

SECTION 455 FINAL PLAT CONTENTS

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:

- A. Tract boundary lines, lot and parcel lines, easement lines, street centerlines, and section lines, all showing accurate bearings and dimensions with dimensions expressed (rounded) in feet and decimals thereof to the hundredth
- B. The total area of the subdivision, and, showing the area of each lot to the nearest hundredth of an acre if greater than one (1) acre; or showing the area in square feet if less than one (1) acre
- C. Width of streets, width of easements and indication of their purpose, angle, radius, tangent, and length of all curves
- D. The locations and widths of pedestrian ways
- E. Location and description of existing or found monuments, such as section corners and subdivision boundary corners, elevation of benchmarks 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. If any easement is not definitely located of record, a statement of such easement shall appear on the title sheet.
- F. Where there are contiguous developments, show name of the subdivision with reference of record, street right-of-way lines, street names, street width, easements clearly dimensioned, labeled, and identified, if any; and if unsubdivided, so note
- G. The legend shall specify the type of monuments used
- H. The boundary of the subdivision shall be indicated by a heavy line, recognizable as a border, clearly showing the boundary of the subdivision and all of the property being offered for dedication for public use and/or as easements. Such boundary shall not interfere with the legibility of figures or other data
- I. Any excepted parcel(s) within the plat boundary shall be accurately depicted by bearings and distances on the plat;
- J. Each lot shall be numbered as per the approved Preliminary Plat when applicable and each block may be numbered or lettered
- K. Each street shall be named
- L. All lots not intended for sale or resale for private purposes, and all parcels offered for dedication for any purpose, public or private, and any private streets permitted shall be so designated
- M. Label and identify all lots, parcels, tracts, excepted parcels, etc. for ease of description and to ensure no misunderstanding about intended use, ownership, or maintenance

SECTION 456 ADDITIONAL REQUIREMENTS AND ACCOMPANYING STATEMENTS

At the time of submittal of the ten (10) prints of the Final Plat with Department staff, the subdivider shall also file therewith the following accompanying material:

- A. Two (2) copies of an updated title report or a policy of title insurance issued by a title insurance company within the preceding thirty (30) working days to the owner of the land, covering the land within the subdivision and showing all record owners, liens, and encumbrances. The title report shall evidence that there is legal/permanent access to the proposed subdivision.

- B. A copy of any covenants, conditions and restrictions (CC & R's) to be recorded
- C. Five (5) copies of a memorandum showing the total area of the subdivision, and, showing the area of each lot to the nearest hundredth of an acre, if greater than one (1) acre; or showing the area in square feet if less than one (1) acre
- D. Six (6) sets of prints of the construction plans of all improvements required and prepared in accordance with the current Roads Resolution adopted by the Board, Flood Control District regulations, ADEQ standards applicable to the County's delegation agreement, and any/all other construction standards or specifications as adopted by the Board and in force and effect. In addition to the construction plans, two (2) prints of the plans for all off-site improvements to be constructed will be required. The plans shall show such details as required by the County's Adopted Standards and Specifications, and, shall show land ownership, existing or proposed rights-of-way limits, and other features affecting the establishment and construction of such required off-site improvements.
- E. A cost estimate for constructing the required site improvements signed and sealed by a Registered Professional Engineer. The cost estimate and method/type of assurance shall be approved by the County Engineer and/or County Attorney prior to approval of the Final Plat. The actual assurance must be executed and presented to the County before the subdivision plat is recorded. (See Section 6 regarding cost estimates and assurances.)
- F. The fee(s) for processing and review of the Final Plat and supporting documents shall be submitted with the plans to initiate the review process
- G. If private roadways are proposed in the development, then provisions for perpetual roadway maintenance acceptable to the County shall be provided for in the Property Owners Association (or other legal entities) organizational Articles of Incorporation, and shall be submitted with the Final Plat
- H. A subdivision plat shall be submitted in a digitally compliant format to the County Assessor's Cartography Department. The format that will be accepted is the "Drawing Exchange File" (DXF) format. This file format is a Standard Drawing Exchange format between many major computer aided design software packages, i.e., AUTOCAD, Microstation and VERSACAD. The submittal shall be in compliance with standard data conversion that will be used by the County Management Information Systems Department.
- I. The licensed surveyor who certifies the boundary survey on the plat shall also submit the mathematical calculations of each boundary, lot and tract closure. The calculations shall contain enough data in order to follow and recalculate the method used to determine closure. Calculations shall be bound and the cover stamped by the appropriate professional. These calculations will then become a permanent part of the subdivision records.
- J. Five (5) copies of a final or Phase III Drainage Report shall be submitted in conjunction with final construction plans in accordance with the requirements of the Yavapai County Drainage Criteria Manual. The purpose of the Phase III Drainage Report is to update the concepts, provide all information not previously provided and to present the design details for the drainage facilities discussed in the Phase II Drainage Report. The limits of any one hundred (100) year floodplain identified using the standards set forth by the Director of the ADWR Requirement for Floodplain Delineation in Riverine Environments, together with the base flood elevation, shall be illustrated in the Final Plat. The regulatory elevation for the most critical location within each lot shall be shown on

each lot that is impacted by the floodplain. All lots impacted by flood hazard areas must have an established restrictive building envelope that is outside the delineated flood hazard area. Lots completely within the one hundred (100) year flood hazard area will not be permitted, as this area should be reserved as open space for the conveyance of floodwaters. A note shall also be placed on the plat indicating that "Floodplain limits, base flood elevations and regulatory elevations may be revised by subsequent studies approved by the Flood Control District." Final Plats shall also show all drainage easements in conformance with the approved Preliminary Plat (if it had been required) with the associated dedication language. The actual dedication language should be related to the type of drainage facility and method of maintenance.

K. Submittal to include a report from ADWR in the form of either a "Certificate of Assured Water Supply" within "an AMA" pursuant to A.R.S. §45-576, or for areas outside of AMA's a statement of water "adequacy" either for that subdivision or for the water company (private or public) which will serve the subdivision pursuant to A.R.S. §45-108

L. A letter detailing how the application is in compliance with each stipulation of any conditional zoning or Preliminary Plat if applicable

M. The plat shall also show other data that is required by law