



NUMBER	ITEMS	N/A	NOT SATISFIED	SATISFIED	Commercial Pad Site Plan Checklist			
								
					REVIEW #			
					BY		DATE	
Location in Engineering Design Standards & Policy Manual								

		SITE			
1	For multiple pads show pad dimensions and identification labels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.1.A.2.a
2	All site plan drawings shall be signed by a Registered Engineer. A Registered Architect may sign all non-engineering documents (Site Plans)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.1.A.2.b
3	Trash enclosure needs to follow the design criteria from Details G-3160 – G-3164	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.2.C.2.b
4	Access width and turning radius: <ul style="list-style-type: none"> • 20' wide min lane for Fire Dept access. • If bldg. height is 30' or greater a 26' wide min lane for Fire Dept access. • Min 28' inside turning radius and 48' outside radius shown and label through the Fire Dept access path 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.5.B
5	Buildings shall be located so that Fire Dept apparatus may be parked within 150' of the farthest point on the ground floor of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.5.C.1
6	Vertical clearance shall be a min of 13.5'.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.5.C.5
7	A min 10' setback from fire lanes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.5.C.6
8	Any roadway intended for fire Dept access shall not have a grade greater than 8%.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.5.C.7
9	The Fire Department does not allow speed bumps or any obstructions that may impede an emergency vehicle response on a Fire Department access roadway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.5.C.10
10	Multi-unit occupancy buildings shall post building numbers and / or directional signage when structures are located adjacent to the fire lane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1.5.C.11

		WATER			
1	Show all existing improvements in dashed and screened back line types.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.2.B.1
2	Label size and pipe material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.2.B.1

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3	Show all proposed improvements in dark lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.2.B.2
4	Label the service provider for the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.2.B.3
5	All existing and proposed water line easements shall be shown, labeled & dimensioned.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.2.B.4
6	All FDCs shall be located in a visible location & shall have an unobstructed access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.6.C.1.b

SEWER


1	Show all existing improvements in dashed and screened back line types.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.2.A.1.a
2	Label size and pipe material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.2.A.1.a
3	Show all proposed improvements in dark lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.2.A.1.b
4	Label the service provider for the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.2.A.1.c
5	All existing and proposed sewer line easements shall be shown, labeled & dimensioned.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.2.A.1.d

DRAINAGE PLANS


1	Show all existing/proposed stormwater features: <ul style="list-style-type: none"> • Storm drain (line size & material) • Retention Basins (flow direction & CFS) • Drainage channels (flow direction & CFS) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.a
2	Existing information shown in dashed screened back line types.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.b
3	Proposed improvements shown in dark lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.c
4	Show drainage easements per the city engineering design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.3.A.1.h

TRANSPORTATION

1	Show: <ul style="list-style-type: none"> • Bike paths • Multi-use trails • Equestrian trails 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.1.D.3
2	Show: <ul style="list-style-type: none"> • Sight visibility triangles 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.1.D.4

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	<ul style="list-style-type: none"> • PUEs • Easements 				
3	New driveways need to be roll and vertical curb per MAG Std Dtl 251	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.4.A.2.b
4	Driveways shall be Type D-3 thru D-8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.4.E.2.a
5	The unimpeded, uninterrupted min length for inbound access on a commercial or industrial driveway from an arterial street is 80'. The unimpeded, uninterrupted min length for inbound access on a commercial or industrial driveway from a collector street is 50'.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.4.E.2.b
6	Driveways opposite medians openings shall at a min meet the dimension D-4 or D-8 Type driveways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.4.E.2.c
7	Industrial access is not permitted on arterial or major collector streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.4.E.2.d
8	Slopes on a commercial/industrial driveway not to exceed 12%. Grade breaks not to exceed 9% and spaced no closer than 20'.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.4.E.2.e
9	Parking lot dimension per Dtl G-3150.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detail No G-3150
10	Right turn lanes at all new driveways that access onto arterial streets and parkways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.3.K.6.b
11	Driveways not permitted within a right turning lane of any street intersection involving an arterial street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1.3.K.6.e
OTHER					
1	Scale not greater than 1"=100'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.B.3
2	Follow the EDS&PM for site plan title name.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.1, 9.1.2.C.2, 8.1.1.A.1
3	Provide a vicinity map showing the nearest existing and planned arterial and major collector streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.8
4	Provide the following information of the individual or agency that prepared the site plans: <ul style="list-style-type: none"> • Name, address, phone number 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.5

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	<ul style="list-style-type: none"> • Date prepared and job number • Scale • Sheet ___ of ___ sheets 				
5	Provide the following information of the Property Owner, Developer, Surveyor, Engineer, and/or Architect: <ul style="list-style-type: none"> • Name • Address • Phone number 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.6
6	Identify on the coversheet the total gross and net acreage of the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.C.9
7	All utility providers shall be identified on the coversheet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.D.28
8	Show, label and dimension adjacent property and within 150' of the boundary: <ul style="list-style-type: none"> • Driveways • rights-of-way • easements • Subdivision name or as unsubdivided land • APN, Recording Number, Recording Book and Page • Current zoning designation 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.D.4
9	Boundaries of the property to be fully dimensioned with both bearings and distances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1.2.D.11