

TABLE OF CONTENTS

Chapter 1	Principles and Policies	1-1
1.1	Title, Intent, Purpose, Applicability and Scope, Enforcement, Interpretation, Severability and Liability.....	1-1
1.2	Amendments, Appeals, Exceptions, Resubdivision.....	1-4
1.3	Subdivision Design Principles and Policies	1-6
Chapter 2.	Planning Standards and Procedures	2-1
2.1	Process.....	2-1
2.2	Pre-Application	2-1
2.3	Preliminary Plat	2-3
2.4	Final Plat	2-8
2.5	Required Certification, Signature, and Notes	2-15
2.6	Lot Planning	2-17
Chapter 3.	Condominium Development	3-1
3.1	Application	3-1
3.2	Recordation	3-2
Chapter 4.	Engineering Standards and Procedures	4-1
4.1	On-site Sewage Disposal Systems	4-1
4.2	Grading and Drainage Planning	4-1
4.3	Landscape Planning	4-2
4.4	Easement Planning	4-3
4.5	Street Planning	4-4
4.6	Subdivision Infrastructure Improvements	4-5
4.7	Engineering Plan	4-9
Chapter 5.	Habitat, Environmentally Sensitive Areas and Landscape Standards and Procedures	5-1
5.1	Preservation of Habitat	5-1
5.2	Environmentally Sensitive Areas	5-1
5.3	Cultural Resources	5-3
5.4	Abandoned Mine Sites	5-3
5.5	Landscape Standards and Procedures	5-4
Chapter 6.	Lot Splits, Lot Line Adjustments and Assemblages	6-1
6.1	Purpose and Intent	6-1
6.2	Applicability of Lot Splits, Lot Line Adjustments and Assemblages	6-1
6.3	Conformance	6-2
6.4	Application Requirements for Lot Splits, Lot Line Adjustments and Assemblages	6-3

Chapter 7. Financial Assurance Agreement	7-1
7.1 Underlying Principles	7-1
7.2 Financial Assurance Requirements	7-2
7.3 Restriction on Release of Lots	7-3
7.4 Infrastructure Improvement Cost Estimates	7-3
7.5 Phasing of Infrastructure Improvements	7-3
7.6 Financial Assurance Approvals	7-4
7.7 Construction and Inspection	7-4
7.8 Subdivision Improvement Acceptance	7-5
7.9 Financial Assurance Release	7-7
7.10 Maintenance Warranty	7-9
Chapter 8. Definitions	8-1
8.1 General	8-1
8.2 Definitions	8-1

List of Appendices

- Appendix A – Fee Schedule
- Appendix B – Subdivision Ordinance Amendments

Exhibits

- Exhibit #1 – Escrow Account Agreement & Instructions
- Exhibit #2 – Subdivision Performance Bond
- Exhibit #3 – Town of Cave Creek Irrevocable Letters of Credit
- Exhibit #4 – Town of Cave Creek Maintenance Bond