



Grading & Drainage Custom Lots

REVIEW # _____
 BY _____ DATE 9/11/18

Location in Standards

NUMBER		NOT REQ'D	NOT DONE	SATISFIED	
	ITEMS				

1	Review General Checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See City Of Goodyear Engineering Web Site
2	COG General Notes For G&D, BMP Plan, Small Sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.4.3 0.4.4
3	Submit SWPPP & NOI For Lots >1 Acre Disturbed (BMP Exhibit Required If < 1 Acre)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Code Chapter 16-7; 3.2.2(C.2) ; 3.3.2(A)
4	ROW & PUE Shown And Dimensioned Side Yard PUE (Check Final Plat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.11 (No Permanent Walls In PUE (Removable Ok))
5	Scale 1"=10' Or 1"=20' Preferred (1"=40' Min.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.11
6	Add Note: "All Retaining Walls Shall Be Submitted To Building Safety For Permit & Inspection. Retaining Walls Are For Reference Only."	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.1(C.4) 3.2.1(D) 4.1.5(B)
7	Building Envelope & Building Setbacks Shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per Approved Final Plat, Site Plan, Or Development Map
8	Existing Contours & Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.11 G-3110
9	Existing Drainage Ditches, Etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.11 G-3110
10	Ex. & Prop. Sidewalk, Curb & Gutter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.11
11	No Walls Or Other Facilities Obstructing Historical Storm Water Flows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Code Chapter 15-4 3.2.2(A&B)
12	Existing 404 Wash To Be Left In Natural State, Unless 404 Permit Allows For Disturbance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.3.4(C.1) 3.3.6(B) 3.3.6(D.1)
13	Verify 404 Wash In US Army Corps Of Engineers' Document	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	US Army Corps Of Eng Document
14	Show Entire Project & Portions Of Adjacent Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15	Identify Impacts To Adjacent Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.3.1(A&C)
16	Sufficient Site & Adjacent Topo Shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.11
17	Outfall Elevations Shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.3.5(C.5)
18	Finished Floor & Pad Elevations Shown (FF Is 18" Over Site Outfall, And 12" Above HWE)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.1(B.3) G-3570
19	Top Curb Elevations At Front Lot Line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	




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20	Minimum Lot Slope Is 1%, And Per IRC Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.1(C.2)
21	Two Driveways Per Lot, If Lot >100' Wide	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per Darren 12/20/11 4.1.4(E.1.a.2)
22	Driveway Slopes Not To Exceed 12%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.4(E.1.a.4)
23	No On-Lot Retention On Lots <1 Acre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.1(C.3)
24	Add Note: "All Proposed Perimeter Walls, Retaining Walls, And Pool Locations Shall Be Submitted To The City's Engineering Department For Review Of Drainage Issues Prior To Construction. Any Wall Constructed Without Prior Approval May Be Subject To Removal."	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If Possible And Locations Are Known At This Time, Then Add The Perimeter Walls Including Drainage Openings, Retaining Walls, And Pool Locations To The Plans.
25	Check If Individual Sewer Lift Station Is Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26	Check If Backflow Prevention Valve Is Required (If FF Is Lower Than The Upstream Or Downstream Manhole Rims)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.3.3(A.9)
27	Water & Sewer Services Shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.11
28	Is Upgrade To Water Service Or Meter Required For Size Of House Proposed Or State On Plans That Ex. Service & Meter Are Adequate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Or Provide A Water Design Report
29	Look At Site Plan In Planning's Custom Lot Binder	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
30	No Combined Retaining Wall & Privacy Wall To Be >7'-6", Not >6' Along A Common Property Line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines
31	6' Max. Retaining Wall, To Be Terraced With 6' Horizontal Offset	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines
32	3:1 Max. Slope Or 6' Max. Cut Or Fill Face	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines
33	Driveway Widths At Curb No Greater Than 16' Wide	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines

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34	Check Driveway Material (Uncolored Concrete, Asphalt, Or Gravel Not Allowed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines
35	No Grading Or Improvements Within The Natural Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Grading Outside Building Envelope Or Allowed Within BSL Plus 5'. For Example, BLS Is 10' Then No Grading For 15'. Per EMR Custom Home Residential Design Guidelines
36	Route Review To Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
37	If The Ex. Sewer Service Is Located Beneath The Driveway Install A CO At Back Of PUE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.3.1(E.1.b)
38	Suggest Obtaining HOA Approval	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
39	Projects Should Be Named With Parcel And Lot Number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	