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 "metes 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.