



CITY OF KINGMAN, ARIZONA

**SUBDIVISION
ORDINANCE**

Current through June 6, 2014

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City of Kingman Subdivision Ordinance

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ESTABLISHING ORDINANCE

ORDINANCE NO. 504

AN ORDINANCE BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF KINGMAN, ARIZONA; RELATING TO "SUBDIVISION ORDINANCE OF THE CITY OF KINGMAN – DATED JULY, 1983"; ADOPTING THE SAME: PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES; PROVIDING WHEN SAID ORDINANCE SHALL BECOME EFFECTIVE; AND PENALTIES.

BE IT ORDAINED by the Common Council of the CITY OF KINGMAN, Arizona, as follows:

SECTION 1:

The document known as 'SUBDIVISION ORDINANCE OF THE CITY OF KINGMAN – DATED JULY 1983', which was made a public record by Resolution No. 898, is hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

SECTION 2:

The effective date of this Ordinance is 12:01 A.M., September 15, 1983. On the effective date of this Ordinance, Ordinance No. 136, and all amendments thereto, is hereby repealed in its entirety.

SECTION 3:

a) Violations and Penalties: Any person, firm or corporation who fails to comply with, or violates any of these regulations, shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not to exceed one thousand dollars (\$1,000), or by imprisonment in the City jail for not to exceed six (6) months, or by both such fine and imprisonment. Each separate day or any part thereof during which any violation of this Ordinance occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein described. The imposition of any sentence shall not exempt the offender from compliance with the requirements of these regulations and provisions of this Ordinance.

b) Civil enforcement. Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct or abate a violation, to prevent illegal occupancy of a building, structure or premise, and these remedies shall be in addition to the penalties described above.

c) Default. In the event that a subdivider defaults or fails or neglects to satisfactorily install and/or construct the required improvements within the time agreed upon for performance, the Kingman Common Council may declare the bond, or other assurance forfeited, and the City may make or cause the required improvements to be made, using the trust funds, or proceeds of the collection of the bond or other assurances to defray the expense thereof. In addition, the City Planning Director shall notify the Arizona State Real Estate Commission of the default.

SECTION 4:

This ordinance shall apply to all sub-dividers and subdivisions of land within the corporate limits of the City of Kingman, Arizona.

PASSED AND ADOPTED by the Mayor and Common Council of the CITY OF KINGMAN, Arizona this 8th day of August, 1983.

ATTEST: _____ **APPROVED:** _____
Dorothy Helmer, City Clerk Robert Rodriquez, Mayor

TEXT AMENDMENTS

To Subdivision Ordinance

ORDINANCE	DATE	DESCRIPTION
613	5-19-86	Amends Section 4,6(4) Roads by adding Table "B" for One Acre Residential Lot Subdivisions
638	2-17-87	Amends Section 2.2(4), g., page 10, regarding proposed improvements.
724	10-17-88	Amends Section 2.2(5), 4.7(2) by deleting portions pertaining to Flood Plan Areas and Sections 2.2(5), 2.3(1)a, 2.3(4), 4.6(4)p, 4.7(1), 4.7(3), 4.1(1)f, and 4.1(1) by addition of verbiage, also pertaining to Flood Plains. All changes were a result of the adoption of a new Master Drainage Study Report.
780	11-20-89	Amends Subsection 4.6 "Roads" within Section 4, "Requirements for Improvements, Reservations and Design", and adding Table C – "Street Standards and Improvements, Minimum roadway Cross-Section for Half-Streets".
887	11-18-91	Amends Section 4, Table B by adding a paragraph related to an optional requirement for sidewalk.
949	12-07-92	<p>Amendments to bring into conformance with Streets and Sidewalks Development Rules and Regulations as follows:</p> <p>Amends Section 2.3(3)f by deleting "...in Book __ of __, Page __, Records of Mohave County, AZ".</p> <p>Amends Section 4.3 BLOCKS (2) by replacing "arterials and major streets" with "major arterials and minor arterials".</p> <p>Amends Section 4.4 LOTS (5) by replacing "traffic arterials" with "major arterial".</p> <p>Amends Section 4.5 LOTS (6) by replacing "arterial or major street" with "major arterial or minor arterial".</p> <p>Amends Section 4.6 ROADS (2)a by replacing "arterial or major street and front onto a parallel minor street; no access shall be provided from the arterial or major street..." with "major arterial or minor arterial and front onto a parallel local street; no access shall be provided from the major arterial or minor arterial".</p> <p>Amends Section 4.6 ROADS by deleting "Table 1 Street Standards and Improvements" and replacing with "Table 2 Design Criteria" from Streets and Sidewalks Development Rules and Regulations.</p> <p>Amends Section 4.6 ROADS by deleting "Table B Streets Standards and Improvements One Acre Lots or Larger" and replacing with "Table 2 Notes" from Streets and Sidewalks Development Rules and Regulations. Also, add "Note 12" in its entirety.</p> <p>Amends Section 4.6 ROADS by deleting "Table C Street Standards and Improvements Minimum Roadway Cross-Section for Half Streets" and replacing with "Table 1" from Streets and Sidewalks Development Rules and Regulations.</p> <p>Amends Section 4.6 ROADS (4) by adding "Streets and Sidewalks Development Rules and Regulations" following "...shall conform to the General Plan, Kingman Area Transportation Study, ".</p> <p>Amends Section 4.6 ROADS (4)a by replacing "major streets" with "major arterials and minor arterials".</p> <p>Amends Section 4.6 ROADS (4)b shall be deleted and replaced with the "Minimum distance between...".</p> <p>Amends Section 4.6 ROADS (4)c by replacing "major streets" with</p>

ORDINANCE	DATE	DESCRIPTION
		<p>“major arterials or minor arterials” and replacing “through and local traffic” with “arterial and local traffic”.</p> <p>Amends Section 4.6 ROADS (4)g shall be deleted and replaced with the “Minimum distance between...”.</p> <p>Amends Section 4.6 ROADS (4)h shall be delete.</p> <p>Amends Section 4.6 ROADS (4)j shall be deleted and replaced with “All intersections not.....”.</p> <p>Amends Section 4.6 ROADS (4)k shall be deleted.</p> <p>Amends Section 7.2 WORDS AND TERMS DEFINED by adding the following terms and their definitions: “Collector”, “Local”, “Major Arterial”, “Minor Arterial”, and “Rural”.</p>
1001	4-18-94	Amends Section 4.11 STREET SIGNS by deleting entire section and replacing same with a new paragraph, relating to TRAFFIC CONTROL DEVICES AND STREET NAMES, so as to comply with City Streets and Sidewalk Regulations, Section 1-7(e).
1055	9-18-95	Amends Section 4.9 SEWERAGE FACILITIES by changing title to SEWER FACILITIES and adding to “(1) General Requirements”, new verbiage for subparagraph “a.” and realphabetizing subparagraphs “a-c” to “a-d”.
1156	12-15-97	Adds text to Section 3.7: Acceptance of Improvements of the Kingman Subdivision ordinance.
1261	6-19-00	Replaces Section 4.3(3) with new text regarding pedestrian walkways in long blocks.
1401	11-03-03	Modifies Section 4.4 (3) to change angles for side lot lines to 12.5 degrees.
1441	9-07-04	Modifies Section 2.3 (i) to add text regarding submission of electronic data with the Final Plat.
1469	1-03-05	Modifies Section 2.3 (h) by adding specific text to requirements for final Grading and Drainage plans and prohibits grading activities with an out an approved grading plan, drainage report, and approval by City Council.
1660	08-03-09	Modifies Sections 2.2 and 2.3 by modifying the subdivision application procedure and approval process and changing Section 3.000 concerning assurance options for the completion of subdivision improvements.
1666	10-5-09	Modifies Section 2.2(8)b(iii) which specifies that preliminary plat modifications must be made in 95-days and removes the requirement that the subdivider must demonstrate progress toward a final plat in order to receive an extension of time.
1710	07-05-11	Amends Section 4.9 Sewer to mandate all new subdivisions must connect to the sewerage system unless excepted.
1773	05-06-14	Amends Sections 3.2, 3.3, 3.4 and 3.5 by eliminating property escrow and performance bonds as methods of assurances, and revises language regarding construction of improvements prior to final plat recordation. Adds Section 3.8: Special Exception for Sidewalks

SECTION 1.000

GENERAL PROVISIONS

1.1 These regulations shall hereafter be known, cited and referred to as the Subdivision Ordinance of the City of Kingman.

1.2 POLICY

- (1) It is hereby declared to be the policy of the City of Kingman to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the municipality pursuant to the official General Plan of the City of Kingman for the orderly, planned, efficient, and economical development of the municipality.
- (2) Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until available public facilities and improvements are arranged for and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and improvements.
- (3) The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the General Plan, the City public works standards, specifications, and policies, and is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in the building codes, zoning ordinance, and land use plans for the City of Kingman.

1.3 PURPOSES

These regulations are adopted for the following purposes:

- (1) To protect and provide for the public health, safety, and general welfare of the City of Kingman.
- (2) To guide the future growth and development of the municipality, in accordance with the General Plan of the city
- (3) To provide for adequate light, air and privacy to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.
- (4) To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the City.
- (5) To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.
- (6) To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
- (7) To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines.

- (8) To establish reasonable standards of design and procedures for subdivision and re-subdivisions, in order to further the orderly layout and use of land; and to insure proper legal descriptions and monumenting of subdivided land.
- (9) To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision.
- (10) To prevent the pollution of air, and water sources; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability, and beauty of the community and the value of the land.
- (11) To preserve the natural beauty and topography of the municipality and to insure appropriate development with regard to the natural features.
- (12) To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the Zoning Ordinance of the City of Kingman.

1.4 AUTHORITY

The Subdivision Ordinance of the City of Kingman is authorized by Title Nine, Chapter 4, Article 6.2, Section 9.463.01 of the Arizona Revised Statutes, and is hereby adopted pursuant to said authority.

1.5 JURISDICTION

- (1) These subdivision regulations shall apply to all subdivisions of land, as defined herein, located within the corporate limits of the City of Kingman.
- (2) No land shall be subdivided within the corporate limits of the City of Kingman until:
 - a. The subdivider or his agent has submitted a subdivision plat of the parcel to the city Planning and Zoning Commission for review, through the office of the City Planning Director.
 - b. The subdivider or his agent shall obtain approval of the preliminary plan and final plat by the City Planning and Zoning Commission and/or Kingman Common Council as set forth herein.
 - c. The approved final plat is recorded in the office of the Mohave County Recorder.
- (3) No building permit or Certificate of Occupancy shall be issued for any parcel or plat of land which was created by subdivision after the effective date of, and not in conformity with, the provisions of these subdivision regulations.

1.6 ENACTMENT

In order that land may be subdivided in accordance with these purposes and polity, these subdivision regulations are adopted by City of Kingman Ordinance No. 504, passed and approved by the Mayor and Common Council in the City of Kingman, August 8, 1983.

1.7 INTERPRETATION, CONFLICT, AND SEPARABILITY

(1) In their interpretation and applications, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

(2) Conflict with Public and private Provisions

a. Public Provisions

The regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. Where any provision of these regulations imposes restriction different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or ipse higher standards shall control.

b. Private Provisions

These regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. Where the provisions of the easement, covenant, or private agreement or restriction impose duties and obligations are more restrictive, or higher standards than the requirements of these regulations, or the determinations of the Planning and Zoning Commission or the Common Council in approving a subdivision or in enforcing these regulations, and such private provisions are not inconsistent with these regulations or determinations thereunder, then such private provisions shall be operative and supplemental to these regulations and determinations made thereunder.

(3) Separability

If any part or provisions of these regulations or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these regulations or the application thereof to other persons or circumstances. The Planning and Zoning Commission and Common Council of the City of Kingman hereby declares that it would have enacted the remainder of these regulations even without any such part, provision, or application.

1.8 SAVING PROVISION

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the municipality under any section or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm, or corporation, by lawful action of the City except as shall be expressly provided for in these regulations.

1.9 RESERVATIONS AND APPEAL

Upon the adoption of these regulations according to law, the Subdivision Ordinance of the City of Kingman adopted July 12, 1971, and all amendments thereto are hereby repealed, except as to such sections expressly retained herein.

1.10 AMENDMENTS

To provide for the meaningful utilization of this ordinance, the Common council may in the exercise of its police power or for purposes previously identified amend, add to, delete or change this Subdivision Ordinance.

1.11 CONDITIONS

Regulations of the subdivision of land and the attachment of reasonable conditions to land subdivision are an exercise of valid police power delegated by the State of Arizona to its political subdivisions. The developer has the duty of compliance with reasonable conditions laid down by the Common Council for design, dedication, improvement, and restrictive use of the land so as to conform to the physical and economical development of the municipality and to the safety and general welfare of the future plot owners of the subdivision and the community at large.

1.12 RESUBDIVISION OF LAND

(1) Procedure for Resubdivision

For any change in a map of an approved or recorded subdivision plat, if such change affects any street layout shown on such map, or area reserved thereon for public use, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivision, such change shall be approved by the Planning and Zoning Commission and Common Council by the same procedure, rules, and regulations as for a subdivision.

(2) Amended Maps

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

1.13 VACATION OF PLATS

- (1) Any plat or any part of any plat may be vacated by the owner of the premises, at any time before the sale of any lot therein, by a Common Council Resolution, to which a copy of such plat shall be attached, declaring the same to be vacated.
- (2) If no lots in a subdivision, for which a final plat has been approved and recorded, have been sold within five (5) years from the date of recordation, or if none of the improvements have been made in accordance with the assurance for completion of improvements, the Common Council may on its own motion hold a public hearing after notice to determine whether the approval of such Final Plat should be revoked. Such revocation shall be effective upon recordation of a certified copy of such resolutions; and thereupon, all streets, rights-of-way

and easements dedicated or offer for dedication by such plat shall be of no further force or effect.

- (3) When lots have been sold, the plat may be vacated in the manner herein provided by all the owners of lots in such plat, by petitioning the Common Council for consideration of the revocation of all or portions of the plat.
- (4) Any action considered by the Common Council relating to the revocation of all or part of a subdivision plat, whether lots or lots and rights-of-way, shall be referred to the City Planning and Zoning Commission for evaluation of at least the following:
 - a. Correlation of the City General Plan.
 - b. Correlation with proposed development in adjacent areas.
 - c. Recommendation as to whether or not zoning changes should accompany such action.
 - d. Effect of such action on existing development in areas affected by the proposed reversion or abandonment.
 - e. Effect of such action on existing or proposed public utilities.
- (5) Any action taken by the Common Council on the revocation of a plat or any part thereof shall be documented by Resolution, and said Resolution shall be recorded in the Office of the Mohave County Recorder. The recordation of this Resolution shall operate to destroy the force and effect of the recording of the plat so vacated, and to divest all public rights in the streets, alleys, and public grounds, and all dedications or easements laid out or described in such plat except as specifically identified in the Resolution.

1.14 EXCEPTIONS

(1) General

Where the Common Council finds that the extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purpose of these regulations may be served to a greater extent by an alternative proposal, it may approve exception to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such exception shall not have the effect of nullifying the intent and purpose of these regulations; and further provided the Common Council shall not approve exceptions unless it shall make findings based upon the evidence presented to it in each specific case that:

- a. The granting of the exception will not be detrimental to the public safety, health, or welfare or injurious to other property.
- b. The conditions upon which the request for an exception is based are unique to the property for which the exception is sought and are not applicable generally to other property.
- c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.
- d. The exception will not in any manner vary the provisions of the Zoning Ordinance, General Plan, or Official Map.

(2) Conditions

In approving exceptions, the Common Council may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.

(3) Procedures

A petition for any exception shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for the consideration of the Planning and Zoning commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.

1.15 ENFORCEMENT, VIOLATIONS, AND PENALTIES

(1) General

- a. It shall be the duty of the City Planning Director to enforce these regulations.
- b. No owner or agent of the owner, of any parcel of land located in a proposed subdivision shall transfer or sell any such parcel before a plat of such subdivision has been approved by the Planning and Zoning Commission and Common Council, in accordance with the provisions of these regulations, and recorded with the Mohave County Recorder.
- c. The subdivision of any lot or any parcel of land, by the use of metes and bounds description for the purpose of sale, transfer, or lease with the intent of evading these regulations shall not be permitted. All such described subdivisions shall be subject to all of the requirements contained in these regulations.
- d. No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of these regulations. In the event a building permit is issued and it is later learned that the lot or parcel was created in violation of these regulations, the City may declare a moratorium on construction and require compliance with these regulations and take whatever steps necessary to insure compliance and revoke said building permit.

(2) Violations and Penalties

Any person, firm or corporation who fails to comply with, or violates, any of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not to exceed one thousand dollars (\$1,000) or by imprisonment in the Mohave County Jail for not to exceed six (6) months, or by both such fine and imprisonment. Each separate day or any part thereof during which any violation of this Ordinance occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein described. The imposition of any sentence shall not exempt the offender from compliance with the requirements of these regulations and provisions of the ordinance.

(3) Civil Enforcement

Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct or abate a violation, to prevent illegal occupancy of a building, structure or premise, and these remedies shall be in addition to the penalties described above.

SECTION 2.000
SUBDIVISION APPLICATION PROCEDURE
AND APPROVAL PROCESS

2.1 GENERAL PROCEDURE

Whenever any subdivision of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision is granted, the subdividing owner, or his authorized agent, shall apply for and secure approval of such proposed subdivision in accordance with the following procedure.

2.2 PRELIMINARY PLAT

(1) Application Procedure

- a. Before preparing the preliminary plat for a subdivision, the applicant should discuss with the Development Services Director, the procedure for processing a subdivision plat and the requirements as to general layout of streets and for reservations of land, street improvements, drainage, sewerage, fire protection, zoning and similar matters, as well as the availability of existing services. The Development Services Director shall also advise the applicant, where appropriate, to discuss the proposed subdivision with those officials who must eventually approve these aspects of the subdivision plat coming within their jurisdiction. The Development Services Director shall assign a tract number to the proposed subdivision if it is evident that action will be taken to pursue the development.
- b. The subdivider or his representative shall submit fifteen (15) copies of the preliminary plat to the Development Services Director.
- c. The subdivider or his agent shall submit the required application fee.

(2) Data Requirements

- a. The preliminary plat shall meet the minimum standards for design and the requirements as set forth by these regulations.
- b. The preliminary plat shall be clearly and legibly drawn to a scale of 1" = 200', or 1" = 100', or 1" = 50'. A scale of 1" = 100' is preferred. Whenever possible, scales should be adjusted to produce an overall drawing not exceeding 24" x 36" in size, providing sufficient detail can still be shown.

(3) Map Contents

- a. The proposed name and assigned tract number, north point, scale and date of preparation.
- b. The names and addresses of the subdividers, owner, planner, surveyor and/or engineer associated with the project.
- c. A sufficient description to locate the proposed subdivision, including the township, range, and section.

- d. The location, names, width, and purpose of all existing or proposed highways, streets, rights-of-way, utilities, lots, blocks, easements, or drainage channels within the proposed subdivision or contiguous to it.
- e. The approximate boundaries, if any, of all areas subject to special flood hazards, as indicated on the Flood Insurance Maps. Arrows should indicate general flow in all water courses and streets.
- f. The following contour intervals, as established by field or aerial survey methods, under the direction of a qualified registrant shall be required sufficient to indicate drainage for all lots and streets:

Gradual Slopes	0 to 2% - 2 foot intervals
Medium Slopes	2 to 15% - 5 foot intervals
Steep Slopes	above 15% - 10 foot intervals

Topography shall be based on the City of Kingman datum. At least one permanent bench mark shall be established for each 160 acres of subdivision or fractional part thereof and a description and location of same shall be included as a part of the preliminary plat. Regular U.S.G.S. topographic maps, enlargements or similarities of same will not be acceptable as a source of topography.

- g. The approximate lot boundaries (location and dimensions) and the proposed lot number shall be identified.
 - h. The acreage of proposed subdivision, number of lots proposed, approximate area of the lots, minimum lot size, and density (lots per acre).
 - i. A small scale location or vicinity map showing the relative location of the subdivision with respect to township, range, section, existing roads, existing or proposed access to the tract, the nature and status of such access roads, and the ownership of lands traversed by the access roads.
 - j. The date, name, seal, and registration number of the engineer responsible for the preparation of the subdivision.
- (4) Additional Requirements and Accompanying Statements. The following information shall be included as a part of the preliminary plat, or accompanying statement:
- a. The existing uses of the land and existing zoning classification.
 - b. The proposed use of each lot or parcel and the proposed zoning classification.
 - c. An application for proposed rezoning where applicable.
 - d. A statement regarding the availability, location, and type of water system for domestic use and fire protection.
 - e. A statement as to the type of facilities or method of sewage disposal proposed.
 - f. A statement regarding availability of utilities and the direction and distance to the nearest such useable utility as required by these regulations.
 - g. In addition to statements about water and sewer locations, general preliminary water and sewer layouts should be shown on a map submittal. For sewers, this will include location and minimum size of proposed lines; and location and depths of existing manholes and

cleanouts. For proposed and existing water installations, this should include a map showing locations for lines, fire hydrants, valves, meter vaults, etc., along with minimum proposed line sizes. Detailed and specific construction improvement plans may be submitted at the Final Plat Stage.

- h. A list of proposed street names.
 - i. A general summary description of any protective covenants or private restrictions to be incorporated in the final plat.
- (5) Preliminary Drainage Report

A preliminary drainage report, prepared by an engineer registered to practice in the State of Arizona, covering the details of flood conditions and the specific effects of floods on the area being subdivided, shall be submitted with from upstream flows on the project, and impacts of the project on downstream properties and shall be prepared as required by the Kingman Area Drainage Design and Administrative Manual.

The Preliminary Drainage Report shall be typed and five (5) copies shall be submitted.

(6) Staff Review of the Preliminary Plat

- a. The Development Services Director shall forward a copy of the preliminary plat to the following agencies for evaluation and recommendations: Engineering Department, Health Department, Fire Department, Public Works Department, utility companies, and other agencies who may be concerned. Interested agencies shall have twenty (20) working days from the date the preliminary and "all" supportive information is received by the Development Services Director, to complete their review. Agencies shall submit their evaluation report to the Development Services Director. No reply by an agency within the time limit specified shall be deemed as having no objection.
- b. When all replies have been received, or the specified date of reply reached, the Development Services Director shall prepare a correlated report, including replies or comments from the reviewing agencies, and forward a copy to the reviewing agencies, and forward a copy to the subdivider's and/or agent's engineer. If the preliminary plat is in conformance with these regulations, the Development Services Director shall schedule the review of the preliminary plat by the Planning and Zoning Commission at their next regularly scheduled public meeting.

(7) Planning and Zoning Commission Review of the Preliminary Plat

- a. The subdividers or their representatives shall be notified by mail fifteen (15) days prior to a meeting of the time and place set for review of the preliminary plat.
- b. The Planning and Zoning Commission shall, upon said review or such further meeting to which said matter may be continued, hear or consider all evidence relating to said preliminary plat.
- c. If satisfied that all objectives of these regulations have been met, the Planning and Zoning Commission may recommend approval, conditional approval, or denial of the preliminary plat and by the conclusion of their next regularly scheduled meeting shall make their recommendation to the Common Council.
- d. If the Commission finds that the preliminary plat requires a major revision, the preliminary plat may be held over until the next regularly schedule Planning and Zoning Commission meeting.

- e. The recommendations of the Planning and Zoning Commission on said preliminary plat shall be written.
- f. If the Planning and Zoning Commission does not make a recommendation to the Common Council by the conclusion of the next regularly scheduled meeting held after the public hearing, the preliminary plat shall be submitted to the Common Council without a recommendation.
- g. A subdivider may withdraw the preliminary plat or request postponement at any time, through a written signed statement, submitted to the Development Services Director. Any withdrawal shall mean that the property owner(s) must resubmit a new preliminary plat application.

(8) Common Council Review of the Preliminary plat

- a. On receipt of the recommendation from the Planning and Zoning Commission, the Common Council shall, at their next regularly scheduled meeting, approve, conditionally approve, or deny the preliminary plat. If a preliminary plat is denied by the Common Council, the new filing of another preliminary plat for the same tract, or any part thereof, shall follow the aforementioned procedures and shall be subject to the required fee. The Common Council shall forward within fifteen (15) days, in writing, a statement to the subdivider stating the reason the preliminary plat was denied.
- b. Preliminary plat approval is based upon the following terms and conditions:
 - (i) The basic conditions under which the preliminary plat is approved shall not be changed prior to expiration date.
 - (ii) Approval of the preliminary plat is valid for a period of twenty-four (24) months from the date of Council action.
 - (iii) Preliminary plat approval may, upon written application to the Development Services Department by the subdivider, be considered for an extension of time. The Common Council may extend the original preliminary plat approval two-years if there is no change in conditions within or adjoining the preliminary plat that would warrant a revision in the design of the original preliminary plat. If there have been major changes in the area affecting the preliminary plat or changes in development standards, the Common Council may extend the preliminary plat validity for an additional 95-days to allow the subdivider to redesign the preliminary plat to include the necessary modifications and resubmit the modified preliminary plat for review by the Planning and Zoning Commission and subsequently by the City Council. The City Council may then determine whether to approve the modified preliminary plat or not extend the approval of the preliminary plat. The City Council may grant a greater than a 95-day modification period at its discretion.
 - (iv) If the subdivider does not process the final plat or phase thereof within the twenty-four (24) month time frame, or ask for and received an extension of time, then all proceedings relating to the preliminary plat shall be terminated.
- c. The Common Council approval of the preliminary plat shall specify that required improvements shall be completed to minimum City Standards prior to recording of the final plat; or an agreement in writing shall be arrived at prior to said recordation assuring construction of all required improvements, utilizing one or more of the methods described in Section 3.000 of these regulations and acceptance of said improvements into the City

maintenance system upon completion to City standards and the approved improvement plans.

- d. If any other improvements are required, at this time by the Common Council, they shall be so specified.

2.3 FINAL PLAT

(1) Application Procedure

- a. Following the approval of the preliminary plat, the subdivider shall file with the Development Services Director the final plat, improvement plans, final drainage report, and supportive material as required by these regulations.
- b. The subdivider or his representative shall submit five (5) blue line copies of the final plat to the Development Services Director.
- c. The final plat may be submitted and recorded in phases. If the plat is filed in phases, the plat shall be labeled with the assigned tract number, and an alphabetical designation. (i.e. Tract 100-A, Tract 100-B, etc.)
- d. No grading activity may occur on the site of the subdivision until an approved grading plan, drainage report, and improvement plans are reviewed by the City Engineer and approved by the City Council.

(2) Form of Final Plat

- a. The final plat shall be submitted on a transparent reproducible polyester film, or linen tracing cloth, drawn with India ink, or as a tracing reproduction on polyester film or linen for recording, and shall be on sheets twenty-four (24) inches wide by thirty-six (36) inches long; shall be at a scale of either 1" = 200', 1" = 100', or 1" = 50'; and shall include dedications, affidavits, certificates and acknowledgements. All seals (other than notary public seals) or written matter, including signatures, shall be made with opaque ink. All final plats shall be drawn to reasonable accuracy standards, consistent with acceptable professional standards.
- b. When a final plat consists of two (2) or more sheets, one key map showing the relation of the sheets shall be placed on the first sheet.
- c. Every sheet comprising the final plat shall bear the title, scale, north point, legend, date of preparation, sheet number, and the number of sheets comprising the map, its relation to each adjoining sheet shall be clearly shown. The basis of bearings shall also be noted in the legend.
- d. The title of each plat shall consist of the subdivision name and tract number, placed at the top of each sheet. Below the title on the first sheet shall appear a subtitle consisting of a general description of all the property being subdivided by reference to governmental subdivisions or portions thereof; by section, township and range; by metes and bounds descriptions; or by reference to subdivision plats previously recorded in the office of the Recorder of Mohave County. In addition, a small scale location or vicinity map, showing the relative location of the subdivision with respect to township, range, section and any access roads, shall be shown on the face sheet.
- e. Location and description of section or quarter corner, either found or set, and ties in such corners, dimensions, angles, bearings, and similar data on the plat shall be referred, indicated, and referenced. Boundaries of the tract to be subdivided shall be fully

balanced and closed, showing all bearings and distances determined by an accurate survey in the field. Corners of the subdivision shall be noted, and monuments found or set shall be indicated and described; two (2) corners of the subdivision traverse shall be tied by course and distance to separate section corners or quarter section corners, or other monuments of record.

- f. Presentation of the plat shall be neat, clear, legible, and complete in all respects and shall be sufficiently detailed to include but shall not be limited to the following:
 - (i) Tract boundary lines, lot and parcel lines, easement lines, street centerlines, and section lines, all showing accurate bearings and dimensions, with dimensions expressed in feet and decimals thereof to the hundredth.
 - (ii) Width of streets, width of easements, and indication of their purpose, angle, radius, tangent, and length of all curves.
 - (iii) Location and description of existing or found monuments, such as section corners, and subdivision boundary corners, elevations of bench marks (for a condominium development), existing rights-of-way and easements, if any. Easements shall be clearly dimensioned, labeled, and identified, and if already of record, properly referenced to the record.
 - (iv) Where there are contiguous developments, show name and number of tract with reference of record, street lines, street names, and easement lines, if any.
 - (v) All monuments found or set shall be clearly identified.
 - (vi) The boundary of the subdivision shall be indicated by a colored border, approximately one-eighth of an inch, applied on the reverse side of the tracing which will show on the blue line prints. Such border shall not interfere with the legibility of figures or other data.
 - (vii) Any parcel(s) not being a portion of the subdivision or adjacent to the plat boundary shall be clearly identified as not a part of the subdivision.
- g. Each lot shall be numbered as specified by these regulations, and each block may be numbered or lettered. Each street shall be named. All lots not intended for sale or resale for private purposes, and all parcels offered for dedications for any purpose, public or private, and any private streets permitted shall be so designated.
- h. If any portion of any land within the boundaries shown on a subdivision plat is subject to overflow, inundation or flood hazard by storm water, as designate as a special flood hazard area by the Flood Insurance Rate Map, such fact and said portion shall be clearly shown on such plat and enclosed in a border on each sheet of said plat.
- i. The plat shall also show other data that is required by law.

(3) Certificates

The following certifications, acknowledgments, dedications, and acceptances, shall appear on the final plat. Such certificates may be combined when appropriate.

- a. A certification or ratification signed and acknowledged by all parties having any record title interest in the land subdivided, consenting to the preparation and recordation of said plat, taking into consideration that certain rights-of-way, easements, or other interests may be acknowledged by appropriate endorsements on the plat, where such easements

or interest could not ripen into a fee or where changed conditions, long disuse, or laches appear to be no longer of practical use or value and which may not be foreclosed by reason that appropriate documents and signatures by the owners thereof cannot be obtained.

- b. A certificate signed and acknowledged as above offering for dedication to the public all parcels intended for public use.
- c. A certificate for execution by the land surveyor and/or professional engineer of record as follows:

- (i) If the design and survey were made by the same individual, the following statement shall be required:

This is to certify that the boundary survey and design of the above described subdivision were made under my direction and supervision and are accurately represented on this plat. Signature, Date, Registration No., Seal.

- (ii) If the design and survey were made by separate individuals, then the following shall be required:

This is to certify that the design of the above described subdivision was made under my direction and supervision and is accurately represented on this plat. Signature, Date, Registration No., Seal.

This is to certify that the boundary survey on the above described subdivision was made under my direction and supervision and is accurately represented on this plat. Signature, Date, Registration No., Seal.

- d. A certificate for signature by the City Engineer, and the Development Services Director, as follows:

This plat has been checked for conformance to the approved preliminary plat and any special conditions attached thereto, to the requirements of the City of Kingman Subdivision Regulations, and to any other applicable regulations, and appear to comply with all requirements within my jurisdiction to check and evaluate.

By _____ Date _____
City Engineer

By _____ Date _____
Development Services Director

- e. A certificate to be signed by the Mayor of the City of Kingman as follows:

I, _____, Mayor of the City of Kingman, hereby certify that the Kingman Common Council approved the within plat on the ___ day of _____, 20___, and accepted on behalf of the public all parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication, and satisfactory assurance in the form of _____ from _____ has been provided in the full amount necessary to guarantee completion of all required off-site improvements necessary for the subdivision.

Mayor, City of Kingman

Attest:

Kingman City Clerk

SEAL

f. County Recorder Block

Filed and recorded at the request of the City of Kingman on _____.

By _____
Deputy Recorder

Recorder

Reception No. _____

(4) Additional requirements and Accompanying Statements. The following material shall accompany the submission of all final plats:

- a. Two copies of a preliminary title report or policy of title insurance issued by a title insurance company within the preceding thirty (30) working days to the owner of the land issued for the benefit of the City of Kingman, covering the land within the subdivision and showing all record owners, liens, and encumbrances.
- b. A copy of the restrictions and covenants to be recorded, if any.
- c. Two (2) copies of a memorandum showing the total area of the subdivision and area of each lot to the nearest hundredth of an acre, if greater than one acre, or area in square feet if less than one acre.
- d. Two (2) sets of prints of construction plans for all required improvements, prepared in accordance with the City of Kingman Standard Specifications for Public Works Improvements, Article XV, of the Kingman Code of ordinances. These construction plans shall include plans for all access roads to be constructed in connection with the proposed subdivision.
- e. The engineers cost estimate for the construction of all required off-site improvements (unless off-sites are to be completed prior to recordation).
- f. A copy of the written agreement assuring the completion of improvements as required by Section 3.000 of these regulations.
- g. If private roadways are proposed in the development, then provisions for perpetual roadway maintenance shall appear in the Property Owners Association (or other legal entities) Organizational Articles of Incorporation.
- h. A final Drainage Report in conformance with the Kingman Area Drainage Design and Administrative Manual shall be submitted as part of the Final Plat package. This detailed drainage report, prepared by an engineer registered to practice in the State of Arizona, shall expand upon and modify the Preliminary Drainage Report. The contents of the Final Drainage Report shall support the designs presented in the Improvements Plans submitted as part of the Final Plat package. The Final Drainage Report shall be typed and five (5) copies shall be submitted. The final plat grading plan and drainage report will show, with drawn directional arrows, how each individual lot, within the area covered by the Final Plat, will drain to an approved point or points of discharge. In general, drainage from individual lots should discharge to the street, or approved discharge point otherwise shown, or be retained. If an approved discharge point is across another lot, then a

drainage easement shall be shown on the final plat map. Drainage quantities which drain across other lots shall not exceed the historic flow quantities, and the design engineer will so designate the historic quantity. This ordinance will complement the City of Kingman's adopted International Building code, including Appendix J, and the City of Kingman Grading and Drainage Ordinance. Minimum and maximum approximate building pad elevations will be shown on each lot proposed to be platted. In no case will the finished floor for the principal building on each lot in the subdivision vary from these maximums and minimums by more than one vertical foot.

- i. The design engineer for the proposed subdivision shall submit, with the Final Plat information, electronic data, in a format agreeable to the City Engineer which will be used in the building of a City-wide data base.

(5) Staff Review of the Final Plat

- a. Upon receipt of the required materials listed above, the Development Services Director shall forward a copy of the final plat and improvements to the City Engineer for review and/or approval. The City Engineer shall review these plans for conformance with the approved preliminary plat, conditions of approval, and these regulations.
- b. The Development Services Director shall also review the final plat and supportive information for completeness, and conformance with the approved preliminary plat, conditions of approval and these regulations.
- c. The Development Services Director shall forward a copy of the written agreement assuring the completion of the required off-site improvements to the City Attorney for review and comment.
- d. Within twenty (20) working days from the date of receipt of the final plat and all supportive material, the Staff shall complete their review and the Development Services Director shall forward, in writing, to the subdivider and/or design engineer any comments relating to any deficiencies in the final plat and supportive information, requesting correction of these deficiencies.
- e. Once all of the requirements of the preliminary plat, conditions of approval, improvement plans and these regulations have been met, the Development Services Director shall notify, in writing, the subdivider that he may now submit the original tracing to be recorded complete with required signatures, the recordation fee, the final copy of the assurance for completion of improvements, and the reproducible copy of the improvement plans. Upon receipt of this material, the Development Services Director shall have the approval of the final plat and assurance for completion of improvements scheduled for review by the Common Council.

(6) Common Council Review of the Final Plat

- a. The Common Council shall consider the tracing of the final plat and the City Engineer's recommendation on the improvement plans, the Development Services and Engineering Staff recommendation, the offer of dedications, the proposed schedule for improvements, and the proposed method of assuring the completion of improvements.
- b. If the Common Council finds that the final plat, improvements plans, schedule of improvement completion, and method of assuring completion of improvement is in conformity with the preliminary plat and conditions attached thereto, these regulations and other points of law, they shall approve said plat, and authorize the Mayor to sign off the plat, as being accepted. .

- c. If the Common Council determines that the final plat is not in conformity with the preliminary plat or other requirements, or finds that the proposed schedule for improvements or method of assuring the completion of improvement is unacceptable, it shall disapprove the final plat, specifying their reason or reasons therefore. The Common Council shall have the Mayor notify the subdivider in writing of such disapproval and the reason therefore.

(7) Recording of Final Plat

Within ten (10) business days of the approval by the Common Council, the subdivider or his designee shall present said final plat to the Development Services Director for signatures and recordation, except in the case when off-site improvements are scheduled to be completed prior to recordation, which will dictate recordation upon completion and acceptance of the improvements. No plat shall be recorded until approved by the Common Council.

SECTION 3.000
ASSURANCE FOR COMPLETION AND
MAINTENANCE OF IMPROVEMENT

- 3.1** Upon submittal of the preliminary plat, the subdivider shall state the type of assurance that will be made for the completion of improvements in a subdivision.
- 3.2** The subdivider or his agent shall furnish with the final plat an estimate of the cost of installing and/or constructing the required improvements, prepared by a Professional Engineer who is registered to practice in the State of Arizona. The City Engineer shall review and approve the cost estimate before the subdivider's engineer's cost estimate is accepted as the basis for the amount of the surety required for completion of the subdivision improvements. All construction shall be inspected while in progress by the City Engineering Department and must be approved in writing upon completion by the City Engineer.
- 3.3** No final subdivision plat shall be approved by the City of Kingman unless one (1) or more of the following methods of assurance are submitted with the final plat. Said assurance shall be entered into in the form of a written agreement between the subdivider, the City of Kingman and the financial institution, title insurance escrow company, bonding agent or other third party. Said assurance shall cover water distribution system; sanitary sewer collection system; street grading, base course and asphaltic concrete paving; concrete curbs, gutters and sidewalks; drainage structures where required; street signs; survey monuments in streets including swing ties; lot corner monuments and other improvements required as a condition of approval.

a. Construction of Improvements Prior to Final Plat Recordation

If the subdivider chooses to construct the required improvements prior to recording of the final plat, that has been approved by the Common Council, (s)he shall submit the construction plans to the City Engineer for approval prior to construction, and a copy of a title report to the Development Services Director. Upon approval of the improvement plans and construction schedule, construction can commence. Upon satisfaction by the City Engineer that the improvements have been completed in accordance with the approved plans he shall schedule the improvements for acceptance into the City maintenance system by the Common Council. This shall be scheduled in conjunction with recording of the final plat. A final plat approval shall specify the time in which the subdivision improvements are to be completed.

b. Escrow Account

The subdivider shall deposit cash or other instrument readily convertible into cash at face value, either with the City of Kingman, or in escrow with a financial institution or title insurance escrow company. The use of any instrument other than cash, and the financial institution or title insurance escrow company with which the funds are to be deposited, shall both be subject to the approval of the Common Council.

The amount of the deposit shall be at least one-hundred thirty percent (130%) of the cost, as estimated by the engineer of record and approved by the City Engineer, of installing and/or constructing all required improvements for the property covered by the final plat.

In the case of an escrow account, the subdivider shall file with the Common Council an agreement between the financial institution or title insurance company and himself, guaranteeing that the funds of said escrow account shall be held in trust until released by the Kingman Common Council and may not be used or pledged by the subdivider as

security in any other matter during that period. A final plat approval shall specify the time in which the subdivision improvements are to be completed and the escrow monies shall be provided to the City of Kingman if the improvements are not completed and accepted by the Common Council by the specified completion date.

c. Letter of Credit

The subdivider shall provide, from a financial institution subject to the approval of the Common Council, an irrevocable letter of credit, in the amount at least equal to one-hundred thirty (130%) of the cost, as estimated by the engineer of record and approved by the City Engineer, of installing and/or constructing all required improvements for the property covered by the final plat. A final plat approval shall specify the time in which the subdivision improvements are to be completed and the monies from the letter of credit shall be provided to the City of Kingman if the improvements are not completed and accepted by the City Council by the specified completion date.

3.4 DURATION

The duration of the assurance shall be until acceptance of the improvements is made by the Kingman Common Council. The assurance may be released by the Common Council in phases as improvements are completed and accepted by the Council as being constructed to standards. In releasing assurance in phase, the Common Council shall retain enough monies to insure completion of the remaining off-sites.

3.5 DEFAULT

In the event that the subdivider defaults or fails or neglects to satisfactorily install and/or construct the required improvements within the time agreed upon for performance, the Kingman Common Council may declare the assurance forfeited, and the City may make or cause the required improvements to be made, using the surety to defray the expense thereof. In addition, the Development Services Director shall notify the Arizona State Real Estate Commission of the default.

3.6 INSPECTION OF IMPROVEMENTS

The City of Kingman shall inspect the required improvements during construction and insure their satisfactory completion. If the City inspections reveal that any of the required improvements have not been constructed in accordance with the approved plans and the City of Kingman standards and specifications, the subdivider shall be responsible for correcting and completing the improvements according to the plans and specifications.

3.7 ACCEPTANCE OF IMPROVEMENTS

After completion of improvements, the subdivider shall furnish to the City Engineering Department a set of the improvement plans that shall show the as-built horizontal and vertical location of the improvements. The plans shall be certified by an Arizona registered Civil Engineer and will become a permanent part of the City file.

The City Engineer, upon completion of all required improvements and receipt of the as-built plans shall forward to the Common Council a statement either certifying that the improvements have been completed in accordance with the city standards and approved plans or listing the defects in those improvements.

Once the Common Council is satisfied that the required improvements meet the City standards and the approved plans, they shall, by resolution, accept those improvements into the city maintenance program and release the financial assurance to the subdivider.

Improvements on existing perimeter streets and/or access road(s), which are required by this ordinance and/or the ordinance approving the Subdivision Plan/Plat and are integral with new subdivision improvements, shall be included on the plans, specifications and estimates prepared by the subdivider's engineer. Acceptance of these street improvements shall be governed by Section 3.7 of these regulations.

3.8 SPECIAL EXCEPTION FOR SIDEWALKS

- a. Conditional Acceptance: Upon conditional acceptance of the off-site improvements, except the sidewalks, the Common Council may allow the developer to delay the installation of the sidewalks provided that:
 1. The sidewalks fronting arterial and collector streets are installed with the other off-site improvements.
 2. All lots built upon in the subdivision shall have a sidewalk installed on the lot as shown on the construction plan.
 3. Sidewalks must be installed prior to the issuance of a certificate of occupancy for any dwelling in the subdivision. The City shall release ninety (90%) of the per foot cost of the sidewalk to the developer upon issuance of the certificate of occupancy.
 4. After eighty-percent (80%) of the lots are built upon on a block and when there is not a building permit issued on the block within six (6) months from the date of the issuance of the last certificate of occupancy on that block, the remaining sidewalks on the block must be installed.
 5. The city shall not conditionally accept any of the sidewalks prior to the installation of the entire sidewalk system required for the block.
 6. The city retains ten percent (10%) of the escrow funds for the sidewalks during the guarantee period.
- b. Guarantee Period: The developer shall warrant and guarantee that the sidewalk will remain in good condition for a period of twelve (12) months after the date of conditional acceptance of the sidewalk by the common council and shall make all repairs to and maintain the sidewalk in good condition during the guarantee period at no cost to the city. The determination of the necessity for repairs and maintenance or work rests with the City Engineer, whose decision upon the matter shall be final and binding on the developer.
- c. Final Acceptance: Final acceptance of the sidewalk will follow the same procedure as outlined in Subsection 3.7.

SECTION 4.000
REQUIREMENTS FOR IMPROVEMENTS,
RESERVATIONS AND DESIGN

4.1 GENERAL IMPROVEMENTS

- (1) Conformance to Applicable Rules and Regulations. In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules, and regulations:
 - a. All applicable statutory provisions.
 - b. The City of Kingman' Zoning Ordinance, the City of Kingman Building Code requirements, the City of Kingman Standard Specification for Public Works improvements, Article XV of the Kingman Code of Ordinances and all other applicable ordinances, rules and regulations of the City of Kingman.
 - c. The City of Kingman General Plan, Official Map, Transportation Plan, and other land use plans and guidelines as adopted by the Kingman Common Council.
 - d. The special requirements of these regulations and any rules of the Arizona Department of Health Services.
 - e. The rules of the Arizona Department of Transportation if the subdivision or any lot contained therein abuts a state highway or connecting street.
 - f. The Kingman Area Drainage Design and Administrative Manual.
 - g. Plat approval may be withheld if a subdivision is not in conformity with the above guides or policy and purposes of these regulations.

4.2 MONUMENTS

The applicant shall have a registered land surveyor or civil engineer licensed to practice in the State of Arizona place permanent reference monuments in the subdivision as required by the City of Kingman Code of Ordinances, Specification 400 of Specifications for Public Works Improvements.

4.3 BLOCKS

- (1) Blocks shall have sufficient width to provide for two tiers of lots of appropriate depths.
- (2) The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential district areas shall not exceed one thousand three hundred twenty (1,320) feet nor be less than four hundred (400) feet in length. Blocks along major arterials and minor arterials shall be not less than one thousand (1,000) feet in length.
- (3) In allowed Blocks greater than 1,320 lineal feet that are not on the extreme exterior perimeter of the new subdivision, the Common Council shall require a dedicated parcel or right-of-way, improved with concrete, ten (10) feet in width, to provide a pedestrian/bicycle pathway for the convenience of area residents. Companies providing underground utilities in the new subdivision will locate all utility service boxes out of the potential traveled paths leading into any such dedicated parcels or rights-of-way.

4.4 LOTS

- (1) Lot dimensions shall comply with the minimum standards of the Zoning Ordinance. Where lots are more than double the minimum required area for the zoning district, the Common Council may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the Zoning Ordinance and these regulations.
- (2) No lot shall be designed with a depth to width ratio greater than three (3) to one (1) for the usable area; except lots located on a knuckle or end of a cul-de-sac may have a four (4) to one (1) ratio. Each lot shall have a minimum width at the front and rear setback lines of forty (40) feet and no lot shall be less than eighty (80) feet in depth, except that lots intended for commercial purposes or for mobile home use shall be at least one hundred (100) feet in depth.
- (3) Side lot lines shall be approximately at right angles (within twelve point five (12.5) degrees) to curved street lines except if located adjacent to drainage ways, cul-de-sacs, knuckle streets, or where continuity with utility easements is necessary. Side lot lines shall be generally straight unless dictated otherwise by topographical features or other justifiable physical reasons. Rear lot lines should avoid acute angles with side lot lines and should normally be straight.
- (4) When residential lots are designed with minimum areas (six thousand (6,000) square feet or less), corner lots shall be at least ten (10) feet wider than the average width of the lots within the block.
- (5) Double frontage lots shall be avoided except where necessary to provide separation of residential development from major arterial or to overcome specific disadvantages of topography and orientation.
- (6) Lots shall not derive access exclusively from a major arterial or minor arterial.

4.5 LOT NUMBERING

- (1) Each lot shall be designated by an Arabic numeral.
- (2) Lot numbers shall be consecutive along the street line for each block.
- (3) Parcels shall be designated by capital letter and be designated in sequence within a tract starting with the letter "A".
- (4) When block designations are used, numbering shall be in consecutive sequence within each block area commencing with the number "1" for each block. If block designations are not used, numbering shall be in consecutive sequence within the block and continuous consecutive numbering shall follow from one block to another.

4.6 ROADS

- (1) No subdivision shall be approved unless the area to be subdivided shall have permanent access to a federal, state, county or city highway or street which has been or will be improved to standards acceptable to the Common Council if the subdivision is not contiguous to such a roadway, the developer shall be required to obtain right-of-way and construct an access road to such roadway, in accordance with the City Standards.

- (2) When a subdivision borders on or contains an existing or proposed arterial or major street, the Common Council may require that access to such streets be limited by one of the following means:
- a. The subdivision of lots so as to back onto the major arterial or minor arterial and front onto a parallel local street; no access shall be provided from the major arterial or minor arterial and a six (6) foot fence shall be constructed along the rear property line of such lots.
 - b. A marginal access or service road separated from the major arterial or minor arterial and having access thereto a suitable point.
- (3) In order to provide for roads of suitable location, width, and improvements to accommodate prospective traffic and afford satisfactory access to police, firefighting, sanitation, and road maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining properties, the following design standards for roads (tables at end) are required:
- (4) The arrangement, character, extent, width, grade and location of all streets shall conform to the General Plan, Kingman Area Transportation Study, and Street and Sidewalks Development Rules and Regulations with due consideration to their relations to existing and other planned streets, to topographical conditions relating to drainage in and through the subdivision, to public convenience and safety, and appropriate relation to the proposed uses of land to be served by such streets. Where not shown in the General Plan or Kingman Area Transportation Study, arrangement and other features of streets shall:
- a. Provide continuation or appropriate projection of existing major arterials in surrounding areas. All center lines shall be continuations of the center lines of existing streets and highways in contiguous territory. In cases where straight continuations are not physically possible, such center lines may be continued by curves;
 - b. Alignments shall be arranged so as to discourage arterial traffic on local streets;
 - c. Provide sufficient right-of-way for local service or access streets along major arterials or minor arterials and routes, or other treatment to protect residential properties by separation of arterials and local traffic;
 - d. Name the streets of the subdivision consistent with natural alignment and extensions of existing streets, and new street names may be used which will not duplicate in whole or in part or be confused with existing names;
 - e. Where a proposed subdivision abuts or contains the right-of-way of a railroad, a limited access highway, or abuts a commercial or industrial land use, a street shall be 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 and anticipated grade separations;
 - f. Provision shall be made for existing railroad and other public or private utility crossings necessary to provide access to or circulation within the proposed subdivision, including the obtaining of all necessary permits from the public or private utilities involved and any regulatory agencies having jurisdiction;
 - g. Minimum distance between centerlines at adjacent intersections shall be 200 feet;

- h. Arrange streets in relation to existing topography so as to produce desirable lots of maximum utility and streets and alleys of reasonable gradient, and to facilitate adequate drainage;
- i. All intersections not involving arterial streets shall have a minimum intersecting angle of seventy-five (75) degrees except where two collector or local streets intersect, then a minimum angle of sixty (60) degrees;
- j. Avoid half-streets, except where essential to the reasonable development of the subdivision and in conformity with criteria in this ordinance where dedication of the remainder will be practicable when the adjoining property is subdivided or developed. The City reserves the right to restrict or prohibit access to half streets for property which has not contributed to the establishment of an acceptable street width as required by the Subdivision Ordinance.
- k. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the dimensional requirements as established by the General Plan and these regulations, and the Street and Sidewalks Development Rules and Regulations;
- l. Cul-de-sac streets shall not exceed six-hundred (600) feet in length and there shall be provided with a turnaround at the closed end, having a right-of-way radius of not less than fifty (50) feet if no utilities are located within the right-of-way, or fifty-five (55) feet if utilities are located within the right-of-way. An approved traffic turning circle of forty (40) feet in radius shall be provided;
- m. Provide at least two connections to existing streets where development will result in one hundred or more lots in one neighborhood;
- n. Structures or culverts shall be installed for drainage, access and public safety. Adequate drainage of the subdivision public ways shall be provided by means of said structures or culverts or by other approved means in accordance with the standards adopted by these regulations and the Kingman Area Drainage Design and Administrative Manual;
- o. Alleys with a minimum width of twenty (20) feet shall be provided to the rear of all lots in commercial and industrial subdivisions;
- p. Sidewalks shall be provided in all subdivisions at a minimum width of four (4) feet. The City Council may require wider sidewalks in commercial/industrial subdivisions.

(5) Road Dedications and Reservations

- a. Street systems in new subdivisions shall be laid out so as to eliminate or avoid new perimeter half-streets. New half-streets shall be included in the petition of exceptions, and shall be allowed only when approved by the City Council. The Council shall consider the following criteria when reviewing petitions of exceptions:
 - (1) An exception for half-streets cannot be considered if the half-street provides sole access to the new subdivision area, or if traffic to developments beyond the half-street must use the street as sole access.
 - (2) An exception for half-streets cannot be considered if any such street is designed to be a primary carrier of rain/water runoff generated in the subdivision or necessarily passing through the subdivision.

- b. Where a subdivision borders an existing narrow road or when the General and/or Transportation Plan, or zoning setback regulations indicate plans for realignment or widening a road that would require use of some of the land in the subdivision, the applicant shall be required to improve and dedicate at his expense such areas for widening or realignment of such roads. Such frontage roads and streets shall be improved and dedicated by the applicant at his own expense to the full width as required by these subdivision regulations. Land reserved for any road purposes may not be counted in satisfying yard or area requirements of the Zoning Ordinance whether the land is to be dedicated to the municipality in fee simple or an easement is granted to the City of Kingman.

(6) Standards for Construction

All streets within the subdivision shall be constructed of asphaltic concrete with curb and gutter and shall conform to the standards and specifications of the City of Kingman Standard Specifications for Public Works Improvements as outlined in Article XV of the Kingman Code of Ordinance.

4.7 DRAINAGE

(1) General Requirements

The Planning and Zoning Commission shall not recommend for approval any plat of a subdivision which does not make adequate provision for the safe handling of storm or floodwater runoff and is not in conformance with the Kingman Area Drainage Design and Administrative Manual.

(2) Drainage Easements

Drainage easements may be used only for minor drainage purposes. The City Engineer shall review proposed drainage easements, and based on the drainage report, recommend whether or not an easement is necessary and should be allowed, versed to a dedicated drainage way.

4.8 WATER FACILITIES

(1) General Requirements

The subdivider shall take necessary action to develop a supply and distribution system, to provide domestic water to each lot, in accordance with the existing City policy and specifications.

- (2) Fire hydrants and fire flows shall be required for all subdivisions. Fire hydrants shall be installed in accordance with the Kingman Code of Ordinances Article XV and their location shall be approved by the City of Kingman Fire Chief. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements shall be installed before any final paving of a street shown on the subdivision plat.

4.9 SEWER FACILITIES

(1) General Requirements

- a. It is the City's policy that, unless specifically excepted, all new subdivisions within the City shall provide for the discharge of domestic and liquid waste into the municipal sewer system. It is intended that no new subdivisions inside the City limits, will be granted water service unless they are served by a central sewage collection system. All developers shall be required to extend to and through their project a sewage collection system of a size 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 of potential upstream users to the City system.
- b. The subdivider shall take necessary action to extend or create a sanitary sewer system for the purpose of providing sanitary sewer facilities capable of servicing the subdivision.
- c. The subdivider shall connect with the public sanitary sewer system or other central sewage system and install sewer lines to serve each lot, in accordance with the City of Kingman Standard Specifications for Public Works Improvements, as outlined in Article XV of the Kingman Code of Ordinances.
- d. In the case of a new subdivision has been specifically excepted, the applicant may install individual sewer systems, provided the following conditions are met:
 - (i) The Mohave County Health Department and Arizona Department of Health Services approve the area for individual systems.
 - (ii) The installation of the individual systems shall conform to Mohave County Health Department and Arizona Department of Health Services Standards and specifications, and/or any standards adopted by the City of Kingman.

4.10 SIDEWALKS

(1) General Requirements

- a. Sidewalks shall be included within the dedicated non-pavement right-of-way of all roads, when required.
- b. Sidewalks in a residential subdivision or zoning district shall have a minimum width of four (4) feet.
- c. Sidewalks in a commercial subdivision or zoning district shall have a minimum width of four (4) feet. The City Council may require wider sidewalks where deemed necessary.

(2) Construction of Sidewalks

Sidewalks shall be of Portland cement concrete, and installed in accordance with the City of Kingman Standard Specifications for Public Works Improvements as outlined in Kingman Code of Ordinances Article XV.

4.11 TRAFFIC CONTROL DEVICES AND STREET NAMES

Location of traffic control devices shall be provided with construction plans, and shall be in conformance with the guidelines of the Federal Highway Administration, Manual of Uniform Traffic Control Devices (MUTCD). Materials and labor for all street names, regulatory traffic controls, shall be paid for by the developer. Installation shall be by the Public Works Department.

4.12 UTILITIES

(1) Location

All utility facilities, including but not limited to gas, electric power, telephone, and cable television, shall be located underground throughout the subdivision. Wherever existing utility facilities are located above ground, except where existing on public roads and rights-of-way, they shall be removed and placed underground. All existing utility facilities shall be shown on the preliminary plan. Underground service connections to the street property line of each platted lot shall be installed at the sub-dividers expense.

(2) Easements/Alleys

- a. Alleys of at least twenty (20) feet in width shall be provided through each block of a commercial or industrial subdivision. Alleys of at least twenty (20) feet in width may be provided in residential subdivisions. All alleys shall be improved to the pavement standards set forth in the City of Kingman Standard Specifications for Public Works Improvements as outlined in Article XV of the City of Kingman Code of Ordinances.
- b. Where topographical or other conditions are such as to make impractical the inclusion of utilities within the street or alley perpetual unobstructed easements of at least sixteen (16) feet in width may be required to be provided along side and rear lot lines with satisfactory access to the road or rear lot lines. Easements shall be indicated on the plat.
- c. Easements may be required to be open easements. An open easement shall be labeled as such and be defined on the plat face as follows: An open public utility (drainage) easement available to all utilities and subject to the condition that no physical encumbrances or encroachments shall be permitted without first obtaining written consent of the City of Kingman.

4.13 PUBLIC USES

(1) Parks, Playgrounds and Recreation Areas

- a. The City Council may require that land be reserved for parks and playgrounds or other recreation purposes in locations designated on the City of Kingman "Open Space" Master Plan or otherwise where such reservations would be appropriate, in accordance with A.R.S. 9-463.01. The area proposed for recreational purposes shall be labeled as a parcel.
- b. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, playfield, or other recreation purposes, and shall be relatively level and dry. In determining the suitability of the site for recreational purposes, the Planning and Zoning Commission shall refer the proposal to the Parks and Recreation Commission for review and comment.

(2) Other Public Uses

- a. The City Council may require that land be reserved for public uses, i.e., school sites, libraries, fire stations, etc., in locations so designed on the City of Kingman Master Plan or otherwise where such reservations would be appropriate. The area proposed for public use shall be shown and marked on the plat as a parcel.
- b. Land reserved for public uses shall be of a character that the site may be developed for said purpose. The City Council may require that the public use area be located at a suitable place on the edge of the subdivision so that additional land may be added at such time as the adjacent land is subdivided.
- c. When a site is reserved for public purposes, the governmental agency intending to use the site shall follow the requirements of A.R.S.9-463.01 in acquiring the property.

4.14 NON-RESIDENTIAL SUBDIVISIONS

(1) General

If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision with respect to such land shall make provisions as the City Council may require.

A non-residential subdivision shall also be subject to all the requirements of site plan approval and development standards set forth in the City of Kingman Zoning Ordinance. Site plan approval and non-residential subdivision plat approval may proceed simultaneously at the discretion of the Planning and Zoning Commission. A non-residential subdivision shall be subject to all the requirements of these regulations, as well as such additional standards required by the City Council, and shall conform to the proposed land use and standards established in the City of Kingman Master Plan, Official Map, Zoning Ordinance and Standard Specifications for Public Works Improvements.

(2) Standards

In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the commission that the street, parcel and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity.

4.15 SUBDIVISIONS OF AIRSPACE (CONDOMINIUMS)

(1) General

A subdivision of airspace shall be subject to all the requirements of site plan approval and development standards set forth in the City of Kingman Zoning Ordinance. A subdivision of airspace shall be subject to all applicable requirements of these regulations, as well as such additional standards required by the City Council, and shall conform to the proposed land use, density, and standards established in the City of Kingman Master Plan, Official Map, Zoning Ordinance and Standard Specifications for Public Works Improvements.

(2) Standards

In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the Commission that the density, internal street system, common area, and recreational amenities are specifically adapted to the development anticipated and take into account

other uses in the vicinity. The following principles, standards and information shall be incorporated into the preliminary plan.

a. Detailed Site Plan

The preliminary plan shall include the following information:

- (i) Location of the proposed building site(s), indicating relationship to adjoining areas, existing structures and proposed uses.
- (ii) Drainage control and systems of drainage.
- (iii) Outline of motor vehicle parking.
- (iv) General traffic circulation features, public and private streets, width of right-of-way and roadways; location of vehicular access points thereto.
- (v) Pedestrian circulation features, walks and paved areas.
- (vi) Swimming pools and other recreational facilities.
- (vii) Landscaping features.
- (viii) Internal street, pedestrian and security lighting.

b. Building Plans

At the time the preliminary plat is submitted, three (3) prints of the building plan shall be submitted showing the following:

- (i) Typical floor plans of the buildings indicating horizontal dimension and the floor area.
- (ii) General floor and roof elevations of the buildings, indicating height and number of stories.

NOTE: The detailed building plans, submitted at the time a building permit is applied for, shall be prepared and stamped by an architect registered to practice in the State of Arizona.

c. Utilities

- (i) Available and necessary utilities with connections to each dwelling unit within the subdivision shall be constructed, including electricity, water and sewerage.
- (ii) Where available, natural gas, telephone and cable television should be installed.
- (iii) All service utility lines shall be placed underground. The owner or developer shall be responsible for complying with this requirement and shall make necessary arrangements with the serving agencies for the installation of such facilities.
- (iv) For the purpose of this section, appurtenances and associated equipment such as, but not limited to, surface mounted transformers, concealed ducts, and pedestal mounted terminal boxes and meter cabinets may be placed above ground.

- (v) Fire Protection. Fire hydrants conforming to these regulations and/or the City of Kingman Fire Marshal's recommendation. Additional fire protection measures may be required by the Fire Marshal.

d. Accessways, Driveways, and Parking Areas

All accessways, driveways, and parking areas shall be paved to City Standards as outlined in the City of Kingman Standard Specifications for Public Works Improvements, Article XV of the Kingman Code of Ordinances.

(3) Property Owners' Association

A property owners' association that is compulsory and non-revocable shall be established by recordation of the following, at the same time the final plat is recorded.

- a. Articles of Incorporation of the Association.
- b. Declaration of covenants, conditions and restrictions.
- c. Bylaws of the Association, to include provisions for maintenance of common open space.
- d. Included in the recorded documents specified above, shall be provisions for at least, but not limited to, the following:
 - (i) The association shall be responsible for the maintenance of all facilities in private vehicular access ways whenever the facilities are not maintained by a public utility agency.
 - (ii) A statement that in the case of a public nuisance or emergency any emergency vehicle or personnel may enter the property to abate the nuisance or respond to the emergency.
 - (iii) A provision that an individual owner cannot avoid liability for his prorated share of the expenses for the common area by renouncing his rights in the common area except as provided by law.
 - (iv) The City shall have the power to enforce the maintenance provisions of the property owners' association if the property owners' association failed to do so, and shall have the right to recover all costs incurred by the City in a shared, prorate basis by all parcels, collected as assessment along with the City/County property taxes.

(4) Horizontal Property Regimes

At the time the final plat is filed with the City for review, the applicant shall also submit the Horizontal Property Regime to be recorded along with the final plat, as required by law.

(5) Management by Council of Co-owners: Rules and Regulations

- a. The Council of Co-owners shall be required to make provisions for maintenance of common elements, limited common elements where applicable, assessment of expenses, payment of losses, division of profits, disposition of hazard insurance proceeds, and similar matters, and shall be required to adopt bylaws, rules and regulations.

- b. The bylaws, rules and regulations, as amended, shall be reduced to writing and be available to every owner of any interest in the horizontal property regime.

(6) Conversion to Subdivision of Airspace

In addition to any other applicable requirements, conversion projects shall comply with the following:

- a. All existing units proposed for conversion to subdivisions of airspace shall be subject to a pre-conversion inspection. These inspections shall be performed by the City staff for compliance with all current codes and ordinances. The developer shall agree to provide access to all buildings.
- b. Following the inspection, the City staff shall forward written findings of fact to the developer and the Planning and Zoning Commission.
- c. The Planning and Zoning Commission shall consider the aforementioned findings of fact in conjunction with the preliminary plan. Corrections of deficiencies may be required by the City Council prior to approval of the final plat.
- d. All existing developments proposed for conversion to subdivisions of air space shall meet all requirements and standards as set forth in these regulations.

(7) Improvements to be Covered by Assurance

All off-site improvements shall be covered by the Assurance for Completion and Maintenance of Improvements, as outlined by Section 3.000 of these regulations. The off-site improvements shall include streets (public and/or private), water, sewerage, curb, gutters, sidewalks, parking areas, and lighting. Additional amenities, such as swimming pools, tennis courts, recreation buildings, etc., are not required to be covered by the off-site improvements assurance for the City; however, if included in the plans, these amenities shall be included on the State Subdivision Questionnaire.

SECTION 5.000

PLANNED UNIT DEVELOPMENT

Modified standards and requirements of these subdivision regulations may be accepted by the Planning and Zoning Commission in the case of a plan and program for a complete community or a neighborhood unit, which in the judgment of the Commission provides adequate public recreation, light, air and service needs for the tract when fully developed and populated and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the City General Plan or zoning regulations.

5.1 PETITION OF EXCEPTION

When a Preliminary Plat is submitted for appraisal, and exceptions from these regulations are included in the design, it shall be accompanied by a petition for exception as outlined in Section 1.14 of these regulations, setting out all deviations from standards as herein required and explaining the reason thereto.

5.2 DEVELOPMENT EXCEPTIONS MAY INCLUDE:

- (1) Streets of less than standard width requirements provided adequate off-street parking is included in the plan.
- (2) Up to four (4) lots served by a common driveway.
- (3) Minimum residential lot sizes reduced below adopted standards when useable open space is substituted as provided for in the Zoning Ordinance.
- (4) Reduction in the required setback areas to facilitate common wall construction.

SECTION 6.000 **IMPROVEMENT PLANS**

- 6.1** Improvement plans shall be prepared by a professional engineer licensed to practice in the State of Arizona.
- 6.2** Improvement plans shall be prepared on a transparent reproducible polyester film, or linen tracing cloth, drawn with India ink, on sheets twenty-four (24) inches wide by thirty-six (36) inches long, or F.A.S. plan profile sheets, similar profile sheets, or separate plan sheet and profile sheet. The presentation must be neat, clear, legible, and drawn to a convenient scale.
- 6.3** Improvement plans shall be submitted along with the final plat, as outlined in Section 2.3(4)d of these regulations.
- 6.4** Improvement plans shall include profiles for roadways, alleys, sidewalks, curbs, gutters, drain ways, water and sewer.
- 6.5** Improvement plans shall be sufficiently detailed to include the following:
- (1) Roadway centerline alignment by bearing and distance including radii, length, tangent, and central angle of all curves.
 - (2) Right-of-way and easement boundaries dimensioned in relation to the roadway centerline or property line.
 - (3) Location and description of existing or proposed survey monuments, bench marks, and the basis for elevation datum. All elevations shall be referred to the City of Kingman elevation datum plane.
 - (4) Location, size, elevation, and other appropriate description of proposed or existing facilities or utilities within the street right-of-way to the best ability of the engineer. The contractor shall assume full responsibility for their actual location, protection and replacement during construction.
 - (5) Profiles of existing and proposed streets and alleys. Elevations to be established wherever grade breaks or vertical curves occur, along the centerline and left and right gutter lines or gutter control lines.
 - (6) Centerline profiles of existing cross streets extending not less than one hundred (100) feet on each side of the intersection and one hundred (100) feet beyond improvement limits.
 - (7) Typical roadway cross sections showing type, width, thickness, and cross slope of materials in the roadway structure including curbs, gutters, and sidewalks, and listing roadway where used (station to station).
 - (8) When applicable, the plan and profile and size of sewer lines, slope and invert elevations at manholes.
 - (9) All water bodies, streams, and other pertinent features and their elevations shall be indicated.

- (10) The existence of any traffic control device within the construction area shall be shown on the plans and detailed as to legend and purpose. Such devices shall not be disturbed by the developer, his agent, or contractor without prior approval of the City Engineer.
- (11) All other specifications and references required by these regulations and the City of Kingman Standard Specifications for Public Works Improvements, Article XV of the Kingman Code of Ordinances.
- (12) Name, registration number, and official seal of the professional engineer responsible for preparation of the plans.
- (13) Title, scale, north point, sheet number, and date of preparation; and revisions, if any,
- (14) Notation of approval as follows:

APPROVED BY:

City Engineer

Date

SECTION 7.000 **DEFINITIONS**

7.1 USAGE

- (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.
- (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 these regulations"; and the word "regulations" means "these regulations".
- (3) A "person" includes a corporation, a partnership, and an unincorporated association of persons such as a club.
- (4) The word "shall" is mandatory and not directory.
- (5) The word "may" is permissive.

7.2 WORDS AND TERMS DEFINED:

Abandoned (Abandonment): Said of lots, streets, public ways, easements, or right-of-way to which the Council by proper actions and public hearings has abrogated all rights.

Access Road: A roadway existing, or proposed that provides a permanent, and primary means of ingress and egress from a subdivision or developed area to an established state, federal, county or City roadway.

A.D.O.T.: Arizona Department of Transportation

Airspace: The space above the earth or above a certain specified unit of land which is subdivided into dwelling or other units by means of horizontal and vertical limits.

Alley: A dedicated public right-of-way primarily designed to serve as secondary vehicular service access to the side or rear of properties whose principal frontage is on some other street.

Amendment: A change in the wording, context, or substance of these regulations or an addition, deletion, or change of preliminary and final plats filed with the City Planning and Zoning Commission.

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

Approval, Preliminary: Unconditional or conditional approval of the Preliminary Plat by the Commission or Council as evidenced in their resolutions and constitutes authorization to proceed with final engineering plans and final plat preparation.

Approval, Final: Unconditional or conditional approval of the Final Plat by the Council as evidenced by certification on the plat by the City Clerk, constituting authorization to record a plat.

A.R.S.: Arizona Revised Statutes.

As-Built Plans: Construction plans prepared after the fact and in such a manner as to accurately identify and depict the location of in-place improvements.

Block: An area of land within a subdivision that is entirely bounded on all sides by streets and/or exterior boundary or boundaries of a subdivision.

B.L.M.: United States Bureau of Land Management

Building Setback Line (B.S.L.): A line extending across the full width of a lot, parallel with the street right-of-way, side lot line, or rear lot line, establishing an area wherein no building or structure or portion thereof may be erected, constructed, and/or established.

Certificate: A formal written statement intended as an authentication of the facts asserted and set forth under seal of a notary or registered professional.

City: Shall mean the City of Kingman, Arizona and shall include the Planning and Zoning Commission and the Common Council.

Collector: A connecting street between two arterial streets. The Collector provides passage to local streets and conveys traffic to arterials. A Collector provides frontage and access to residential lots but also carries some through traffic to lower-order streets.

Commission: Shall mean the City of Kingman Planning and Zoning Commission.

Condominium: Joint ownership, a multi-unit dwelling, each of whose occupants knows as unit owners, enjoys exclusive ownership of his individual apartment or unit, holding title thereto, while retaining an undivided interest as a tenant in common, in the common facilities and areas of the building and grounds which are used by all the residents.

Construction Plan: The maps or drawings showing the specific location and design of improvements to be installed in accordance with these regulations.

Contiguous: Adjoining by physical contact.

Co-owner: A person, corporation, partnership, or other legal entity capable of holding or owning any interest in real property who owns all or part interest in a dwelling unit within the building.

Corner Lot: A lot that abuts or has frontage on two intersection streets.

County Recorder: Mohave County Recorder.

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

Cul-de-Sac Street: A street or road having a traffic outlet on one end only and having at the other end of the street facilities for the turning around of vehicular traffic.

Dedication: Is the giving and acceptance of a fee or an easement of property, usually by an individual to the State, or subdivision or agency thereof, or to a charitable body or to a public utility for a public or semi-public or charitable use as indicated.

Design: The conception, planning, execution, or creating of a scheme in which means are laid down for the construction or implementation of improvements, including the location, alignment, grade, width, drainage, materials, and all other criteria that lead to the preparation of the final improvement plan.

Developer: See Subdivider

Drainage: The system or facilities by which surface water is removed from street and property both within and outside a subdivision and can also refer to the actual run-off of flood water.

Easement: A designated strip or tract of land owned by private individuals to be used for public serving purposes across which access is limited to that of the owner and the authorized personnel of the public purpose to which it is put.

Easement – Access: An easement solely reserved for access to a lot.

Easement – Open: See Open Public Utility Easement

Engineer of Record: A Professional Engineer (P.E.) registered in the State of Arizona and employed by the owner or developer to design and/or inspect improvement works.

Egress: That movement of traffic from the abutting properties to the street and the movement from minor streets to major streets.

Exception: A permitted deviation from the subdivision regulations, permitted only through hearings by the Commission and Common Council.

Final Plat: A map prepared in accordance with the provisions of these of these regulations, designed to be placed on record in the Office of the County Recorder, depicting the actual or proposed legal boundaries of the subdivided lands.

F.I.R.M. Map: Flood Insurance Rate Map

Improvements: Any works designed and/or executed for the purpose of enhancing the value of the property and may include subdivisions, streets with or without curb or gutters, street lights, sidewalks, pedestrian walkways, water mains, sanitary and storm sewers, drainage facilities, landscaping, or other community facilities of like nature.

Local: A local street is designed to provide access to properties and to conduct traffic between dwelling units and higher-order streets. As the lowest-order street in the hierarchy, a local street usually carries no through traffic and includes short terminated streets ending in tee intersections, cul-de-sacs, and courts.

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

Lot Depth: Lot depth shall mean the horizontal length of a straight connecting the bisecting points of the front and rear lot lines.

Lot Width: For determining depth to width ratios, lot width shall be the width at the front setback line. For other purposes, the lot width is the average distance between the side lot lines.

Major Arterial: A continuous street tying together two or more traffic generating areas (or portions of such as officially projected streets) used primarily for through movement of traffic between separate areas and to collect and distribute all traffic the destination of which lies either in between said areas, or at any terminal served by the road.

Minor Arterial: A principal traffic artery tying together residential and commercial areas, carrying relatively high traffic volumes, and conveying traffic from Major Arterial streets to lower order streets. Its function is to promote the free flow of traffic. The secondary function of a Minor Arterial is to serve abutting land uses.

Monument: A subdivision boundary, centerline control point, or property corner marker; or any object intended to be placed permanently as the location of a boundary or position. All new monuments will be as specified in these regulations.

Owner: Any individual, firm association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient propriety interest in the land to commence and maintain proceedings to control, divide, or otherwise deal with the same under this ordinance.

Parcel: A separate or distinct part or portion of land other than a lot.

Park: A parcel of land set aside and reserved for use of the public for beautification, open space and/or recreational purposes.

Plan: A drawing or diagram drawn on a plan depicting proposed improvements. The word Plan may also be construed to include maps, profiles, cross sections, and other required details for the construction or implementation of improvements in accordance with standards of design and construction or policies as approved by the Common Council.

Planned Unit Development: A land development project comprehensively planned as an entity via a unitary site plan which permits flexibility in building siting, mixtures of housing types and land uses, usable open spaces, and the preservation of significant natural features.

Preliminary Plan: The preliminary drawing or drawings and support data, indicating the proposed manner or layout of the subdivision prepared in accordance with these regulations.

Reasonably Accessible Sewer System: A distance equal to the total perimeter of the subdivision.

Registered Professional Engineer: An engineer registered to practice in the State of Arizona.

Resubdivision: The changing of design, subdivision name, lot lines, size of lots, or road alignment of any recorded and approved subdivision in Mohave County.

Roadway: That area, whether public or private, between right-of-way lines, dedicated, reserved or provided for roadway purposes and other uses not inconsistent herewith to include in the general sense streets, avenue, alleys, highway, crossings, lanes, roadway easements, intersections, courts, places, and grounds now open or dedicated or hereafter opened or dedicated to the public for use as public roadways.

Rural: A Local or Collector street within a subdivision or area where all lots or parcels are forty thousand (40,000) square feet or larger in area. The use of Rural street standards shall be limited to streets or portions thereof that do not require curb and gutter improvements in connection with storm runoff and where the street does not serve other traffic generators (i.e. other subdivisions, housing developments, and/or commercial areas). Collector streets within a subdivision or area having lots or parcels of forty thousand (40,000) square feet or larger in area, may be required to be developed in accordance with the Collector street standards if the projected A.D.T. exceeds two thousand (2,000). In determining whether curb and gutter improvements and/or Collector street standards shall apply, to the City Engineer as part of the submittal and review process.

Site Plan: A map depicting the location of existing or proposed construction work in relations to property lines and streets.

Standard Details: Detailed drawings that delineate, dimension, and measure or otherwise graphically describe materials and/or requirements for construction of improvement works and which have been adopted by the Common Council as standards for the City of Kingman.

Standard Specifications: The detailed precise written presentation of rules, principles, measures and particulars relating to improvement works as recommended by the City Engineer and adopted by the Common Council.

Subdivider: Any person or legal entity who causes land to be divided into a subdivision for himself or for others; not including any profession engineers, licensed surveyors, attorneys, planners or other professionals engaged to perform work for others pursuant to the requirements of law.

Subdivision: Land or air space divided or purposed to be divided for the purpose of sale or lease as defined in the A.R.S., Chapter 4, Article 6.2, Section 9-463.02.

Surety: Anything acceptable to the Council deposited as a pledge for the guarantee of construction or completion of subdivision improvement that the Council, could, if necessary, convert to a usable medium for construction of said improvements in case of default or agreement.

U.S.C. & G.C.: United States Coast and Geodetic Survey, now identified as N.G.S. – National Geodetic Survey

U.S.C.S.: United States Cadastral Survey

U.S.G.L.O.: United States General Land Office Survey

U.S.G.S.: United States Geological Survey

Usable Area of a Lot: The lot area less the building setback lines and any area designated for utility easement, road purposes, or any access easement shown on the map.

TABLE TWO - DESIGN CRITERIA					
FUNCTIONAL CLASS	MAJOR ARTERIAL	MINOR ARTERIAL	COLLECTOR	LOCAL	RURAL
MINIMUM RIGHT-OF-WAY WIDTH	100 FEET SEE NOTE 6	84 FEET SEE NOT 6	60 FEET SEE NOT 6	50 FEET	60 FEET SEE NOT 3
ROADWAY WIDTH (TO FACE OF CURB)	64 FEET	64 FEET	40 FEET	32 FEET SEE NOTE 10	26 FEET SEE NOTE 4 & 7
EDGE TREATMENT	VERTICAL CURB	VERTICAL CURB	VERTICAL OR ROLLED CURBS	VERTICAL OR ROLLED CURBS	6' MIN SHOULDERS PLUS DRAINAGE SWALES IF CURB REQUIRED
RADIUS-CURB RETURN	30 FOOT MINIMUM	30 FOOT MINIMUM	20 FOOT MINIMUM	20 FOOT MINIMUM	20 FOOT MINIMUM SEE NOTE 8
R/W RADIUS SEE NOTE 11	25 FEET SEE NOTE 5	25 FEET SEE NOTE 5	20 FEET SEE NOTE 5	20 FEET SEE NOTE 5	25 FEET SEE NOTE 5
MINIMUM C/L HORIZONTAL CURVE RADIUS	450 FEET	450 FEET	300 FEET	150 FEET	150 TO 300 FEET SEE NOTE 8
MINIMUM DESIGN SPEED	45 MPH	40 MPH	35 MPH	NA	NA SEE NOTE 8
MAXIMUM GRADE	12%	12%	16%	16%	16% - SEE NOTE 8
MINIMUM A.C. DEPTH	PER SOILS	PER SOILS	2 INCHES	2 INCHES	2 TO 3 INCHES SEE NOTE 8
MINIMUM A.B.C. DEPTH	INVEST.	INVEST.	6 INCHES	6 INCHES	6 INCHES
EXPECTED A.D.T. PARKING CONDITIONS STREET PURPOSE	7,500+ NO PARKING MOBILITY	1,000 – 6,000 RESTRICTED MOBILITY & ACCESS	400 – 1,000 ALLOWED ACCESS & MOBILITY	500 ALLOWED ACCESS	500 – 2,000 RESTRICTED ACCESS & MOBILITY

TABLE TWO - NOTES	
NOTE 1	A.D.T. is average daily traffic.
NOTE 2	Expected A.D.T. is based on the total developable area. Densities of population shall be determined from the General Plan, Area Plan, and/or Zoning Regulations.
NOTE 3	Drainage facilities may require additional right-of-way and/or slope easements.
NOTE 4	When urban development expands adjacent to a rural street section, that street shall be designed and built to urban standards.
NOTE 5	At the intersection of two streets of different classifications, the corner cut-off dimension and curb return radius of the wider street shall be used.
NOTE 6	Right-of-way width may have to be increased in areas to allow the installation of suitable sidewalks, drainage structures, turn lanes, and other necessary offsite improvements.
NOTE 7	Street width is measured from the back of curbs for urban sections, and pavement edges for rural sections.
NOTE 8	Rural roadways may be considered in lieu of local and collector streets only, with applicable urban design criteria.
NOTE 9	When development occurs on one side of the street (where both sides of the street can be developed), limits of roadway construction shall be per Section 5-153(f) for half streets.
NOTE 10	Street width may be reduced to 29-foot minimum (back of curb) on streets separated from the main flow of traffic which would provide access to properties on one side of the street only (where development of the other side of the street is unlikely due to physical circumstances) if adequate for drainage facilities and as individually approved by the city Council.
NOTE 11	The right-of-way radius is defined as the property line radius required at intersecting street corner.
NOTE 12	For new subdivisions with all lots ranging from 20,000 square feet to 40,000 square feet in area, sidewalks are optional for all function roads.

**TABLE THREE -
MINIMUM ROADWAY
CROSS SECTION FOR
HALF STREETS**

STREET CLASSIFICATION	MAJOR ARTERIAL	MINOR ARTERIAL	COLLECTOR	LOCAL	RURAL
RIGHT-OF WAY WIDTH	100 FEET	84 FEET	60 FEET	50 FEET	60 FEET
DISTANCE FROM BACK OF SIDEWALK TO PROPERTY LINE	12' 5"	4' 5"	5' 5"	4' 5"	
SIDEWALK WIDTH	5 FEET	5 FEET	4 FEET 5 FEET COMMERCIAL	4 FEET	4 FEET
CURB WIDTH PER MAG STD. DETAIL NUMBER 220	7 INCHES	7 INCHES	7 INCHES	7 INCHES	7 INCHES WERE REQUIRED
ROADWAY WIDTH PER MG STD. DETAIL NUMBER 220	32 FEET	32 FEET	20 FEET	16 FEET	
ADDITIONAL WIDTH OF PAVEMENT (WITH TERMINATION SEC.) PER MAG STD. DETAIL NUMBER 201, TYPE B	Na	Na	8 FEET	8 FEET	8 FEET
DISTANCE FROM PAVEMENT EDGE TO PROPERTY LINE	50 FEET	42 FEET	22 FEET	17 FEET	VARIES
CURB AND GUTTER WIDTH	2 FEET	2 FEET	2 FEET	2 FEET	2 FEET WHERE REQUIRED

