

Section 9 Applicability of City of Mesa Engineering and Design Standards

9.1 Purpose and Applicability of Engineering and Design Standards

A. Purpose

The purpose of this section is to clarify the applicability of the City 2007 Engineering and Design Standards Manual (“Engineering Standards”) as may be amended from time to time by the City. In accordance with Section 9-8-4 of the City Code, amendments to the requirements and specifications as required by Chapter 8 of the City Code may be made by the City Council in conjunction with the approval of PC District if the City Engineer or City Traffic Engineer recommends approval of the modification. In its interpretation and application, the provisions of Chapter 8 and the Engineering and Design Standards of the Engineering Procedure Manual may be in conflict with the purposes and intent of the CP and the PC District. This section is intended to provide a common ground of understanding so that the objectives of the CP can be met in the application of the Engineering Standards.

B. Applicability

The Engineering Standards as may be amended from time to time by the City, are applicable to construction of public infrastructure (i.e., public water, sewer, public streets and facilities, public retention basins and drainage facilities, public street lighting and signalization, or private facilities installed by a Public Utility or Franchisee, etc.) within dedicated public right-of-way or easements within the Mesa Proving Grounds except as specifically modified herein. Private Roads providing required Fire Department or Solid Waste truck access shall comply with the applicable Engineering Standards as provided in the CP and as may be amended from time to time by the City. The Engineering Standards also apply to drainage and retention requirements for private facilities.

C. Implementation Flexibility

The Engineering Standards as may be amended from time to time by the City are to be utilized to facilitate the development of Mesa Proving Grounds as envisioned in the CP. It is the intent of the City to utilize the standards and specifications contained within the Engineering Standards in a manner which facilitates the expedient development of Mesa Proving Grounds consistent with the CP and which is consistent with a more intense urban development pattern contemplated in the CP. As such, it is acknowledged that some standards may be in conflict and not be conducive to the implementation of the vision as set forth in the CP. In order to achieve the purposes of the CP, the City will consider appropriate and viable alternatives to the Engineering Standards when such alternatives advance the objectives of the CP.

D. Modifications to the Engineering Standards

Pursuant to the provisions of Section 9-8-4 of the City Code, the CP for the development of the Property includes modifications to the Engineering Standards. These specific modifications are described below. Additional modifications may be sought in the future pursuant to Section 9-8-4 of the City Code.

1. Amended Modified Standards

- a. Street Standards. Refer to Section 10.
- b. Retention Methods – allowing decentralized basins within development. Refer to Section 13.

COMMUNITY PLAN

E. Modifications and Appeals

1. Modifications. In conformance with this section, it is intended that modifications to the requirements and specifications contained within the Engineering Standards may be necessary on an on-going basis as the CP is implemented. In the on-going implementation of the Community Plan, and during the DUP Site Plan or subdivision plat processes, the City Engineer or City Traffic Engineer may approve, upon the request of the Master Developer, modifications to the procedures, standards, requirements, materials, specifications or other such provisions contained in the Engineering Standards. Special consideration by the City Engineer or Traffic Engineer will be given when such modifications are intended for urban versus suburban conditions and upon a finding that the modification:
 - a. Is consistent with the intent of the regulations in Title 9 of the Mesa City Code;
 - b. Will result in an equivalent level of service for health, safety and welfare to the General public;
 - c. Will result in improvements that are adequate and meet the City's needs;
 - d. Furthers the purposes of the PC District; and
 - e. Is not contrary to the public interest.
2. Appeals. The decision of the City Engineer may be appealed to the City Manager.