

CHAPTER 1- ADMINISTRATION, DEFINITIONS AND REFERENCES

101 ADMINISTRATION

101.1 Applicability. All applications for development approval that have been accepted as complete, including tentative or final plats, and are under City review on the effective date of this Manual shall be reviewed under City regulations existing at the time of acceptance, except that this Manual will apply if, during plan review, any approvals lapse or processing deadlines expire.

101.2 Conflict. This Manual is not intended to interfere with, abrogate, or annul any other ordinance, rule or regulations, statute, or other provision of law except as provided in this Manual. Where any provision of this Manual imposes restrictions different from those imposed by any other provision of law, the provision that is more restrictive or imposes higher standards upon the development and use of land shall control.

101.3 Severability. If any section, sub-section, sentence, clause, phrase, term, part or provision of this Manual is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall be confined in its operation to the section, sub-section, sentence, clause, phrase, term, part or provision or application directly involved in the controversy or validity of the remaining portions of this Manual or the application thereof to other persons or circumstances.

102 GENERAL IMPROVEMENT POLICIES

The following sections outline the City's policies related to various improvements associated with the development process. They are by nature general in scope. Reference should be made to the appropriate Chapters within the balance of these standards for specific details.

102.1 Minimum Requirements. In their interpretation and application, the provisions of these standards shall be held to be the minimum requirements necessary for the promotion of the public health, safety, and general welfare. (16.04.070; 15.32.040)

102.2 Engineering Standards Modification Requests

102.2.1 These engineering design standards are intended to cover the vast majority of circumstance wherein development projects may occur. It is the City's expectation that developers and their consultants will carefully review the requirements of their site and work diligently to apply these standards to their projects. There may, however, arise situations where extraordinary conditions of topography, land ownership, or adjacent development or other circumstances not provided for in these regulations. In those

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infrequent circumstances where a strict application of these standards may not be the most appropriate solution, the developer may request a site specific modification of a limited number of the standards. Further, these Engineering Standards are not intended to prevent the use of other alternative methods not specifically prescribed by these Standards, subject to the approval of the City Engineer. The City Engineer may approve any requested modifications of these standards or alternate methods provided that:

102.2.1.1 The proposed alternate methods meet the intent of these *Standards* and address all health, life, and safety considerations.

102.2.1.2 There are practical difficulties that prevent the strict application of the Standards (Hardship 15.40325). Economic or self-imposed hardships are not to be considered practical difficulties. The applicant is responsible for supplying whatever information is necessary to determine whether or not there are practical difficulties that prevent strict application of the Standards.

102.2.1.3 Each modification request is site specific. Approval of a modification request is not a precedent for the approval of any subsequent request.

102.2.2 The applicant must submit two copies of the plan that specifically show the modification being requested along with a completed and sealed 'Engineering Standards Modification Request Summary Form.' See Appendix 1-1 for example form.

102.2.3 The variance criteria set forth in this chapter are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants or the property owners.

102.2.4 The City Engineer, after consulting with affected departments, shall approve or deny the modification request in writing and provide a copy to the applicant.

102.2.5 Review fees are payable per the Development Services Fees or current fee resolution adopted by Council.

102.2.6 Alternate standards must be reviewed by state, county, and/or federal agencies as applicable and written documentation must be provided to the City prior to action by the City. Approval from agencies other than the City does not obligate the City to approve any request.

102.2.7 In general the appropriate time to submit a formal engineering standards

request is in the preliminary stages of a project's development. Once an applicant decides to move forward with the formal request for an engineering standards deviation the applicant must follow the process outlined below and submit the formal request prior to or concurrently with the first report or civil plan submittal affected. Submittal of the formal request for an engineering deviation does not guarantee approval. Therefore the applicant should understand that to proceed with design prior to City staff providing a written determination on the deviation is at the applicant's own risk.

102.3 Street Improvement Policy See Chapters 6). All developments within the City shall provide an interior street system adequate to ensure that all parcels and/or facilities within the development shall have reasonable access to the balance of the public street system. Further, they shall provide access into the development for public service and/or emergency operations. Such facilities, be they public or private streets, shall be of such width and structural strength as to provide safe and unrestricted access. Private streets shall not normally be permitted and must be specifically approved by the City Council. If approved, private streets must be improved to City standards to include an easement for utility and public safety access at least equal to the City standard right-of-way for local, residential streets. Where private streets are authorized, the developer will be responsible for providing guards or other means of denying access by the general public. Private streets shall not be maintained by City forces. In single-family developments it is the intent of the City of Casa Grande that the street system be designed in conformance with the classifications outlined in Paragraphs 3.11 and 4.1. There shall be minimal direct access to the collectors, and extremely limited access to major arterials and arterials. When the development occurs adjacent to a boundary street, it is the City's policy that it shall be the responsibility of the developer to install improvements along their frontage to the ultimate grade and alignment for the said boundary street. If the existing pavement does not meet current City design standards, the developer will be required to remove and replace the pavement to street centerline. .[15.32.010; 16.04.030.B; 16.16.150; 16.16.130]

102.4 Storm Drainage Policy (See Chapter 7). It is the City's policy that all developments within the City shall provide sufficient storm water retention or detention so as to minimize the adverse impact of that development on adjacent properties. To that end, all development shall provide sufficient on-site retention or detention to contain, at the least, the runoff generated by a 100-year, two-hour storm falling on that property. Such facilities shall be separate and distinct parcels within the development and shall be planned for accordingly. In single-family developments this facility may be deeded to the City for operation and maintenance, presuming it meets those requirements as indicated in the Subdivision and Grading and Drainage Ordinances and in the appropriate sections of these standards. Further, it is the City's policy that all developments shall provide adequate drainage facilities so as to convey runoff generated both on and off the project, around or through the project in such a manner as to ensure that the structures will be free from flooding and that there is reasonable access for emergency and public service vehicles. The developer shall install storm sewers, channels and/or other physical improvements necessary to achieve this result. . [16.04.030.B;

16.16.040; 16.16.210; 16.16.220; 16.16.280; 16.16.290; 16.16.300; 15.32.010; 15.32.130]

102.5 Water Line Extension Policy (See Chapter 9). It is the City's policy that all development within the City shall have an adequate and secure source of water for potable needs as well as for fire-protection. To that end the City has developed a comprehensive program for supplying municipal water. Therefore, unless specifically excepted, all developments within the City shall be serviced by the water utility serving the development. Further, the developer shall extend said system to and through the development as necessary to ensure adequate supply to the development. If deemed necessary and appropriate, the developer shall extend the water distribution system to the extremities of the project so as to ensure that more distant potential users shall have reasonable access to the City's water system. [15.32.010; 15.32.160; 16.04.030.B; 16.16.310]

102.6 Sewer Line Extension Policy (See Chapter 10). It is the City's policy that, unless specifically excepted, all development within the City shall provide for the discharge of domestic and other liquid waste into the municipal sewerage system. All developers shall be required to extend to and through their project a sewage collection system of a size, depth and slope sufficient to dispose of these wastes to the public system. When deemed appropriate and necessary, the developer shall extend the main trunk and/or collector lines to the upstream extremities of the project so as to provide reasonable access for potential upstream users to the City system. [15.32.010; 15.32.140; 16.04.030.B; 16.16.320]

102.7 Site Development Policy (See Chapter 8). It is the City's policy that all development within the City shall be designed and constructed in such a manner as to provide a safe and pleasant environment for the citizens of Casa Grande. To that end, the appropriate standards have been established for site development to include: public and/or private access for general and special uses; public water and sewerage systems; on-site and off-site drainage; undergrounding of utilities; landscaping; storm water retention; street lighting; and public utilities as may be required. The structures themselves are to be constructed in accordance with the Zoning Ordinance, the Subdivision Ordinance, the current adopted Uniform Building Code, Standard Specifications, and these standards, as appropriate. [Chapter 15.32 PUBLIC IMPROVEMENT REQUIREMENTS FOR LAND DEVELOPERS; 16.04.030.B;]

103 GENERAL INFORMATION & RULES

103.1 Rules of Construction (16.08.010)

103.1.1 For the purpose of these regulations, certain numbers, abbreviations, terms and words used herein shall be used, interpreted, and defined as set forth in this section.

103.1.2 Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the

word “herein” means “in.”

103.1.3 A “person” includes a corporation, a partnership, and an incorporated association of persons such as a club; “shall” is always mandatory; a “building” includes a “structure”; a “building” or “structure” includes any part thereof; “used” or “occupied” as applied to any land or building shall be construed to include the words “intended, arranged, or designed to be used or occupied.”

103.1.4 Except as specifically defined herein or, if not defined herein but defined in Titles 15, 16 and/or 17 of the City Code, all words in this title shall have their customary dictionary definition.

103.1.5 Words in the masculine gender shall include the feminine gender, corporate or other form.

103.1.6 The word "shall" is mandatory and not discretionary.

103.1.7 The word "may" is permissive.

103.1.8 The particular controls the general.

103.1.9 Enumeration is not limited.

103.1.10 The word "herein" means "in this manual" and the word "regulations" means the City of Casa Grande Subdivision Regulations" *(shouldn't "regulations" apply to a broad range of documents/requirements)*.

104 DEFINITIONS

Refer to Appendix ?? for definition of terms as used in this manual.

105 REFERENCES

The list of references included below presents the most current versions of the references (at the time the manual was developed). The user should always refer to the latest version of such publications.

- American Association of State Highway and Transportation Officials (AASHTO), Policy on Geometric Design of Highways and Streets, 2004
- Arizona Supplement to the 200? Manual on Uniform Traffic Control Devices (ADOT), 200?
- Guide to Standardized Highway Lighting Pole Hardware; (AASHTO), 1980.

- International Fire Code, 2006
- Manual of Approved Signs; (ADOT), 1999
- Manual of Uniform Traffic Control Devices for Streets and Highways (MUTCD), 2003.
- Roadway Lighting Design Guide; (AASHTO), 2005
- Signs and Marking – Standard Drawings; (ADOT), 2002
- Standard Specifications for Road and Bridge Construction Manual, (ADOT), 2000.
- Standard Specifications for Structural Supports for Highway Signs, Luminaries and Traffic Signals; (AASHTO), 2003
- Traffic Control Design Guidelines, (ADOT), 2003.
- Traffic Control Manual for Highway Construction and Maintenance; (ADOT), 1996.
- Traffic Controller Assemblies with NTCIP Requirements TS2-1998, National, Electrical Manufacturers Association, 2003.
- Traffic Engineering Policies, Guidelines and Procedures; (ADOT), 2002.
- Traffic Signals and Lighting and Signing and Marking – Standard Drawings; (ADOT), 2004.
- Uniform Standard Specifications and Details for Public Works Construction As Published by Maricopa Association of Governments, 2006.
- ASCE Manual of Practice #?? For Design of Urban Drainage Systems
- ASCE Manual of Practice #?? For Design of Sanitary Sewer Systems
- Arizona Administrative Code Title 18, Chapter 9, Articles 2 & 3, 2005
- Arizona Administrative Code Title 18 Chapter 5 (esp R18-5-520)
- ADEQ Engineering Bulletin # 8 “Disinfection of Water Systems”
- ADEQ Engineering Bulletin # 11 “Minimum Requirements for Design, Submission of Plans and Specifications of Sewage Works”

- ADEQ Engineering Bulletin # 12 “Minimum Requirements for Design and Installation of Septic Tanks Systems and Alternative On-site Disposal Systems”
- ADEQ Regulations related to the TITLE 18. Chapter 9. Department Of Environmental Quality - Water Pollution Control

CHAPTER 2 - DEVELOPMENT CLASSIFICATION

201 GENERAL INFORMATION

The design guidelines that apply to each development may vary depending on the intended land use. This chapter notes the criteria used to classify each development as a residential, commercial or industrial development.

202 RESIDENTIAL DEVELOPMENTS

Residential developments are those where property is used for single family or multi-family dwellings regardless of the zoning classification. Residential condominiums shall be platted per A.R.S. § 33-1219. In general, any development whose intended use is not for residential dwellings shall be considered a commercial or industrial development for the purpose of this Manual.

203 COMMERCIAL OR INDUSTRIAL DEVELOPMENT

204 (Reserved for “Specific Site Plan Review”)

205 PHASING OF PROJECTS