



**FINAL PLAT
RE-PLAT**

PROCESS GUIDE & APPLICATION

**City of Buckeye
Development Services Department**

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APPLICATION PROCEDURES
FINAL PLAT / RE-PLAT

Important Information:

- The City of Buckeye requires that all submittals/resubmittals and payments be made electronically. Please follow process on the [Planning and Zoning webpage](#). Final Plats/Re-Plats may be submitted independently of Civil CD's.
- A Final Plat is a subdivision that creates eleven or more lots, tracts, or parcels with or without dedication of rights-of-way and/or easements.
- A Re-Plat is a subdivision that reconfigures or re-subdivides parcel(s) of land that have already been previously subdivided by a recorded plat or that changes the text on a recorded plat. A Re-Plat can be administratively or council approved depending on the extent of the changes or if right-of-way is being dedicated.
- Final Plats shall be in substantial conformance to an approved and valid Preliminary Plat. All previous entitlement or preliminary plat conditions shall be complied with and addressed with submittal.
- Requests for Maintenance Improvement District (MID), Street Light Improvement District (SLID) must be submitted and approved prior to or concurrently with a Final Plat.
- A Certificate of Assured Water Supply, obtained from the Arizona State Department of Water Resources, is required before a six (6) lot or more Final Plat / Re-Plat will be scheduled for a City Council Meeting or prior to approval of an administrative Re-Plat.
- For residential plats, a Certificate of Adequate School Facilities will be required if not received with a previous application.
- The fees for Final Plat / Re-Plat are listed on the Use Fee Worksheet found on the Planning and Zoning Website at: <https://www.buckeyeaz.gov/business/development-services/planning-zoning> under the 'Updated Process Guides, Applications and Documents' drop-down under the 'Fee Worksheet' section.

The following information is provided to assist in the preparation and submittal of an application for a Final Plat or Re-Plat for a property within the City of Buckeye:

1. Pre-Application Conference ("PAC") Process – **Prior to filing an application for a Final Plat, it is highly recommended that the applicant complete the PAC review process.** Forms to apply for a PAC review are available through the Development Services Department or on the City's website (www.buckeyeaz.gov/business/development-services/planning-zoning).
2. *Application Filing* – For an application to be accepted, the applicant must provide all of the required information described on the submittal checklist at the time of formal submittal. It shall be the responsibility of the applicant to ensure the accuracy and completeness of the request. Applications received after 4:00 p.m. will be processed the next business day. Incomplete applications will NOT be accepted and/or routed for review. Plats and civils can run independently. P&Z Coordinators take in plats, Eng Tech takes in civil CD's.
3. *Staff Review* – Once a complete application is received and processed, the submitted information will be assigned to a Planner and routed to appropriate City staff and agencies for review/comment. After the 1st review (approx. 20 business days), the assigned Project Coordinator collects and consolidates the comments, which are then returned to the Planner who will return Final Plat back to the applicant. Any technical questions should be addressed with the assigned Planner who will facilitate any needed communications or meetings with the appropriate city departments.

The applicant is then responsible for addressing the comments and submitting revised plans. Upon resubmittal of both the Final Plat, the staff review process will begin again (approx. 10 business days). In some cases, it is necessary to have several resubmittals before moving the request forward in the process.

4. *Administrative Review (Minor Re-plats)* – Once all staff comments have been addressed, the assigned Planner will prepare a report describing and evaluating the proposed project and making a recommendation for action. The Director, taking into consideration staff recommendation, will approve, approve with stipulations, or deny the request. The documents will then be recorded by the City.
5. *City Council Review (Final Plats and Major Re-Plats)* – Once all staff comments have been addressed and the related improvements plans are ready to be issued, the assigned Planner will schedule the request for a City Council meeting and prepare a report describing and evaluating the proposed project and making a recommendation for action. Council at a public meeting, taking into consideration staff recommendation, will approve, approve with stipulations, or deny the request. The documents will then be recorded by the City.

6. *Inactive Cases* – All applications need to be actively pursued to a decision. If the City has completed any and all appropriate reviews and no activity has occurred for the continued processing of the application on behalf of the applicant for at least for one hundred eighty (180) days, the application will be considered inactive, deemed to be withdrawn, and the file will be closed. Thirty (30) days prior to the inactive date, staff will notify the applicant in writing of the impending action. The applicant may submit a written request for the application to remain active along with an explanation for the inactivity. The Director may grant an extension for up to one hundred eighty (180) days for good cause if there is reasonable belief that the application will be actively pursued during the extension period.

**FINAL PLAT / RE-PLAT SUBMITTAL CONTENT REQUIREMENTS
(PDF FORMAT)**

1. **Application** (8.5" x 11" PDF, completed and signed)
2. **Fee Worksheet** (8.5" x 11" PDF, completed and signed)
3. **Project Narrative** (8.5" x 11" PDF) – Addressing, at minimum, the following:
 - Title page – include project names, general location, and tracking #
 - Current condition of the site;
 - Current general plan designation;
 - Current zoning designation;
 - Vicinity information;
 - Description of the request including number of lots, tracts, and parcels and percent open space;
 - Circulation system;
 - Water Management Plan;
 - Wastewater Management Plan;
 - Fire protection;
 - Police protection;
 - Impact on local schools;
 - Proposed percentage and acreage of parks and open space;
 - Proposed trails;
 - Development schedule/phasing;
 - Development standards; and
 - Exhibits: vicinity map, general plan designation, zoning district.
4. **Final Plat / Re-plat** (24" x 36" combined into one (1) flattened PDF document) The Plat must address at minimum, the following:
 - A. The final plat shall be drawn on a sheet 24 inches by 36 inches and be suitable for recording, **combined and flattened into one (1) PDF document.**
 - B. A title sheet shall be required according to the details set forth below.
 - C. A boundary sheet shall be required as part of plat submittal, drawn to an accurate and legible scale according to the detail set forth in below, and shall show sheet references and "key map" related to the plat;
 - D. Monuments shall be set according to the requirements set forth in below.
 - E. Subdivision sheets shall be required as part of the final plat submittal, including the following survey data and support documents.
 - 1) Name and right-of-way boundaries of all public streets and alley ways showing:

- a. Street widths
 - b. Courses and length of all tangent segments. (courses rounded to 1 second, distances to one hundredth of a foot).
 - c. Radii, arc lengths, and central angles of all curvilinear segments.
 - d. Right-of-Way area in total and by street name shall be shown on the plat; acres rounded to one hundredth of an acre; square feet rounded to one square foot.
- 2) The right-of-way for all proposed drainage ways, as approved by the City of Buckeye, shall be dedicated to the public;
 - 3) Location and all dimensions of all lots; line and curve table shall be added to each sheet which references the data.
 - 4) All lots shall be numbered consecutively throughout the plat. "Exceptions," "Tracts," shall be so designated, lettered, or named and clearly dimensioned
 - a. Private parks shall be designated as a tract and labeled for private park use.
 - 5) Location, dimensions, bearings, radii, arc lengths, and central angles of all curvilinear segments for all sites to be dedicated to the public with the use clearly indicated;
 - 6) Lot areas shall be labeled within the each lot; acres rounded to one hundredth of an acre; square feet rounded to one square foot.
 - 7) A table shall be provided which includes tracts, parcels, and right of ways by name and use; acres rounded to the hundredth of an acre; square feet rounded to one square foot.
 - 8) Any proposed private deed restrictions to be imposed upon the plat or any part or parts thereof pertaining to the intended use of the land shall be referenced on the plat once recorded;

Title Sheet

All plats in this section shall be required to include a Title Sheet as part of each submittal and shall include the following data:

- A. The name of the subdivision;
- B. A vicinity map showing the location by number of section, township, range, and county;
- C. Name, address and registration number of the Arizona Registered Land Surveyor preparing the plat and certification by the Registered Land Surveyor that the plat is correct and accurate and that the monuments shown have been located as described. See **Figure 1**;
- D. Scale, north arrow, Legend of symbols, abbreviations and line types and date of plat preparation;

- E. A statement designating each FEMA Flood Zone for the subdivision. See **Figure 2**;
- F. A statement of dedication of all streets, alleys, drainage ways, pedestrian ways, and other easements for public use by the person holding title of record, by persons holding title as vendees under land contract and by spouses of said parties. If lands dedicated are mortgaged, the mortgagee shall sign the plat. If the plat contains private streets, public utilities shall be reserved the right to install and maintain utilities in the private street rights of way;
- G. Where there are temporary easements, landscaped easements and/or utility easements that are to be abandoned they can be shown on the plat and described as such. A roadway right-of-way or easement can be placed on the plat for abandonment only if the requirements of State law are met concurrently with Council approval;
- H. All plats dedicating public interests are required to obtain City Council, City Engineer and Development Services Director Approval on the face of the plat in preparation for execution of dedication acknowledged and certified by public notary. See **Figure 3**;

Boundary Survey

All plats in this section shall be required to show the overall boundary of each subdivision. Boundary Surveys shall meet the requirements of the Arizona Boundary Survey Minimum Standards, fully balanced and closed, with a detailed description of controlling monuments, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof, with areas shown to the square foot, or hundredth of an acre and show:

- A. Existing right of way boundaries of all public streets and alley ways, and all easements which affect the property;
- B. Project horizontal datum shall conform to the current Maricopa County Geodetic Densification and Cadastral Surveys with ties to at least two monuments as shown on the GDAC Surveys;
- C. Location of all adjoining subdivisions and un-subdivided properties adjacent to the subdivision graphically shown, with date, book, and page number of recordation noted; or, if unrecorded, so marked;
- D. Sealed bound or electronic report of all materials involved in calculations for the boundary survey, including but not limited to:
 - 1. Closure calculations for perimeter boundary;
 - 2. Closure calculations for lots, easements, right of ways, and tracts;
 - 3. Traverse calculations with date of field survey where applicable;
 - 4. Final Title Report;

- 5. FEMA Flood Maps;
- 6. Copies of pertinent reference documents that were used as a basis for the Survey, including but not limited to;
 - i. Records of Surveys;
 - ii. Warranty Deeds;
 - iii. Easement Deeds;
 - iv. Final Plats;

Survey Monuments

The plats in this section shall be required to set survey monuments marking the lots, tracts and right of way created by the Plat and shall meet the following requirements;

- A. All new monuments placed at subdivision corners, easement corners and lot corners, shall conform to the requirements of the Arizona Boundary Survey Minimum Standards, including the surveyor’s Arizona registration number thereon and shall provide a degree of permanency consistent with that of adjacent terrain and physical features.
- B. Survey markers for public roads, section corners and subdivision corners shall be marked in accordance with the Maricopa Association of Governments (MAG) Survey Marker Detail 120.

Figure 1 - Certification by Registered Land Surveyor

<p>CERTIFICATION</p> <p>I, _____, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF _SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME DURING THE MONTH OF _____, 20_. THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS EXIST OR WILL BE SET AND, THAT THEIR POSITIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.</p> <p>ARIZONA REGISTERED LAND SURVEYOR #</p>

Figure 4 - City Engineer Signature/Approval Block without Right(s) of Way

APPROVAL	
BY: _____	_____
BUCKEYE CITY ENGINEER	DATE
BY: _____	_____
DEVELOPMENT SERVICES DIRECTOR	DATE

Figure 5 - Dedication Language

<p>DEDICATION STATE OF ARIZONA COUNTY OF MARICOPA</p> <p>KNOW ALL PERSONS BY THESE PRESENTS: THAT (<i>INSERT: APPLICANT'S FULL LEGAL CORPORATE NAME</i>), ("OWNER"), HAS SUBDIVIDED UNDER THE NAME (<i>INSERT: NAME OF THE SUBDIVISION</i>), A SUBDIVISION LOCATED IN A PORTION OF (<i>INSERT: TOWNSHIP AND RANGE LEGAL DESCRIPTION OF THE PROPERTY</i>), MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF (<i>INSERT: NAME OF THE SUBDIVISION</i>) AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.</p>

Figure 6 - Right of Way Dedications

OWNER HEREBY DEDICATES TO THE CITY OF BUCKEYE FEE TITLE TO ALL PUBLIC RIGHT-OF-WAYS AS SHOWN ON THE PLAT.

Figure 7 - Roadway Easements

OWNER HEREBY GRANTS TO THE CITY OF BUCKEYE A NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS "ROADWAY EASEMENTS" AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING AND UTILIZING STREETS AS PER THE CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS.
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Figure 8 - Public Utility Dedications

OWNER HEREBY GRANTS TO THE CITY OF BUCKEYE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

Figure 9 - Limited Purpose Utility Dedications

LIMITED PURPOSE PUBLIC USE EASEMENT (LPPUE) SHALL BE RESTRICTED TO USES RELATING TO STREET AND SIDEWALK LIGHTING, CATV, NATURAL GAS, ELECTRIC, TELEPHONE, AND OTHER UTILITIES NOT INVOLVING THE CONVEYANCE OF ANY LIQUID SUBSTANCE EXCEPT AS HEREAFTER PROVIDED. NOTWITHSTANDING THE FOREGOING, UTILITIES CONVEYING A LIQUID SUBSTANCE, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, EFFLUENT AND LIQUID PETROLEUM PRODUCTS MAY CROSS SUCH LPPUE AT AN APPROXIMATELY PERPENDICULAR ANGLE TO THE LENGTH OF THE LPPUE OR IN SUCH A MANNER AS OTHERWISE DETERMINED BY THE CITY OF BUCKEYE AND TO EXTENT NECESSARY TO PROVIDE A SERVICE CONNECTION(S) TO THE PARCEL OR LOT ADJACENT TO, OR SERVED BY THE LPPUE. UTILITIES CONVEYING ANY LIQUID SUBSTANCE SHALL BE LOCATED IN PUBLIC STREETS AND RIGHT OF WAY AT THE LOCATIONS DESIGNATED BY THE CITY OF BUCKEYE.

Figure 10 - Site Visibility Triangles

OWNER HEREBY GRANTS TO THE CITY OF BUCKEYE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS AS PER THE ENGINEERING DESIGN STANDARDS.

Figure 11 - Private Well

THE OWNER OR SUBSEQUENT OWNERS OF THE WELLS LOCATED WITHIN THIS PLAT WILL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF BUCKEYE. IN ADDITION, OWNER SHALL PROVIDE WELL IMPACT WAIVERS FOR FUTURE CITY WELLS THAT ARE CONSTRUCTED.

Figure 12 - Tracts for Well Sites

THE TRACTS DESIGNATED AS TRACT ___ AND ___ ARE HEREBY RESERVED FOR WELL SITES AND SHALL BE CONVEYED BY OWNER TO THE CITY OF BUCKEYE AT NO COST, AFTER THE RECORDATION OF THIS PLAT. TRACT ___ AND ___ SHALL HAVE THE ABILITY TO UTILIZE THE RETENTION AREAS WITHIN LOT ___ FOR WELL MAINTENANCE. RETENTION BASINS WILL BE REQUIRED FOR THIS USE.

Figure 13 – Utility Easements

OWNER HEREBY GRANTS TO THE CITY OF BUCKEYE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF WATER WITHIN THE AREAS SHOWN ON THIS PLAT AS WATER EASEMENTS. THE CITY SHALL HAVE THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, OPERATE AND REPLACE PUBLIC WATER LINES OVER, UNDER AND ACROSS THE EASEMENT AREAS SHOWN HEREON.

OWNER HEREBY GRANTS TO THE CITY OF BUCKEYE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF SEWER WITHIN THE AREAS SHOWN ON THIS PLAT AS SEWER EASEMENTS. THE CITY SHALL HAVE THE RIGHT TO ACCESS, CONSTRUCT, MAINTAIN, OPERATE AND REPLACE PUBLIC SEWER LINES OVER, UNDER AND ACROSS THE EASEMENT AREAS SHOWN HEREON.

Figure 14 – Ingress and Egress

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT, AN EASEMENT, OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

Figure 15 - Landscape Maintenance by HOA

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

Figure 16 – Landscape Maintenance by Homeowner

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHT-OF- WAYS, INCLUDING; LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

Figure 17 – Avigation Easement (Luke AFB)

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (“USAF”) AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO; THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

(INSERT: APPLICANT’S FULL LEGAL CORPORATE NAME) (“OWNER”) DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF BUCKEYE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF BUCKEYE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

Figure 18 - Aviation Easement (Buckeye Airport)

OWNER HEREBY GRANTS AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO; THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON BUCKEYE MUNICIPAL AIRPORT.

(INSERT: APPLICANT'S FULL LEGAL CORPORATE NAME) ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF BUCKEYE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF BUCKEYE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING BUCKEYE AIRPORT, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON BUCKEYE AIRPORT. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE PRIVATE PILOT FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

Figure 19 - Right of Way Indemnification

(INSERT: APPLICANT'S FULL LEGAL CORPORATE NAME) ("OWNER") DOES HEREBY; (1) RELEASE AND DISCHARGE THE CITY OF BUCKEYE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF BUCKEYE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF BUCKEYE.

Figure 20 - Improvement Acceptance

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHT-OF-WAYS, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF BUCKEYE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY OF BUCKEYE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL ACTION.

Figure 21 - Easement Dedication Statements

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

Figure 22 - Owners Signature

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20__.

(INSERT: APPLICANT'S FULL LEGAL CORPORATE NAME)

BY _____

ITS _____

Figure 23 - General Notes

1. THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE STATUTORILY REQUIRED SOUND ATTENUATION STANDARDS. (IF WITHIN THE VICINITY OF LAFB OR LUKE AUX)
2. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF BUCKEYE.
3. THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE ASSOCIATION FORMED BY OWNER. THE CITY OF BUCKEYE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE." (IF PRIVATE ROADS ARE PROVIDED)
4. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF BUCKEYE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE GENERAL PLAN.
5. PURSUANT TO A.R.S. § 42-11102, THE CITY OF BUCKEYE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
6. THIS SITE CONSISTS OF A TOTAL OF _____ LOTS, _____ TRACTS, AND _____ PARCELS IN THE _____ ZONING DISTRICT.
7. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED ON _____ UNDER CASE # _____.
8. THIS SUBDIVISION WAS ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY BY ARIZONA DEPARTMENT OF WATER RESOURCES ON _____ WITH ADWR CERTIFICATE # _____.
9. OWNER AFFIRMS THAT IT HAS REVIEWED THE REQUIREMENTS OF A.R.S. §§ 9-463.01(I) AND 45-576 AND RELATED REQUIREMENTS REGARDING SUBDIVIDED LANDS AND THE ASSURED WATER SUPPLY PROGRAM, AND AFFIRMS THAT A CERTIFICATE OF ASSURED WATER SUPPLY IS NOT REQUIRED.
10. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION TO BE PLANTED OR BE ALLOWED TO GROW WITHIN ANY DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH EASEMENTS.

11. FINAL PLAT APPROVAL BY THE CITY IS CONDITIONAL AND SUBJECT TO FINANCIAL ASSURANCES BEING IN PLACE FOR ALL IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS. THE CITY WILL NOT RECORD ANY PLATS UNTIL SUCH TIME FINANCIAL ASSURANCES ARE IN PLACE. IF AFTER **ONE YEAR** FROM CITY COUNCIL APPROVAL THE FINAL PLAT HAS NOT BEEN RECORDED, THEN IT SHALL BE NULL AND VOID. A VALID PRELIMINARY PLAT NEEDS TO BE IN PLACE PRIOR TO APPROVAL OF ANY FINAL PLAT ASSOCIATED WITHIN THE PROJECT IN ACCORDANCE WITH THE DEVELOPMENT CODE. THE SIGNED PLAT WILL NOT BE SUBMITTED TO THE CITY FOR SIGNATURE AND RECORDING UNTIL FINANCIAL ASSURANCES ARE IN PLACE.
12. A BLANKET CROSS LOT ACCESS AND PARKING EASEMENT IS HEREBY GRANTED TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PARKING AND INGRESS AND EGRESS OF VEHICLES, INCLUDING EMERGENCY VEHICLES, PEDESTRIANS, AND BICYCLES. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA. (NON RESIDENTIAL PLATS ONLY)
13. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT POWER LINES 69KV AND LARGER.
14. IT IS ACKNOWLEDGED THAT THIS PROPERTY WILL BE PART OF A PARKWAY MAINTENANCE IMPROVEMENT DISTRICT (MID) AND STREET LIGHTING IMPROVEMENT DISTRICT (SLID) AT THE TIME THAT IT IS DEVELOPED, IN ACCORDANCE WITH BUCKEYE ORDINANCES 43-05 AND 42-06.
15. THE CITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS SHOWN AS "TO BE ABANDONED BY THIS PLAT", AND TO UTILIZE THE CITY'S EXISTING RIGHTS INCLUDING ALL EASEMENT PURPOSES LISTED IN THE ORIGINAL RECORDED DOCUMENT, UNTIL THE APPROVED SITE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY. UPON ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY BY THE CITY OF BUCKEYE ALL EASEMENTS NOTED AS "ABANDONED BY THIS PLAT" ARE AUTOMATICALLY FULLY ABANDONED BY THE CITY OF BUCKEYE.
16. THE PURPOSE OF THIS REPLAT IS TO _____
THE AGREEMENTS, CONDITIONS, AND RESTRICTIONS OF THE FINAL PLAT RECORDED IN BOOK _____, PAGE _____, MCR, WILL REMAIN IN FULL EFFECT WITH THIS REPLAT.

Final Plat/Replat First Submittal Checklist (PDF Format)

(Please provide original list with formal submittal)

REQUIRED MATERIALS (IN PDF FORMAT)

	Applicant Checklist	Staff Verification
Application (8.5" x 11" PDF, completed and signed)	<input type="checkbox"/>	<input type="checkbox"/>
Fee Worksheet (8.5" x 11" PDF, completed and signed)	<input type="checkbox"/>	<input type="checkbox"/>
Project Narrative (8.5" x 11" PDF)	<input type="checkbox"/>	<input type="checkbox"/>
Final Plat / Re-plat (24" x 36" flattened PDF, combined into one (1) PDF Document)	<input type="checkbox"/>	<input type="checkbox"/>

Engineering Documents

- | | | |
|--|--------------------------|--------------------------|
| • Environmental Study completed within 180 days of submittal | <input type="checkbox"/> | <input type="checkbox"/> |
| • Address Map | <input type="checkbox"/> | <input type="checkbox"/> |
| • Closure calculations for all boundaries, lots, and tracts | <input type="checkbox"/> | <input type="checkbox"/> |
| • Final Title Report | <input type="checkbox"/> | <input type="checkbox"/> |
| • ALTA Survey | <input type="checkbox"/> | <input type="checkbox"/> |
| • Additional Materials (if requested) | <input type="checkbox"/> | <input type="checkbox"/> |

Subsequent Submittals:

- All plan sets shall be 24" x 36" flattened PDFs, combined into one (1) PDF document.



City of Buckeye
Planning and Zoning
Project Application

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

Date: Planner: Case No:

PROPERTY INFORMATION:

Project Name: Associated Cases:
Project Address/Location:
Current Zoning District: Parcel Number(s): Quarter Section:
Request:

CASE TYPE:

Final Plat Re-Plat (Administrative) Re-Plat (Council) Other:

IMPORTANT NOTE ABOUT CONTACT(S):

The property owner may designate an agent as the coordinator for the project. This person (the applicant) will receive any technical comments and decision letters and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.

APPLICANT/OWNER AUTHORIZED AGENT INFORMATION:

Name:
Company:
E-mail:
Business Phone: Home Phone:
Mobile Phone: Other Phone:
Fax:
Address: City:
State: Zip: Address Type: Physical Mailing
Contact Preference: Email Business Phone Home Phone
Mobile Phone Other Phone Address

SECONDARY APPLICANT CONTACT INFORMATION:

Name:
Company:
E-mail:
Business Phone: Home Phone:
Mobile Phone: Other Phone:
Fax:
Address: City:
State: Zip: Address Type: Physical Mailing
Contact Preference: Email Business Phone Home Phone
Mobile Phone Other Phone Address

OWNER INFORMATION:

Company: E-mail: Business Phone:
Home Phone: Mobile Phone: Other Phone: Fax:
Address: City: State: Zip:
Address Type: Physical Mailing Preferred Contact Method: Email Business Ph. Home Ph. Mobile Ph. Other Ph. Address

PROPERTY OWNER AUTHORIZATION

I (property owner) authorize (owner's Agent)
To file this application on matters related to this request with the City of Buckeye. By signing this form as the property owner, I hereby agree to abide by any and all stipulations that may be assigned by the City of Buckeye as part of any approval of this request.

Owner Signature Date

PROPOSITION 207 WAIVER

The property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, pursuant to A.R.S.§12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of the filing of this application.

Owner Signature Date Applicant Signature Date

Development Services Department

530 East Monroe Ave, Buckeye AZ 85326

Phone 623.349.6211

Fax 623.349.6222



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for _____ has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are:

Case No: _____ Planner: _____
Request: _____ Acreage/Parcel Size: _____
Current Density Allowed: _____ Density Proposed: _____
Total number of residential units proposed: _____

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate school facilities existing, or planned to be constructed in time, to accommodate the projected number of students from the proposed development?

Yes No

If answered no to the previous question, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed? Yes No

If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through an agreement? Yes No

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: _____

School District: _____

District Superintendent: _____

Phone #: _____

E-mail: _____

Signature: _____

Per Section 8.15 of the City of Buckeye Development Code, prior to or within 15 days of application, the applicant must provide a request letter to the superintendents of all applicable school districts to discuss the school district's required certification. This form can be utilized to assist with this requirement.

DOCUMENT RECORDATION REQUIREMENT CHECKLIST

All items listed below must be adhered to or our request to record the document will be rejected by the Maricopa County Recorder's office:

- All customer signatures and dates are required
- All notaries must be stamped, signed and dated
- NO mylars, velums or other transparent style media will be accepted
- Submit for recording on bond paper only
- All documents are to be an **original print** (not a copy) with the original signatures
- All large format prints are to be machine cut at 24 inches by 36 inches
- Documents cannot be folded. If it is a large format, they are to be rolled-no staples
- All seals must be signed
- All stamps added after the printing of the document must not conflict with any text
- NO signatures shall cause text to be illegible

Submittals that do not meet the requirements listed above, will not be accepted by the City. Applicant will be required to bring their submittal into conformance with the requirements listed above and then resubmit.
