



Maricopa County

Planning & Development Department

Department Directive

Department Directive:
DD-2012-05
Supersedes:

Effective: Immediately

Initiator: Darren Gerard

Director: *Joy Rich*

PURPOSE: To ensure consistent treatment in determining **final plat substantial conformance with approved preliminary plats** in unincorporated Maricopa County.

REFERENCE:

Maricopa County Subdivision Regulations (MCSR), Section 203 Final Plat

POLICY/PROCEDURE:

The MCSR states "The final plat shall conform to the approved preliminary plat and any stipulations thereto made by the Commission." The standard stipulation language approved by the Planning & Zoning Commission states "The final plat shall be in substantial conformance to the preliminary plat..." and references the approved preliminary plat.

Final Plat substantial conformance to the approved preliminary plat shall mean the following:

1. External boundaries of the subdivision/phase/unit are the same;
2. Perimeter streets are in the same location and of the same half-width dedication;
3. Access points onto perimeter streets are in the same general locations;
4. Maintenance of internal streets (public or private) remains the same as per preliminary plat;
5. Water system provision (central public water system, satellite public water system, shared domestic well, dry) remains the same as per preliminary plat;
6. Waste water system provision (central public sanitary system, satellite sanitary system, individual septic systems) remains the same as per preliminary plat;
7. Number of lots does not exceed that shown on the preliminary plat;
8. Drainage system network is not appreciably different than that shown on the preliminary plat (but the drainage system on the preliminary plat is always considered conceptual and design will be determined with final plat).;
9. Open space theme is not appreciably different than that represented on the preliminary plat and anticipated community amenities have not been reduced; and
10. Unit boundaries and phasing is not appreciably different than that represented on the preliminary plat.

Staff will indicate changes from the preliminary plat to the final plat in the report to the Board of Supervisors.