

**TOWN OF QUEEN CREEK
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION**

PRE-APPLICATION REVIEW CHECKLIST

PROJECT: _____

LOCATION: _____

LEGEND:

REVIEW BY:

DATE:

√ = Compliant

☐ = Non-Compliant

N/A = Not Applicable

DISCLAIMER:

ALL ENGINEERING PRE-APPLICATION PROJECT COMMENTS, ARE **PRELIMINARY** AND, MAY BE REVISED AND/OR DELETED PER REVIEW OF ADDITIONAL PROJECT SUBMITTALS. ADDITIONAL ENGINEERING COMMENTS SHALL BE PROVIDED FOR ALL OTHER RELATED ENGINEERING PLANS, REPORTS, AND ANY OTHER DOCUMENTS RELATED TO ENGINEERING, UPON COMPLETION OF REVIEW

SITE PLAN - ENGINEERING COMMENTS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Utilities

SRP Electric – Contact SRP for specific requirements that they may have in addition to the Town requirements. Town requires all poles 69Kv and less to be relocated underground. SRP may require easements outside of Public Right of Way.

Water - Queen Creek Water Co. - Paul Gardner - 987-3240/H2O - 491-6971

1. Call out provisions for water service.
2. The Applicant is responsible for obtaining a Certificate of Assured Water Supply and/or any other documentation pertaining to the assurance of water. Documentation shall be submitted to the Town prior to recording of the Final Plat.

Sewer – Call out provisions for sewer service.
Town of Queen Creek Public Works Department - 480-358-3003

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Site Plan - General Requirements

Residential Site Plan

All site plans shall provide the following information:

- Streets shall have a minimum of .25% gutter slope.
- Retention basins shall be designed per the Towns design standards. (6:1 maximum side slope and 3' maximum depth from adjacent Top of Curb.)
- All existing features shall be shown. (wells, basins, power lines etc...)
- All existing and proposed easements shall be shown on plan(s).
- All existing and proposed rights of way shall be shown on plan(s).
- Roadway cross sections shall be designed per the current Town Standards.

Commercial/Industrial Site Plan

All commercial/Industrial site plans shall also include the following in addition to the above required information:

- Parking areas shall have a minimum of 1% pavement slope or a concrete valley gutter shall be used to convey water to the drainage inlets and/or retention basins.
- Vertical curb and gutter, per MAG standards, shall be required when conveying water. Single curbing, per MAG Standards, shall be required. (Extruded curbing is not permitted within Town limits.)
- Provide both a north - south and east - west cross section of the entire parcel. Sections to include Grading and pavement slopes and accurate dimensioning.
- Site plan shall include off-site improvements.

ITEMS REQUIRED AT TIME OF FORMAL SUBMITTAL:

Drainage Report

At minimum the Drainage Report shall include the following:

- Include an exhibit showing FEMA Flood Zone designation.
 - Include a map showing location and volume of flows for onsite and offsite. Designate flow directions with arrows and include volumes.
 - Provide provisions for on and offsite retention and calculate all retention volumes.
 - Provide the Town with all information relating to the Queen Creek or Sonoqui Wash and indicate how this development may affect the wash, if applicable.
 - Provide any reference data to any additional flows that enter the project site.
 - Provide both a pre and post development drainage maps on 24" X 36" sheets.
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- Preliminary Drainage Report. (Per T.O.Q.C. Subdivision Ordinance Requirements.)
 - Final Drainage Report per TOQC Final Drainage Report checklist and all other comments. (Due to the complexity of the Project a Final Drainage Report is required with next submittal.)

Phase I Environmental Report

- Submit the Phase I Environmental Report, for Towns review.

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Geotechnical Report

- Provide a Geotechnical Report, Prepared and sealed by an Arizona Registered Geotechnical Engineer. Report shall include borings on all arterial and collector streets and for both light and heavy load traffic lanes within the site. Report shall provide recommended pavement sections for all on and offsite streets. Report shall also establish building foundation, drainage recommendations including percolation test results, and may also include retaining wall recommended design criteria.

Wastewater Report

- Provide a Wastewater Report. At a minimum, the Report shall include a description of the project site, description of the existing and proposed sewer facilities, wastewater generation calculations, applicable design criteria and references. A Wastewater Exhibit shall be included with the Report and shall illustrate the layout of the proposed system, line sizes, gravity sewer flow directions, manhole locations, and all connection points to existing facilities.

Water Report

- Provide a Water Report. At a minimum the Report should include a description of the project site, identify the appropriate water service provider and applicable design criteria, description of the existing and proposed water facilities, demand calculations, pressure and fire flow requirements. A Water Exhibit shall be included with the Report and shall illustrate the layout of the proposed system, line sizes, hydrant and valve locations, and all connection points to existing facilities.

Water and Sewer Plan

- Provide Preliminary Layout for Proposed Water and Sewer System. At a minimum, include line sizes, gravity sewer flow directions, manhole locations, valve and hydrant locations, and all connection points to the existing facilities.

Alta Survey

- Shall be required at time of formal submittal.

Traffic Report

- Preliminary Traffic Report.
- Final Traffic Report. (Due to the complexity and layout of the Project a Final Traffic Report is required with next submittal.)

Grading & Drainage Plan

- Preliminary Plans: shall be required with next submittal. At a minimum the plans shall provide the proposed locations of all retention basins, easements and/or tracts and flow arrows designating the proposed direction of water flows within streets, swales, etc.
- Final Grading & Drainage Plans: shall be required with next submittal. (Due to the complexity and layout of the Project a Final Grading and Drainage Plan is required with next submittal. The plans shall comply w/ the Final Drainage Report recommendations and criteria.)

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Title Report

- Not required at this time.
- Required with next submittal.

Preliminary Plat

- Shall comply with the Preliminary Plat Review Check List.

Additional Requirements/Notes

- All plans submitted shall be on 24" x 36" sheets.
- All plans shall reference an approved Maricopa or Pinal County Datum.
- All plans shall utilize the NAVD 88 Datum.
- Engineering comments may be revised and/or deleted upon review of additional project submittals. Additional engineering comments shall be provided for all other related engineering plans, reports and any other documents related to engineering, upon completion of review.
- All questions or comments shall be submitted to the Case Engineer via email. All correspondences shall be filed with the case file for future reference.