

2016 Amendments to Chapter 14 Subdivision Regulations

Article 14-1 Title, Authority and Definitions

1. Sec. 14-1-6 Definitions (30): Deleted “The Planning and Economic Development Department of the City of Maricopa”, added “The Development Services – Planning Division of the City of Maricopa.”
2. Sec. 14-1-6 Definitions (35): Deleted “Engineering”, added “Public Works”.
3. Sec. 14-1-6 Definitions (121): Deleted “Planning and Economic Development Director”, added “Zoning Administrator”.
4. **Sec. 14-1-6 Definitions (122): Deleted “Ordinance”, added “Code”.**
5. **Sec. 14-1-6 Definitions (124): Deleted “Ordinance”, added “Code”.**

Article 14-4 Platting Procedures and Requirements

1. Sec. 14-4-2 (A)(1): Deleted “Planning and Economic” and added “Services” after the word “Development”.
2. Sec. 14-4-3 (A)(1): First sentence, deleted “and 8 ½” x 11” PMT of the preliminary plat”. Third sentence, deleted “Copies of”.
3. Sec. 14-4-5 (B)(3): Deleted “District”, added “Department”.
4. Sec. 14-4-5 (C)(4): Deleted “Planning & Economic”, added “Services”.
5. Sec. 14-4-5 (C)(6): Deleted “Planning & Economic Development Department”, added “Development Services and Public Works Department”.
6. Sec. 14-4-5 (D)(4): Added “Two (2) Year Approval” and “and verification that the development is in compliance with all current applicable codes of the city”.
7. Sec. 14-4-6 (F)(4): Added “if applicable”.
8. Sec. 14-4-6 (F)(6): Deleted “Zoning Administrator” and added “Development Services Director”.

9. Sec. 14-4-6 (F)(7): Deleted “This is to certify the survey and subdivision premises described and platted hereon were made under my direction during the month(s) of _____, (year), that the plat is correct and accurate, that the monuments shown hereon have been located or established as described and lot corners have been permanently set” and added “I hereby certify that I am registered professional land surveyor in the State of Arizona; that this plat hereon has been prepared from a survey performed by me or under my direct supervision during the month of _____, _____; that the survey is true and accurately represents the property described hereon. I further certify that all monuments exist or will be set as shown, that all lot corners are set or will be set, in accordance with the latest adapted “Arizona Boundary Survey Minimum Standards”; and that said monuments are sufficient to enable the survey to be retraced.”

Article 14-5 Master Plan Development (M.P.D.) and Planned Area Development (P.A.D.)

1. Sec. 14-5-3 (I): Deleted “Planning & Economic Development Department”, added “Development Services Department – Planning Division”.
2. Sec. 14-5-4 (D): Deleted “Planning & Economic”, added “Services”.
3. Sec. 14-5-5 (D): Deleted “Planning & Economic”, added “Services”.

Article 14-6 Design Standards

1. Sec. 14-6-1 (A): Second sentence, deleted “insure”, added “ensure”.
2. Sec. 14-6-2 (A): First sentence, deleted “Ordinance”, added “Code”.
3. Sec. 14-6-2 (C): Last sentence, deleted “District”, added “Department”.
4. Sec. 14-6-3 (B)(1): First sentence, deleted “affects”, added “effects”.
5. Sec. 14-6-4 (A)(6): Third sentence, deleted “(not sidewalks integrated with the curb)”.
6. Sec. 14-6-4 (B)(4): Third sentence, deleted “storm level”, added “2-hour storm level”.
7. Sec. 14-6-4 (B)(4): Last sentence, deleted “three”, added “four”, deleted “(3:1)”, added “(4:1)”.
8. Sec. 14-6-4 (B)(8): First sentence, deleted “curb separated”, added detached. First sentence, deleted “boulevard”, added “landscape”.
9. Sec. 14-6-4 (D)(1): First sentence, deleted “tot lots”, added “Tot Lots”. Second sentence, added “2-hour” after “50-year”.
10. Sec. 14-6-4 (D)(2): Deleted “sand and/or”.
11. Sec. 14-6-4 (D)(3): Deleted “Wood chips”, added “Sand”.

12. Sec. 14-6-4 (D)(5): Deleted “tot lot”, added “Tot Lot”.
13. Sec. 14-6-5 (A)(5): Deleted “insure”, added “ensure”.
14. Sec. 14-6-7 (C): First sentence, added “is shown within the latest Transportation Plan of the city.”, second sentence, deleted “current City of Maricopa Small Area Transportation Study (SATS) as a proposed roadway”. Third sentence, deleted “as the SATS”, added “per the latest Transportation Plan of the city or as the City Engineer”, deleted “Zoning Administrator”.
15. Sec. 14-6-7 (I): First sentence, added “standards and”.
16. Sec. 14-6-8 (C): Deleted “Cul-de-sac streets shall be constructed with a minimum unobstructed turn-around area of forty-five (45) feet which shall be free from parked vehicles. The City Engineer may recommend an equally convenient form of turning and backing areas where extreme conditions justify. The maximum length of Cul-de-sac streets shall be 600 feet or 20 homes, as measured from the intersection of right-of-way lines to the extreme depth of the turning circle along the street centerline. An exception may be made where topography justifies but shall not be made merely because the tract has restrictive boundary dimensions, wherein provision should be made for extension of street pattern to the adjoining unplatted parcel and a temporary turnaround installed”. Added “Cul-de-sac streets shall be constructed with a minimum unobstructed turn-around area of fifty (50) feet, measured to back of curb. The minimum unobstructed area shall be kept free from parked vehicles. The City Engineer may recommend an equally convenient form of turning and backing areas where extreme conditions justify. The maximum length of Cul-de-sac streets shall be in accordance with the 2012 International Fire Code, Appendix D – Section D103.4. The City Engineer may grant an exception when the topography justifies but not merely because the tract has restrictive boundary dimensions, wherein provision should be made for extension of street pattern to the adjoining unplatted parcel and a temporary turnaround installed”.
17. Sec. 14-6-8 (F): First sentence, deleted “Table 6”, added “or as noted within”. Added “Figure 6-17 of this section”. Second sentence, deleted “no larger or smaller than”, added “shall be”. Second sentence, added “unless otherwise noted within this code or specifically approved by the City Engineer”. Third sentence, added “Bicycle lanes”. Fourth sentence, deleted “All bike lanes shall be marked with a white strip no wider than five (5”) inches and clearly marked “bicycles only”. Last sentence, added “All bicycle lanes shall be delineated with a white stripe and clearly marked with word and symbol pavement marking per the current edition of the M.U.T.C.D.”.
18. Sec. 14-6-8 (G)(2): Deleted “Street jogs”, added “Offset streets”.
19. Sec. 14-6-8 (G)(3): Last sentence, deleted “City Council upon the recommendation of the”.
20. Sec. 14-6-8 (G)(5): Last sentence, added “Under special conditions, the City Engineer may recommend other dimensions for the above”.

21. Sec. 14-6-8 (G)(6): First sentence, added “sight” after “foot”. Second sentence, added “Heights of buildings, walls, landscaping, and other similar obstructions shall be restricted within the sight triangle”.
22. Sec. 14-6-8 (I): Section broken into three subsections, 1, 2, and 3.
23. Sec. 14-6-8 (I): New subsection added, “4. Unless otherwise specified in the special provisions, emulsified asphalt shall be a grade SS-1h, CSS-1h, or CQSH, as specified in M.A.G. Section 713. The emulsified asphalt shall be diluted in proportions of 50% water and 50% emulsified asphalt, the diluted material shall be well mixed before application. Immediately before applying the emulsion, the area to be surfaced shall be cleaned of dirt and loose material by means of power brooms, or pick-up brooms supplemented by hand brooms if necessary”.
24. Sec. 14-6-8 (I): New subsection added, “5. It shall be applied by a distributor truck equipped with fog nozzles at the approximate rate of 0.10 gallon per square yard. The exact rate shall be as directed by the Engineer. The distributor truck shall be as specified in M.A.G. Section 330”.
25. Sec. 14-6-8 (I): New subsection added, “6. The fog seal shall not be applied until an inspection of the surfaces has been made by the Engineer and he has determined that the surfaces are suitable. Fog seal shall be applied to the road surface six (6) months to one (1) year after asphalt placement.
26. Sec. 14-6-8 (J): First sentence, added “design prepared by an Arizona Registered Geotechnical Engineer. However, in no case will the street structural section be less than the standards outlined in Table 4 – Minimum Street Structural Section”. Deleted, “provided by the developer. In no case will base be less than six (6”) inches and the surface treatment be less than two (2”) inches (compacted thickness)”.
27. Sec. 14-6-8 (K): Third sentence, added “With approval of the City Engineer,”. Last sentence, deleted “may be ABC or select material”.
28. Sec. 14-6-8 (L): First sentence, added “Transportation plan of the city”. Deleted “Maricopa Small Area Transportation Study (SATS) and the Maricopa Transit Feasibility and Implementation Study (TFIS), if addressed by either of those studies”.
29. Sec. 14-6-8 (table 3): added the following table (see below).

Table 3 ROW Width's

Roadway Classification	ROW Width	Refer to Figure for additional Design Details
Parkway	200'	No. 6
Principal Arterial I	150'	No. 7
Principal Arterial II	150'	No. 8
Minor Arterial	110'	No. 9
Collector	80'	No. 10
Village Collector (option 1)	95'	No. 11
Village Collector (option 2)	115'	No. 12
Character Area	60'	No. 13
Local (option 1)	60'	No. 14
Local (option 2)	50'	No. 15
Local (option 3)	50'	No. 16
Industrial/Commercial Local	70'	No. 17

30. Sec. 14-6-8 (table 3): deleted the following table.

Table 3 – Right-of-Way Dimensions

Street Classifications	Right-of-Way Width (minimum)
Parkway	200 feet
Village Collector	93 and 123 feet
Arterial Roadway	110 & 140 feet
Collector Roadway	80 feet
Local Street – Residential (Rural & Estate)	50 feet
Local Street – Residential (Low & Medium Density)	50 & 60 feet
Local Street – Residential (High Density)	60 feet
Local Street – Commercial	60 feet
Local Street – Industrial	70 feet

31. Sec. 14-6-8 (table 4): Updated the table (see below).

Table 4 – Minimum Street Structural Section

Street Classifications	Untreated Base (minimum)	Asphalt Base Course	Asphalt Surface Course
Parkway Roadway	10"	3" – A ¾	2" – A ½
Village Collector	10"	3" – A ¾	2" – A ½
Arterial Roadway	10"	3" – A 1½ ¾	2" – C ¾ R ½
Collector Roadway	10"	3" – A 1½ ¾	2" – C ¾ R ½
Local Street – Residential (Rural & Estate)	7"–8"	2" – C ¾	1" – D ½ 3" – R ½
Local Street - Residential (Low & Medium Density)	6"–8"	2" – C ¾	2" – D ½ 3" – R ½
Local Street - Residential (High Density)	6"–8"	2" – C ¾	2" – D ½ 3" – R ½
Local Street Commercial & Industrial	8"	2" – C ¾	2" – D ½ 3" – R ¾

(1) Mix Design designations are East Valley Asphalt Committee, (E.V.A.C.)

(2) All asphalt supplied must be currently approved by the E.V.A.C. Committee.

32. Sec. 14-6-8 (table 6): Deleted table 6.

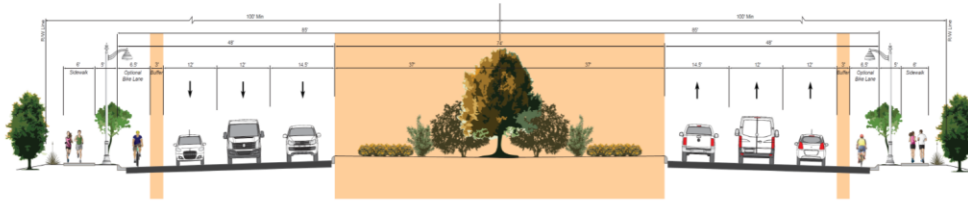
Table 6 Street Cross Section Design

Roadway Classification	R/W Width (feet)	Pavement Width ⁽¹⁾	Curb Type	# Drive Lanes ⁽²⁾	Sidewalk or Multi-use Trail & Location	On Street Parking	Landscape Strip	Easmt Required
Principal Arterial 1 Principal Arterial 2	140	102	Vertical	3 + turn + bike lane	S/W @ 5' b.o.c. each side	None ⁽⁶⁾	8	None
Minor Arterial	110	74	Vertical	2 + turn + bike lane	S/W @ 5' b.o.c. each side	None ⁽⁶⁾	7	None
Collector Street	80	50	Vertical	1 + turn + bike lane	S/W @ 5' b.o.c. each side	None ⁽⁶⁾	5	None
Local Street Res. Rural & Estate	50	24	Ribbon	1	Trail @ 5' b.o.c. 1 side	None ⁽⁶⁾	8 & 15	None
Local Street Res. Low Density	50	24	Roll	1	S/W @ 5' b.o.c. 1 side	None ⁽⁶⁾	13	None
Local Street Res. Medium Density	50	24	Roll	1	S/W @ b.o.c. ⁽⁷⁾ 2 side	None ⁽⁶⁾	13 & 8	8' PUE both sides
Local Street Res. Medium Density	50	28	Roll	1	S/W @ b.o.c. ⁽⁷⁾ 2 side	1 side ⁽⁶⁾	6 & 6	8' PUE both sides
Local Street Res. Medium Density	60	32	Roll	1	S/W @ b.o.c. ⁽⁷⁾ 2 side	2 side	9 & 9	8' PUE both sides
		36	Roll				7 & 7	
Local Street Res. High Density	60	36	Vertical	1	S/W @ b.o.c. ⁽⁷⁾ 2 side	2 side	11 & 6	8' PUE both sides
Local Street Mixed Use	60	36	Vertical	1	S/W @ b.o.c. ⁽⁷⁾ 2 side	2 sides	12 & 7	8' PUE both sides
Local Street Commercial	60	36	Vertical	1 + turn	S/W @ b.o.c. ⁽⁷⁾ 2 side	2 sides	7 & 7	8' PUE both sides
Local Street Industrial	70	40	Vertical	1 + turn	S/W @ b.o.c. ⁽⁷⁾ 2 side	2 sides	5 & 5	8' PUE both sides

1. ~~_____ Pavement width shall be measured from edge of pavement (not including curb & gutter).~~
2. ~~_____ Number of drive lanes is for each direction. All drive lanes shall be a minimum of twelve (12) feet in width or wider if required by the City Engineer or the SATS Report.~~
3. ~~_____ Sewer utilities shall be located under the pavement or within a sewer easement.~~
4. ~~_____ Dry utilities shall be located within the P.U.E.~~
5. ~~_____ Sidewalks (S/W) shall be constructed of portland cement concrete. be a minimum of 5'-0" in width along Local Streets and 6'-0" along Arterial and Collector Streets.~~
6. ~~_____ Multi-use Trails shall be 13'-0" in width (9' hard surface and 4' decomposed granite).~~
7. ~~_____ The City strongly encourages curb separated sidewalks (see Sec.14-6-4 B. 8) open space incentive.~~
8. ~~_____ "No Parking" signs shall be installed by the developer per the location and spacing requirements of the City.~~

33. Sec. 14-6-8: Added Figure 6-17.

Figure No 6 - Parkway Road Section



ROW Width	Median Required	Median Width	Curb Type	# of Travel Lanes	On-Street Parking Required	Bike Lane Required	Sidewalk	Landscape Strip
200'	Yes	74'	Inside vertical curb, outside vertical curb and gutter	3 travel lanes each side, plus turning lane	No	Yes	Detached	5' wide at B.O.C.

Notes:

- Number of travel lanes is for each direction.
- All travel lanes shall be a minimum of twelve (12) feet in width unless otherwise noted within this section or as required by the City Engineer.
- Sewer and water utilities shall be located under the pavement or within a sewer easement.
- Dry utilities shall be located within the P.U.E. outside the ROW.
- Sidewalks (S/W) shall be constructed of portland cement concrete.
- Back of curb (B.O.C.).
- Back of sidewalk (B.O.W.).
- Refer to latest MAG standard for curb and gutter details.
- If a multi-use path is required per the latest adopted Parks Trails and Open Space plan, refer to Figure 1, which is required in addition to this street section and is to be placed within a sidewalk and landscape easement if located beyond the required ROW.

Figure No 7 - Principal Arterial I Road Section

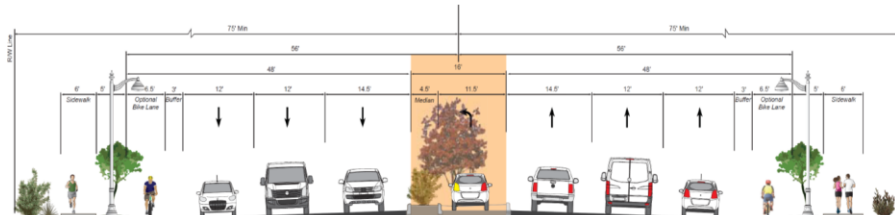
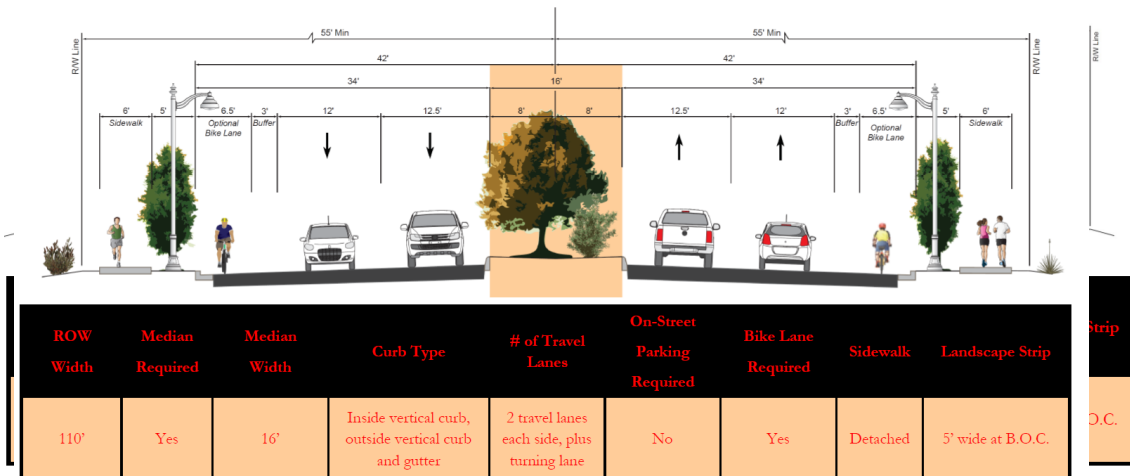


Figure No 8 - Divided Arterial II Road Section

Figure No 9 - Minor Arterial Road Section



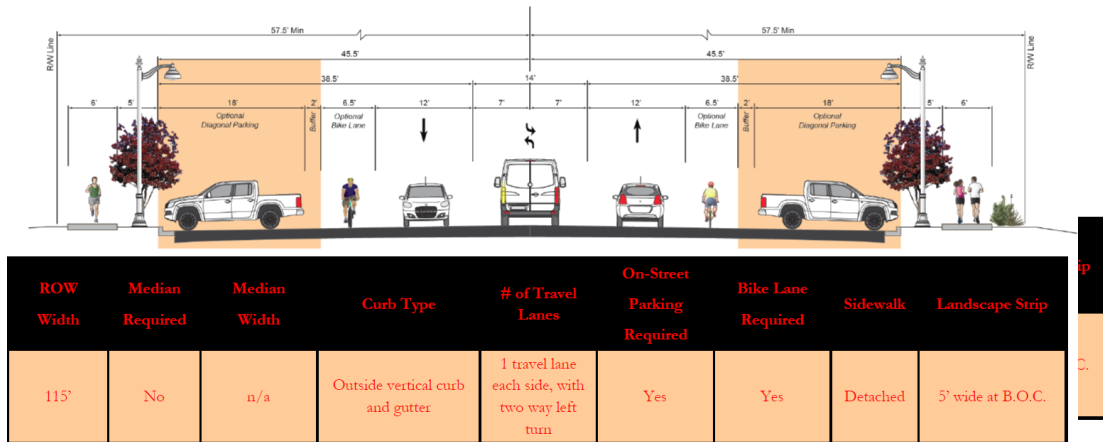
ROW Width	Median Required	Median Width	Curb Type	# of Travel Lanes	On-Street Parking Required	Bike Lane Required	Sidewalk	Landscape Strip
110'	Yes	16'	Inside vertical curb, outside vertical curb and gutter	2 travel lanes each side, plus turning lane	No	Yes	Detached	5' wide at B.O.C.

Notes:

- Number of travel lanes is for each direction.
- All travel lanes shall be a minimum of twelve (12) feet in width unless otherwise noted within this section or as required by the City Engineer.
- Sewer and water utilities shall be located under the pavement or within a sewer easement.
- Dry utilities shall be located within the P.U.E. outside the ROW.
- Sidewalks (S/W) shall be constructed of portland cement concrete.
- Back of curb (B.O.C.).
- Back of sidewalk (B.O.W.).
- Refer to latest MAG standard for curb and gutter details.
- If a multi-use path is required per the latest adopted Parks Trails and Open Space plan, refer to Figure 1, which is required in addition to this street section and is to be placed within a sidewalk and landscape easement if located beyond the required ROW.

Figure No 10 - Collector Road Section

Figure No 12 - Village Collector Road Section (option 2)



Notes:

1. Number of travel lanes is for each direction.
2. All travel lanes shall be a minimum of twelve (12) feet in width unless otherwise noted within this section or as required by the City Engineer.
3. Sewer and water utilities shall be located under the pavement or within a sewer easement.
4. Dry utilities shall be located within the P.U.E. outside the ROW.
5. Sidewalks (S/W) shall be constructed of portland cement concrete.
6. Back of curb (B.O.C.).
7. Back of sidewalk (B.O.W.).
8. Refer to latest MAG standard for curb and gutter details.

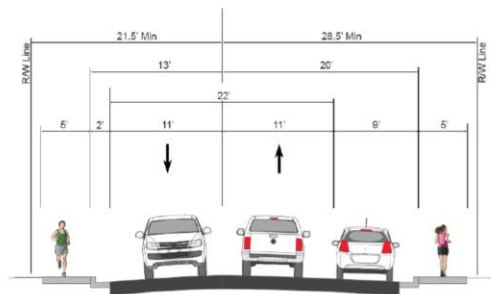
Figure No 13 - Character Area Road Section



Figure No 14 - Local Road Section (option 1)



Figure No 15 - Local Road Section (option 2)



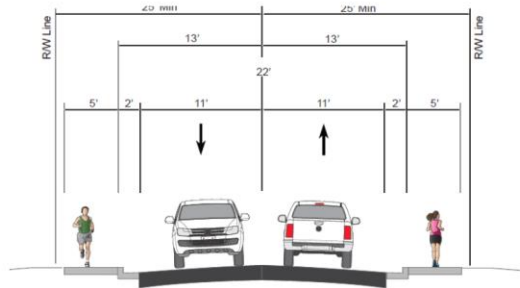
Notes:

1. Number of travel lanes is for each direction.
2. All travel lanes shall be a minimum of eleven (11) feet in width unless otherwise noted within this section or as required by the City Engineer.
3. Sewer and water utilities shall be located under the pavement or within a sewer easement.
4. Dry utilities shall be located within the P.U.E. outside the ROW.
5. Sidewalks (S/W) shall be constructed of portland cement concrete.
6. Back of curb (B.O.C.).
7. Back of sidewalk (B.O.W.).
8. Refer to latest MAG standard for curb and gutter details.

*Vertical curb when necessary for storm water conveyance or as required by City Engineer.

** "No Parking" signs shall be installed by the developer per the location and spacing requirements of the City.

Figure No 16 - Local Road Section (option 3)



ROW Width	Median Required	Median Width	Curb Type	# of Travel Lanes	On-Street Parking Required	Bike Lane Required	Sidewalk	Landscape Strip
50'	No	n/a	Outside rolled curb and gutter (*)(***)	1 travel lane each side	No	No	Attached (***)	3'6" wide at B.O.W.

Notes:

1. Number of travel lanes is for each direction.
2. All travel lanes shall be a minimum of eleven (11) feet in width unless otherwise noted within this section or as required by the City Engineer.
3. Sewer and water utilities shall be located under the pavement or within a sewer easement.
4. Dry utilities shall be located within the P.U.E. outside the ROW.
5. Sidewalks (S/W) shall be constructed of portland cement concrete.
6. Back of curb (B.O.C.).
7. Back of sidewalk (B.O.W.).
8. Refer to latest MAG standard for curb and gutter details.

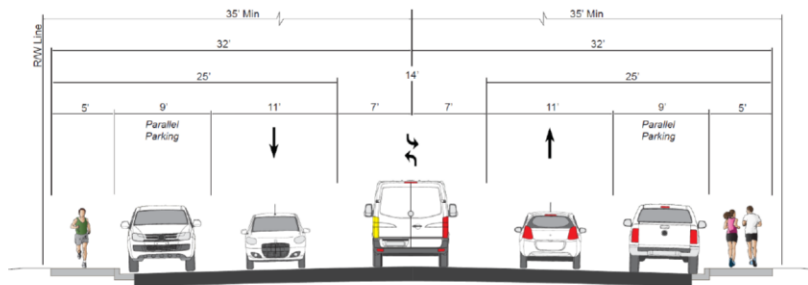
*Vertical curb when necessary for storm water conveyance or as required by City Engineer.

** "No Parking" signs shall be installed by the developer per the location and spacing requirements of the City.

*** For rural estate developments, decomposed granite (DG) compacted trail may be utilized.

**** Outside ribbon curb required when utilizing DG trail for sidewalk portion of the ROW.

Figure No 17 - Industrial/Commercial Local



ROW Width	Median Required	Median Width	Curb Type	# of Travel Lanes	On-Street Parking Required	Bike Lane Required	Sidewalk	Landscape Strip
70'	No	n/a	Outside vertical curb and gutter	1 travel lane each side, with two way left turn	Yes	No	Attached	5' wide at B.O.W.

Notes:

1. Number of travel lanes is for each direction.
2. All travel lanes shall be a minimum of eleven (11) feet in width unless otherwise noted within this section or as required by the City Engineer.
3. Sewer and water utilities shall be located under the pavement or within a sewer easement.
4. Dry utilities shall be located within the P.U.E. outside the ROW.
5. Sidewalks (S/W) shall be constructed of portland cement concrete.
6. Back of curb (B.O.C.).
7. Back of sidewalk (B.O.W.).
8. Refer to latest MAG standard for curb and gutter details.

34. Sec. 14-6-10: First sentence added “Eight-foot” and “on all street sections” and “City Engineer Public Utility Easements shall be dedicated to the City for the purpose of permitting and licensing the installation, relocation, and maintenance of private utilities. All public utilities shall be placed within Public Utility Easements, unless otherwise permitted by the City Engineer”. Last sentence, deleted “utility companies. For information on the requirements contact the specific utility companies serving the development”.
35. Sec. 14-6-11: First sentence, added “the City of Maricopa Street Naming and Addressing Procedures (SNAP)”. Last sentence, deleted “overall City of Maricopa street naming system”.
36. Sec. 14-6-13 (E): Added “for underground utilities” and “the back line of the”.
37. Sec. 14-6-13 (H): Deleted “Design Criteria & Specifications” and added “design criteria & specifications”.
38. Sec. 14-6-14 (E): Added “city’s latest adopted Fire Department code”, deleted “the 1997 Uniform Fire Code”.
39. Sec. 14-6-14(H)(2): Moved “for underground utilities” after Service stubs; added “back line of the” before, public utility easement.
40. Sec. 14-6-14(I): After Fire Hydrants, deleted two sentences; added, “Refer to the city’s latest adopted Fire Department code for fire hydrant location requirements.”
41. Sec. 14-6-14(K): Third line, added, “design criteria & specifications.”
42. Sec. 14-6-15(D): Deleted (3) and (4); added on (5) the word “path” after Walkway.
43. Sec. 14-6-15(E): Added new subsection E. See below
E. Street Light Design shall be per The AASHTO Roadway Lighting Design Guide, October 2005 with the following exceptions:
 1. The location of street light bases shall be one (1) foot back of attached sidewalk or 2.5 feet behind the curb in case of meandering sidewalk or no sidewalk.
 2. On local streets, street lights shall be located at end of blocks, mid-blocks, and intersections.
 3. Street lights shall be spaced at 300’ on collector streets.
 4. Street lights shall be spaced at 300’ on both sides of the ROW and staggered at 150’ for Arterial Streets.
 5. Fixture shall be designed to be fully shielded to meet Dark Sky standards. “Fully shielded” shall mean that those fixtures shall be shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture,

are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

44. Sec. 14-6-16 (D): Added, after Service stubs, “for underground utilities” and added, to the second line, “back line of the” before, public utility easement...
45. Sec. 14-6-16 (F): Added on the third line, “design criteria & specifications” before, established by the utility...

Article 14-7 Improvement Requirements

1. Sec. 14-7-2 (A)(6): Added, to Utilities, “Fiber Optic/Communications Network, if applicable”
2. Sec. 14-7-2 (C): Deleted, “Planning & Economic Development”, and added, “Development Services Department”.
3. Sec. 14-7-3 (A)(2): First line, added “to the city for approval”. Second line, deleted “on 24” x 36” sheets of blue or black line paper prints.
4. Sec. 14-7-3 (B)(1): Deleted, “Planning & Economic”, and added, “Services”.
5. Sec. 14-7-3 (B)(5): Deleted, “Planning & Economic”, and added, “Services”.
6. Sec. 14-7-3 (B)(5)(d): Deleted, “11” X 17” photo mechanical transfer (PMT) of the final plat”.
7. Sec. 14-7-3 (B)(5)(e): Deleted, “11” X 17” PMT of the”.
8. Sec. 14-7-3 (B)(5)(d): Deleted, “Electronic copy, in .DWG format, of the final plat and plat closure”.
9. Sec. 14-7-3 (B)(6): Deleted, “Planning & Economic”, and added, “Services”.
10. Sec. 14-7-3 (B)(6)(e): Deleted, “Approved Improvement Plans (paper prints)”.
11. Sec. 14-7-3 (C)(2)(i): Deleted, “24” x 36” wall/fence”.