will serve this area.
4. To participate in any improvement district(s) initiated by the City or the property owners to provide water and sewer and other public street improvements.
5. To participate in any necessary land acquisitions to provide required drainage retention facilities to control flooding.

Boundary adjustment plats and deeds, where land taken from one (1) parcel is added to an adjacent parcel, shall not be considered to be a land split under the terms of this Section, provided that the proposed adjustment does not: 1) Create any new lots; 2) Render any existing lot substandard in size or shape; 3) Render substandard the setbacks to existing development on the affected property; and 4) Impair any existing access, easement, or public improvement.

(C) RELATIONSHIP TO OTHER REGULATIONS:

1. A land split shall conform to all applicable policies of the General Plan.
2. A land split map shall conform to all applicable regulations of the Zoning Ordinance.
3. A land split map shall conform to the adopted street details and standards.
4. All public improvements required under this regulation shall conform to the Development Regulations of Section 9-6-4 of this regulation.
5. A land split shall conform to the requirements for dedications as set forth in Section 9-8-3(F) Rights-of-Way Dedication Table of the Mesa City Code.

(D) APPLICATION AND APPROVAL PROCEDURES:

1. The division of land into two (2) or three (3) parcels and under those special conditions described in Subsection (B) of this Section, requires the approval of a land split map. The purpose of the land split map review is to determine the appropriateness of the access and lot design with respect to the contours of the land, to determine if the setbacks of existing development on the site(s) are being rendered to be in violation with the creation of new lot lines, to determine if a subdivision is being created, and to determine the conformity of the proposed land split to City Policies and Ordinances. Land splits shall proceed through the required approval process. Anyone requesting

land split map approval shall submit the following to the Community Development Department:

- (a) A completed application form.
 - (b) A fee as established in the most recent Mesa Schedule of Fees and Charges.
 - (c) A list of real property owners with addresses adjacent to the parcel proposed to be split, as determined from the latest equalized assessment roll of the County Assessor's Office.
 - (d) A chain of title or a history of the ownership of the parcel proposed to be split, dating back to January 1, 1974, furnished by a recognized title company. Such information shall be presented so that it may be determined if the proposed land split does or does not constitute a subdivision.
2. The information required for the land split map shall be shown graphically or by note on plans at a standard engineering scale large enough to show all details clearly. The size of the map shall be either 18" x 24" or 24" x 36" and shall contain the following information:
- (a) Name, address, and telephone number of the property owner(s).
 - (b) Name, address, and telephone number of the engineer or land surveyor preparing the map, including professional seal and signature.
 - (c) Graphic and written scale, north indicator (up or to the right), and date of preparation.
 - (d) Legal description of the property.
 - (e) The General Plan designation for the subject site.
 - (f) The existing zoning classification of the subject site and adjacent properties.
 - (g) The topography of the site shown at one foot (1') contour intervals if the site slopes less than five percent (5%); two foot (2') contour intervals if the site slopes up to twenty percent (20%); and five foot (5') contour intervals if the site slopes more than twenty percent (20%). (This requirement may be waived by the Planning Director, upon documentation or good cause.)
 - (h) The property boundaries of the existing site and of all property within one hundred fifty feet (150').
 - (i) The parcel boundaries of the proposed parcels to be created and the net area (the area exclusive of roadways dedicated to the public) in square feet of each parcel.
 - (j) The location of existing streets and right-of-way proposed to be dedicated with all dimensions.
 - (k) The locations of existing structures, fences, walls, etc.

- (l) Any additional pertinent information as required by the staff, such as copies of current "covenants, conditions and restrictions" (C.C.&R's), in the case of land splits in recorded subdivisions.
3. Community Development staff shall review the application and the proposed land split map for completeness and accuracy. When deficiencies are determined, these shall be noted and relayed to the applicant. No decision shall be rendered until the application is determined to be complete. Department staff in evaluating and making decisions on land split proposals shall consider the following criteria:
- (a) Consistency of the proposed land split with the General Plan.
 - (b) Conformity of the proposed land split to the Zoning Ordinance.
 - (c) Conformity of the proposed land split to Section 9-6-3 (Subdivision Design Principles and Standards) and other applicable sections of the Subdivision Regulations.
 - (d) Conformity of the proposed land split with the City's existing street patterns and details.
 - (e) Lot size and design results from the proposed land split in relation to the site's topography.
 - (f) Determination from the title information and lot/street design that a subdivision is not being created.
 - (g) Other pertinent criteria.
4. An improper land split renders the property involved unsuitable for building and not entitled to a construction permit.

SECTION 9-6-7

MODIFICATIONS AND PENALTY

	PAGE NO.
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(B) APPEALS	87
(C) PENALTIES	88

MODIFICATIONS AND PENALTY

9-6-7:

(A) MODIFICATIONS:

1. Where an individualized assessment reveals the existence of special conditions involving topography, land ownership, adjacent development, parcel configuration, or other factors relating to the impact the development will have on the City's need for subdivision or land split improvements associated with the proposed development, the Planning Director and Public Works Manager may eliminate, reduce, defer, or approve alternatives to, the requirements and specifications contained in this Chapter based upon a finding that such conditions or factors exist and that the reduction, deferral or alternative:
 - (a) Is consistent with the intent of these regulations; and
 - (b) Will result in improvements that are adequate to meet the City's needs; and
 - (c) Does not constitute a grant of special privilege; and
 - (d) Is not contrary to the public interest.
2. Where an individualized assessment reveals the existence of extraordinary conditions involving topography, land ownership, adjacent development, parcel configuration, or other factors relating to the impact the development will have on the City's need for the dedication of rights-of-way for land splits, the Development Services Manager may eliminate, reduce or approve alternatives to the dedication of rights-of-way requirements for land splits contained in this Chapter upon finding that such conditions or factors exist and that the requirements will substantially impair existing uses or the ability for development.
3. With the approval of, or amendment to, a rezoning to PC District, the City Council may approve modifications to the requirements and specifications required by this Chapter if the City Engineer or City Traffic Engineer recommends approval of the modification. The City Engineer or City Traffic Engineer, in consultation with the Planning Director, may recommend the elimination, reduction, or approval of alternatives to the requirements and specification required by this Chapter. If the City Engineer or City Traffic Engineer recommends approval of such a modification, the recommendation, which may be subject to conditions or stipulations, shall be forwarded to the City Council with the PC district. City Council may approve the modification as recommended. The City Engineer's or City Traffic Engineer's recommendation shall be based upon a finding that the modification:
 - (a) Is consistent with the intent of these regulations;
 - (b) Will result in an equivalent level of service for health, safety and welfare to the General public;
 - (c) Will result in improvements that are adequate and meet the City's needs;

- (d) Furthers the purposes of the PC District; and
 - (e) Is not contrary to the public interest.
4. To ensure compliance with any modification, deferral, or alternative, the Planning Director and Public Works Manager may require certain provisions such as protective covenants, bonds, and development agreements. Such provisions may be recorded against the property being developed.
- (a) When the deferral of certain right-of-way improvement requirements is authorized by the Development Services Manager for a specific development project, the owner and/or developer shall remit to the City of Mesa a payment in lieu of causing the actual design, installation, and/or construction of said required public improvements. This in-lieu payment shall be based upon a cost estimate prepared by a professionally registered civil engineer and approved by the City of Mesa. The in-lieu payment cost estimate shall include all design costs, labor and material costs, plus twenty percent (20%) for future contingency costs. All in-lieu payments shall be remitted to the City of Mesa as a condition of and in conjunction with the issuance of any on-site construction permits and/or off-site rights-of-way permits associated with the development project.
 - (b) The obligation to construct right-of-way improvements or make an in-lieu payment prior to the issuance of permits, including the determination of the amount of the in-lieu payment required, may be deferred to a future date if the developer provides financial assurances acceptable to the City Engineer and the City Attorney, the developer and City enter into a development agreement that provides adequate financial assurance for the future construction of the improvements and/or the future payment of an in-lieu amount, and the City Manager or designee finds that such deferral meets all of the following criteria:
 - 1) The development is non-residential; and
 - 2) The property is zoned as a commercial or industrial district; and
 - 3) The deferred right-of-way improvements are not included in this City's Capital Improvement Plan for construction within five (5) years of the deferral; and
 - 4) The deferral is in the best interest of the City of Mesa.

(B) APPEALS:

- 1. Discretionary decisions of the Planning Director and Public Works Manager may be appealed to the Hearing Officer, who shall be appointed by the City Manager, when such decisions involve one or more of the following:
 - (a) Any requirement that exceeds, or is in addition to, the minimum development requirements as defined in this chapter.

- (b) Any requirement not specified in the Mesa City Code or other legislative act of the City of Mesa.
 - (c) Any requirement resulting from a discretionary act of an administrative official of the City of Mesa.
2. Appeals to the Hearing Officer may be submitted by the developer or owner of the property proposed for development which is affected by a discretionary decision of the Planning Director or Public Works Manager. The appeal shall be submitted within thirty (30) days of such decision by filing with the Planning Director or Public Works Manager a notice of appeal on a form provided therefore. No fee is required for this appeal. The Planning Director and Public Works Manager shall transmit to the Hearing Officer all the papers constituting the records upon which the decision appealed from was taken.
 3. The Hearing Officer shall schedule a time for the appeal to be heard, which shall be no later than thirty (30) days from receipt of the appeal. The appellant shall be given at least ten (10) days prior notice of the date and time set for the hearing. The Hearing Officer shall decide the appeal within five (5) working days from the date the appeal hearing concludes.
 4. For determination of the appeal it shall be the responsibility of the City to establish that there is a nexus between the requirement and a legitimate governmental interest, and that the requirement is roughly proportional to the impact of the proposed use, improvement, or development, if more than a single parcel is involved, this requirement applies to the entire property that is subject to the approval.
 5. If the appeal is upheld, the Hearing Officer shall modify or delete the requirement. If the appeal is denied, the appellant may at any time within thirty (30) days of the decision of the Hearing Officer, file a complaint for a trial de novo in the Superior Court on the facts and the law regarding the issues of the requirement.

(C) PENALTIES:

1. It is unlawful to develop land contrary to or in violation of any provisions of this ordinance, or of any provision designated as a condition of approval either by the plan review process or through an amendment, variance, or appeal by an office, Board, Commission or the City Council, as established by this ordinance.
2. Any person, firm or corporation violating any provision of this ordinance, and any amendments to it, shall be guilty of a class one misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500.00) or by imprisonment in the City jail for a period not exceeding six (6) months, or by both such fine and imprisonment; and each day of violation continued shall be a separate offense, punishable as described.