


NUMBER	ITEMS	N/A	NOT	SATISFIED	SATISFIED	 Preliminary Plat Checklist			
						PLANNER:			
						ENGINEER:			
						REVIEW #		DATE	

ENGINEERING

PLAT						
1	Preliminary Plat sheets shall be signed & sealed by a Professional Engineer or Surveyor licensed by the State of Arizona.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.B.2	
2	Name of the proposed subdivision shown prominently on the coversheet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.1	
3	Following the subdivision name, state the Quarter Section(s) within which the proposed subdivision is to be located.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.2	
4	The boundary lines <ul style="list-style-type: none"> • of each subdivision shall be dimensioned completely with bearings & distances, curve lengths, central angles, radii, etc. • shall be shown together with ties by course & distance to a min of 2 Section or Quarter Section monuments. • The Section or Quarter Section monuments are to be used as the basis of bearing. • All Section and Quarter Section monuments must be identified and notes must indicate whether they were found or set. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.3	
5	Statement describing the identification, location, & elevation for at least two vertical control benchmarks for the development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.4	If Benchmark is not show on the pre plat it could be on the Grading & Drainage Plans.
6	Tract table with the following info: <ul style="list-style-type: none"> • Tract id letter • Area (to the hundredth sqft) • Use • Ownership • Party responsible for maintenance 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.7	
7	If it's going to be one Recorded Plat for the whole subdivision, but plans to phase the improvements, the Preliminary Plat should have a statement on the coversheet indicating this intent, & the proposed phasing should be shown by suitable markings on the Plat drawing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.10	
8	Review Title Report using the Title Report Checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.B.9	
9	A Table shall be provided listing each lot's square footage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.D.27	
10	List all utility providers on the coversheet of the Plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.D.28	
11	Add grading standard for lots, parcels & PAD site notes for designated hillside developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.15	
12	Show all existing easements, rights-of-way, wet & dry utilities, fences, trees, wells, streams, washes, lakes, other water features, stormwater management features, canals, ditches, irrigation structures, flood zones, septic tanks, etc. within the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.D.3	



Preliminary Plat Checklist

NUMBER	ITEMS	N/A	NOT	SATISFIED	SATISFIED	PLANNER:		
						ENGINEER:		
						REVIEW #	DATE	

	boundary of the proposed subdivision					
13	Show the location & size of all driveways, rights-of-way, & easements on the property, adjacent to the property, & within 150 feet of the boundaries of the proposed subdivision. Identify adjacent properties by their subdivision name or as unsubdivided land & provide the Maricopa County Recorder's Office recording information. Provide the current zoning designation for all adjacent land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		9.1.2.D.4
14	Show, label & dimension: <ul style="list-style-type: none"> Existing & proposed streets Medians Turn lanes Bus bays Provide a cross sections for each road that is different in ROW, pavement width, or median width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4.1.1.D.1
15	Dimension: <ul style="list-style-type: none"> Centerlines Street curvature Intersection offsets 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4.1.1.D.2 Verify roadway geometry complies with the design standards.
16	Show: <ul style="list-style-type: none"> Bike paths Multi-use trails Equestrian trails Sight visibility triangles PUEs Easements 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4.1.1.D.3 4.1.1.D.4 GCO Article 15-3-4-(C) - Pedestrian, bicycle and equestrian ways: a minimum ROW width of 10' may be required where essential for circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities. Pedestrian ways may be used for utility purposes.
17	Max length of blocks, measured along the centerline of the street & between intersecting street centerlines, shall be 1500 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GCO 15-3-4(A) & 4.1.3.A.8 - When lot areas average one-half acre or more, or where extreme topographic conditions warrant, this maximum may be exceeded by 500 feet.
18	Local streets - 60 feet full street right of way may be required adjacent to park and school sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GCO 15-3-3(A)(3)
19	Review Zoning stipulations and any Development Agreements to ensure Plat is in compliance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

WATER PLANS

1	Show all existing improvements in dashed & screened back line types.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5.1.2.B.1
2	Label size & pipe material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5.1.2.B.1
3	Show all proposed improvements in dark lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5.1.2.B.2
4	Label the service provider for the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5.1.2.B.3
5	All existing & proposed water line easements shall be shown, labeled & dimensioned.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5.1.2.B.4
6	Separate Fire & service lines (Private)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5.1.4.D.1.k, & 5.1.6.A.3
7	Water mains along street frontages of development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5.1.1.B.5

SEWER PLANS

1	Show all existing improvements in dashed & screened back line types.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6.2.2.A.1.a
2	Label size & pipe material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6.2.2.A.1.a



NUMBER	ITEMS	N/A	NOT SATISFIED	SATISFIED	Preliminary Plat Checklist		
					PLANNER:		
					ENGINEER:		
					REVIEW #	DATE	

3	Show all proposed improvements in dark lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.2.A.1.b
4	Label the service provider for the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.2.A.1.c
5	All existing & proposed sewer line easements shall be shown, labeled & dimensioned.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.2.A.1.d
6	Sewer Trunk Lines Extended	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.1.1.B.1

DRAINAGE PLANS

1	Show all existing/proposed stormwater features: <ul style="list-style-type: none"> Storm drain (with line size & material type) Retention Basins (flow direction & CFS) Drainage channels (flow direction & CFS) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.a
2	Existing information shown in dashed screened back line types.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.b
3	Proposed improvements shown in dark lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.c
4	Show areas to be used for storm drain retentions or detention. Show: <ul style="list-style-type: none"> Dimensions Contours Side slopes Volumes Top Bottom High water elevation 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.f
5	Using arrows, show location, direction & amount of flow (cfs) through the proposed development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.g
6	Show drainage easements per the city engineering design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.h
7	Show the street drainage pattern & where it is intended to add or remove drainage from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.i
8	Labels for Finished Floor & Outfall elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.1.B.3
9	Show contours &/or spot elevations on the subdivision layout.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.D.2

PRELIMINARY WATER REPORT

1	The Preliminary Water Report shall follow the Outline provided at the end of Chapter 5 of the EDS&PM and the report checklist provided on the Engineering Website.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chapter 5 Report Outline, http://www.goodyearaz.gov/home/showdocument?id=11488
---	--	--------------------------	--------------------------	--------------------------	---

PRELIMINARY SEWER REPORT

1	The Preliminary Sewer Report shall follow the Outline provided at the end of Chapter 6 of the EDS&PM and the report checklist provided on the Engineering Website.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chapter 6 Report Outline, http://www.goodyearaz.gov/home/showdocument?id=11486
---	--	--------------------------	--------------------------	--------------------------	---

PRELIMINARY DRAINAGE REPORT

1	The Preliminary Drainage Report shall follow the Outline provided at the end of Chapter 3 of the EDS&PM and the report checklist provided on the Engineering Website.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chapter 3 Report Outline, http://www.goodyearaz.gov/home/showdocument?id=11484
---	---	--------------------------	--------------------------	--------------------------	---

BUILDING SAFETY

1	The Fire Department does not allow speed bumps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.5.C.10
---	--	--------------------------	--------------------------	--------------------------	------------




Preliminary Plat Checklist

NUMBER	ITEMS	N/A	NOT SATISFIED	SATISFIED	PLANNER:			
					ENGINEER:			
					REVIEW #	DATE		

	or any obstructions that may impede an emergency vehicle response on a Fire Department access rdwy.					
2	Private security gates shall be equipped with a Pre-Emption Device approved by the Fire Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.5.D	
3	Two means of entry & exit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

PLANNING

1	Use sheet size 24x36	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.B.5	
2	Plat drawings shall be to a scale no greater than 1 inch = 100 feet & no less than 1 inch = 60 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.B.3	
3	Provide north arrow & bar scale. Drawings oriented with north to the top or the right side of the sheet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.B.5	
4	Provide in block form: <ul style="list-style-type: none"> Name, address, & telephone number of individual or agency that prepared the plat "Preliminary Plat for (name) subdivision" Date prepared & job number, Scale Sheet ___ of ___ sheets 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.5	
5	Name, address, & telephone number of the Property Owner, Developer & the Surveyor, Engineer, &/or Architect submitting the drawings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.6	
6	Vicinity map showing the relationship of the proposed development to the nearest existing & planned arterial & major collector streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.8	
7	Table on Coversheet with the following info: <ul style="list-style-type: none"> Existing zoning Gross subdivision area in ac Number of lots Min lot size Avg lot size 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.9	Verify the subdivision meets the requirements of the zoning district. If requirements are not met, verify an application to amend the zoning was submitted.
8	List passive & active recreational open space being proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.12	
9	List total % of open space proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.13	
10	If the subdivision is to have a property owners association, indicate this on the coversheet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.11 - Ratification & acknowledgement	
11	Provide a key map on the coversheet that shows the limits of the property to be platted, the proposed roadways, lot & tracts along with the identifying lot numbers & tract letters.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.14 - QC Lot numbering and Tracts	
12	Provide a legend with abbreviations & drawing symbol explanations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.D.1	
13	Review Typical Lot Detail vs the approved lot detail on the PAD. <ul style="list-style-type: none"> If the front & rear lines are not parallel, show distance between the midpoint of the front lot line & the midpoint of the rear lot line. If the lot is triangular, show the shortest distance between the front lot line & a line parallel to the front lot line, & it should not be less than 10 feet 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If there is no PAD review detail against the zoning ordinance. 15-1-1-LOT DEPTH (2) & (1)	

NUMBER	ITEMS	N/A	NOT	SATISFIED	SATISFIED	 Preliminary Plat Checklist			
						PLANNER:			
						ENGINEER:			
						REVIEW #		DATE	

	long, lying wholly within the lot.				
14	Verify local streets are arranged to discourage their use by through traffic.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15-3-2(E)
15	Does the subdivision abut or contain the ROW of a railroad, drainageway, limited access highway, irrigation canal, commercial or industrial land? If so, is a street parallel to the ROW and on each side needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15-3-2(G)
16	Does the subdivision abut or contain a major street? If so, is a marginal access road or a reverse frontage road needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15-3-2(F)