



RESIDENTIAL SITE PLAN REQUIREMENTS

CUSTOM LOTS ONLY

Bldg. Permit Tracking No. _____

THE FOLLOWING INFORMATION IS REQUIRED ON RESIDENTIAL PLOT AND/OR SITE PLANS FOR CUSTOM AND SEMI-CUSTOM HOME PROJECTS

SITE PLAN (provided on 24" x 36" sheet):

General Requirements

- ___ 1. Applicant and/or Owners name, address and phone number
- ___ 2. Legal description and street address. *Title report and warranty deed may be required to clarify ownership.*
- ___ 3. North arrow and scaled drawings; Minimum scale is 1"= 20'
- ___ 4. Prepared by a Designer. Town Engineer, at his discretion, may require AZ Licensed Engineer, Architect, or Surveyor.
- ___ 5. Lot boundary dimensions, bearings, and curve data. Town Engineer may require that a "meets and bounds" legal description and survey be done by an Arizona Registered Land Surveyor
- ___ 6. Existing street right-of-ways adjacent to the property and the distances from the edge of the pavement, curb, or sidewalk to the property line
- ___ 7. All easements including: public utility (PUE), irrigation, landscape, sidewalk, 1' VNAE, equestrian easements, drainage, etc.
- ___ 8. Show existing and proposed structures, if any, and indicate the dimensions and setbacks (the closest distance between the structure and corresponding property lines and between structures).
- ___ 9. Locations of septic system (front yard), any dry sewer service stub-outs, and water service line and meter. Show service line(s).
- ___ 10. Locations of any existing or proposed Utility boxes (SRP, water meter, etc.)
- ___ 11. Building setback distances
- ___ 12. Finish floor elevations, berm elevations (if applicable), top of curb elevations at property corners, and at outfall of lot
- ___ 13. If fencing, mailbox, or lighting structures are to be constructed in the right-of-way as part of a building project, provide details including dimensions and type of materials. A separate Dept. of Public Works "Encroachment Permit" shall be required for all work/construction within the Public Right of Way.
- ___ 14. Amount of total lot area and building area in square feet, and the percentage of lot coverage
- ___ 15. Proposed driveway elevations at garage and street, & also show driveway width, slope percent, and material thickness.
- ___ 16. Driveways to be located a min. of 2 ft. from any fire hydrant, utility pole, drop inlet, light standard, wall, fence, or other utility structure.
- ___ 18. Provide Intersection Sight Triangle and/or Vehicular Sight Line clearance.
- ___ 19. Provide grading and drainage construction notes.

NOTE: Pad Certification (elevation & compaction results) by a Professional Engineer (P. E.) is required to be submitted to the field inspector @ footing inspection.

Drainage Requirements

- _____ 20. Require finish grade (FG) elevations at all property corners and include adjacent top of curb (TC) or sidewalk elevations at the street frontage.
- _____ 21. Provide yard (front, sides, rear) slopes with grade break elevations, if any. Slopes are to be a minimum of 1.0 %, where possible, but no less than .3%.
- _____ 22. Drainage flow directed to street or approved drainage easements and indicated by arrows
- _____ 23. For flooding situations due to curb overtopping or drainage channel constraints: Building foundation shall be located 1' above delineated FEMA floodplain water surface elevation and the finish floor elevation shall be 14 inches above lowest outfall point. (FF elevation certification –by P.E.), where required)
- _____ 24. If required, provide retention basins. Design the basins per the following guidelines and provide calculations as shown below.
 - The required on-site retention may be computed as follows
 - $V = \frac{A * D * C}{12}$
 - A = Area of (Lot/Parcel + 1/2 of street) in S.F.
 - D = Depth of rainfall in inches (100 yr.-2 hr. peak = 2.6")
 - C = Weighted Runoff coefficient
 - Basin slopes shall be designed at 6'HZ: 1'VERT.
 - Basins shall have a maximum depth of 3.0 ft.
 - Show length, width, and depth of each basin.

Soils Requirements

- _____ 25. Provide a soils report prepared by an Arizona Registered Professional Geotechnical Engineer for custom lots (not part of a subdivision). (See below for the basic requirements/typical report outline.)

Geotechnical Report--Table of Contents.

- 1.0 **General:** Introduction, purpose, terms and conditions, proposed construction, field investigation, laboratory testing, and site description and conditions.
- 2.0 **Geologic Conditions:** Soil profile, settlement potential, swell potential, water soluble sulfates in soils, excavation techniques, ground subsidence, or seismic site categorization
- 3.0 **Recommendations:** Foundations (conventional slab on grade or post-tensioned concrete, backfill, lateral loadings, retaining walls, drainage, drainage inspection, slope stability, and erosion protection.
- 4.0 **Conclusions**
- 5.0 **Limitations**
- 6.0 **Earthwork:** Specifications for grading for conventional concrete foundation/floor systems, and specifications for grading for post-tensioned concrete foundation/floor systems.

It is at the Building Safety and/or Engineering Manager's discretion whether additional testing, evaluation/analysis, and/or other professional reports will be required because of site specific conditions (such as drainage, existing fissures, & etc.