			ISFIED	Ő	Site Plan Check	list	Boodŷjéčůŕ
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	ENG	- SITE			
1	For multiple pads show pad dimensions and				8.1.1.A.2.a
	identification labels				
2	All site plan drawings shall be signed by a				8.1.1.A.2.b
	Registered Engineer licensed to practice in the state				
	of Arizona. A Licensed Architect suffices on				
	documents with no engineering design (Site Plan)				
3	Include standard Site Plan Notes.				8.1.1.C
4	Trash enclosure needs to follow the design criteria				8.1.2.C.2.b
	from Details G-3160 – G-3164				
5	The container station shall be located immediately				8.1.2.C.2.c
	adjacent to an interior driveway or private street				
	improved to City standards. See City Std Details.				
6	All multiple container stations shall be located on				8.1.2.C.2.d
	the same side of the driveway or private street so				
	that the collection truck may be routed through the				
	site in one direction only. Collection shall be from				
	the right side of the truck.				
7	The driveway or private street along which the				8.1.2.C.2.e
	container station is located shall provide access				
	through the site or provide a turnaround with a 45-				
	ft min turning radius if it is a dead end.				
8	Container stations shall be free of all obstructions				8.1.2.C.2.f (including Landscaping)
	(adjacent to and above) for a distance of 20 feet.				
9	Container stations shall be enclosed and gated. See				8.1.2.C.2.g
	City Standard Details				
10	If it's a restaurant the size of the concrete pad for				8.1.2.C.3.c
	the trash enclose shall be increased to 19' by 12'				
	deep by 6" thick IF other items such as grease cans,				
	soft drink cylinders, or plastic trays will be placed				
	inside enclosures with refuse container.				
	ENGI	NE	ERIN	IG -	WATER
1	Show & label all existing improvements in dashed &				5.1.2.B.1
<u> </u>	screened back line types. Label size & pipe material.				
2	Show all proposed improvements in dark lines.				5.1.2.B.2
3	Label the service provider for the area.				5.1.2.B.3
4	All existing and proposed water line easements shall				5.1.2.B.4
<u> </u>	be shown, labeled and dimensioned.				
5	Water services maintained by the City shall be				5.1.4.D.1.c
	installed within a public ROW, PUE, or 20-ft min				
<u> </u>	width dedicated water line easement.				
6	Water service lines maintained by the City shall not				_5.1.4.D.1.f
	be located in parking spaces, driveways, washes,				
L	manmade or natural drainage channels, or				

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	retention/detention basins			[
7	Water meters shall be located outside of street				5.1.4.[).3.g.1			
	improvements but within the ROW or adjacent PUE					5			
8	Water meters shall not be located in parking lots,				5.1.4.0).3.g.2			
	driveways, sidewalks, washes, manmade or natural								
	drainage channels, or retention/detention basins.	_							
9	If a water service/meter must be relocated, it may				5.1.4.[0.3.g.4			
	be relocate a max distance of 10 ft provided the								
	other permanent surfaces without prior approval								
	from the Engineering department. If the desired								
	relocation is greater than 10 ft the old service must								
	be severed & shut off at the corporation stop on								
	the main; a new service shall be installed.								
10	Fire line designs shall be based on a flow test per				5.1.6.A	A.2			
	the Fire Flow Requirements section.								
11	All FDCs shall be located in a visible location and				5.1.6.0	.1.b			
12	Shall have an unobstructed access				5140	1 6 8 5	51673		
12	Separate rife & service lines (rivate)			G - 3	SFWF	?	5.1.0.7.5		
1	A Preliminary or Final Report shall be provided				6.2.1.0	<u>.</u> 1			
	along with every site plan application.								
2	All sewer exhibits shall be 24-in x 36-in				6.2.2.A	١			
3	Show all existing improvements in dashed and				6.2.2. <i>F</i>	A.1.a			
	screened back line types. Label size and pipe								
	material.								
4	Show all proposed improvements in dark lines.		Н		6.2.2.A	A.1.b			
5	All existing and proposed sower line ascoments		Н		6.2.2.F	A. I.C			
0	shall be shown labeled and dimensioned				0.2.2.F	A. T.U			
7	Approved DIP. PVC. or VCP may be used for main				6.3.1.4	A.1			
-	lines and service lines, between 4 and 15 inches. DIP								
	and VCP may be used for 15- to 24-inch sewer lines								
	in the rights-of-way.								
8	No public sewers other than service lines shall be				6.3.1.4	A.2			
	less than 8 in in diam unless permission is received								
	In writing from the City Eng Depart.				C 2 4 4	- 1			
9	All public sanitary sewer lines shall be located within a streat POW or assement dedicated to the City				0.3.1.(
10	Centerline of the sewer line shall not be closer than				6310	- 4			
10	5 ft to the lip of autter.				5.5.1.0				
11	The center of manhole shall be located at least 3 ft				6.3.1.0	2.5			
	from the street centerline								
12	All sewer lines shall be aligned parallel to the				6.3.1.0	2.6			

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	property lines or the street centerlines, or as close to parallel as possible				
13	No sewer line shall be installed in an easement unless the Eng depart has approved the placement of the line in an easement and the property owner has dedicated the necessary easements and ROW.				6.3.1.D.1
14	Service lines shall not be located under driveways or				6.3.1.E.1
15	Grease, oil, or sand interceptors shall be provided for laundries, restaurants, automobile service facilities, and other facilities when, in the opinion of				6.3.3.A.10
	of liquid wastes. Interceptors shall be supplied and				
16	maintained by the owner. The max number of service lines into manholes shall				6.3.3.A.2
	be 3 into a manhole in a cul-de-sac, and 2 into a manhole in all other situations				
17	No service lines will be made directly into sewers 6- in or greater in diameter. Such service lines must be into an existing manhole, or the Developer shall				6.3.3.A.8
	install a new manhole at his or her own expense.	ING	- ח	2018	
1	Show all existing stormwater features: • Storm drain (with line size & material type) • Retention Basins (flow direction & CFS) • Drainage channels (flow direction & CFS)				3.2.3.A.1.a
2	Existing information shown in dashed screened back line types.				3.2.3.A.1.b
3	Proposed improvements shown in dark lines.				3.2.3.A.1.c
4	Show and define each sub-area of the property that will contribute runoff to each retention basin or interconnected basin system				3.2.3.A.1.d
5	Show, label and quantify (CFS) all runoff generated offsite which will be impacted by construction of the development.				3.2.3.A.1.e
6	 Show areas to be used for storm drain retentions or detention. Show: Dimensions Contours Side slopes Volumes Top Bottom High water elevation 				3.2.3.A.1.f

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7	Using arrows, show location, direction and amount	1			3.2.3.A.1.g
	of flow through the proposed development				5
8	Show drainage easements per the city engineering design				3.2.3.A.1.h
9	Show, with arrows, the street drainage pattern and where it is intended to add or remove drainage				3.2.3.A.1.i
10	from the street. All retention/detention facilities shall have a positive				335082
10	method to dispose of retained/detained runoff				5.5.5.C.0.d
	waters. All stormwater so retained/detained shall be				
	disposed of within a 36-hour time frame. Public				
	streets are not considered an acceptable outlet for				
	are considered an accentable outlet for overflow				
11	Labels for Finished Floor & Outfall elevations				3.2.1.B.3 – Finished Floor elevations shall be a minimum of
					18-in above the low outfall and 12-in above HWE.
12	The minimum allowable pipe size for primary outlet				3.3.5.C.8.b
12	structures is 18 inches				01202
15	elevations) to clearly describe the site. Topography				9.1.2.0.2
	information shall be shown on the same map as the				
	proposed site layout.				
14	Provide a statement describing the identification,				9.1.2.C.4
	location, and elevation for at least 2 vertical control				
	identified on the City of Goodycar Approved				
	Benchmark List. The vertical control datum to be				
	used in the City of Goodyear is NAVD88 unless				
	otherwise approved by the City Engineer				
	PRELIMI	NAI	RY	WA	TER REPORT
1	The Preliminary Water Report shall follow the				Chapter 5 Report Outline,
	Outline provided at the end of Chapter 5 of the				d=11488
	EDS&PM and the report checklist provided on the				<u> </u>
	PRELIMI	NAT	RY :	SE	WER REPORT
1	The Preliminary Sewer Report shall follow the				Chapter 6 Report Outline,
	Outline provided at the end of Chapter 6 of the				http://www.goodyearaz.gov/home/showdocument
	EDS&PM and the report checklist provided on the				<u>?id=11486</u>
	Engineering Website.				
	PRELIMINA	ARY		RA	INAGE REPORT
1	The Preliminary Drainage Report shall follow the	IП			L napter 3 Report Outline, http://www.goodyearaz.gov/home/showdocument2i
	EDS&PM and the report checklist provided on the				<u>d=11484</u>
	Engineering Website.				

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	ENGINEERI	AN:	SPORTATION	
1	Show and label:			4.1.1.D.1
	 Existing and proposed streets 			4.1.9.A.2
	Medians			
	Turn lanes			
	Bus bays			
	Sidewalk			
	Provide a cross sections for each road that is			
	different in ROW, pavement width, or median width			
2	Provide centerline dimensions and other			4.1.1.D.2
	information required to show the street curvatures,			
	intersection offsets, etc.			
3	Show proposed locations of:			4.1.1.D.3
	Bike paths			4.1.9.A.5
	Multi-use trails			
	Equestrian trials			
	within the property boundaries			
4	Show:			4.1.1.D.4
	 Sight visibility triangles 			
	• PUEs			
	Easements			
5	The ROW requirements shown in the City Standard			4.1.3.B.1
	Details are based on the width needed for street			
	improvements constructed to meet the ultimate			
	development requirements.			
6	PUEs shall be provided adjacent to all roadway			4.1.3.B.2
	types. Dry utilities, cut or fill slopes (at max10H:1V			
	grades), sidewalks, bicycle paths, trails, traffic			
	control devices, information signs, fire hydrants,			
	landscaping, and other public facilities to be located			
	adjacent to street pavements may be located within			
	the PUE. All other items to be located within the			
	PUE must be approved by the City Eng Department.		_	
7	Right turn lane shall be provided on all arterial to			4.1.3.K.6.a
	arterial and arterial to collector street intersections.		_	
8	Right turn lanes at all new driveways that access			4.1.3.K.6.b
	onto arterial streets and parkways.		_	
9	For left turn lanes a signalized intersections, dual			4.1.3.K.6.c
<u> </u>	turn lanes should be considered.	_		
10	Driveways not permitted within a right turning lane			4.1.3.K.6.e
<u> </u>	of any street intersection involving an arterial street.	_		
11	New driveways need to be roll and vertical curb per			4.1.4.A.2.b
	MAG Std Dtl 251	_		
12	Minimum driveway spacing shall conform to the			4.1.4.B

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	requirements established in the City Std Details		_		
13	It is encouraged that driveways be shared between				4.1.4.C
	2 abutting commercial properties. Driveways that				
	eliminate or severely reduce the access for an				
	adjacent property will not be permitted		_		
14	The unimpeded, uninterrupted min length for				4.1.4.E.2.b
	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'.		_		
15	Driveways opposite medians openings shall at a min				4. I.4.E.2.C
10	meet the dimension D-4 or D-8 Type driveways.				
16	Industrial access is not permitted on arterial or				4.1.4.E.2.d
17	major collector streets.				41452-
17	Slopes on a commercial/industrial driveway not to				4.1.4.E.2.e
	exceed 12%. Grade breaks not to exceed 9% and				
10	Spaced no closer than 20.				4 2 2 4 1
10	intervale at any location where an arterial street				4.3.2.A. I
	intervals, at any location where an artenal street				
10	Parking lot dimonsion por Dtl G-3150				Datail No. G-2150
15	Parking lot dimension per Dir G-5150.				Δ 1 9 Δ Δ
20	Provide a Traffic Impact Study, as outlined in				Δ19Δ1
20	MCDOT standards, and a				
	Traffic Circulation Study				
	ENG	INEE	RIN	G - (OTHER
1	Provide a legend with appropriate abbreviation and		Π		9.1.2.D.1
	drawing symbol explanations.				
2	Show the location of all existing easements and				9.1.2.D.3
	ROW, as well as existing features and man-made				
	structures such as wet and dry utilities, fences, trees,				
	wells, streams, washes, lakes, other water features,				
	stormwater management features, canals, ditches,				
	irrigation structures, flood zones, septic tanks, etc.				
	within the boundary of the proposed site.				
3	Show, label and dimension adjacent property and				9.1.2.D.4
	within 150' of the boundary:				
	• Driveways				
	Rights-of-way				
	Easements				
	 Subdivision name or as unsubdivided land 				
	 APN, Recording Number, Recording Book and 				
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4		4	4	02	Manual
	Current zoning designation	1			
4	No utilities shall be installed in an easement unless				9.1.2.D.5.a
	the property Owner has granted the necessary				
	easement(s) and/or ROW				
5	If approved, utilities outside of public ROW shall be				9.1.2.D.5.b
	placed in easements of a width and length				
	dimension as approved by the City Eng Depart;				
	easements shall not be less than 20 feet wide. The				
	utilities shall be centered in the easement and shall				
6	State the Quarter Section(c) within which the				01202
0	proposed subdivision is to be located				J. 1.Z.C.Z
7	Boundaries of the property to be fully dimensioned				9.1.2.D.11
	with both bearings and distances.				
		PL		IINO	i
1	Use sheet size 24x36				9.1.2.B.5
2	Scale not greater than 1"=100'				9.1.2.B.3
3	Drawings shall be oriented such that north always				9.1.2.B.5
	points in the same direction (toward the top or right				
	side of the sht). Add north arrow and bar scale.				0.1.0.05
4	Provide in block form in the lower right hand corner				9.1.2.C.5
	• The name address and telephone number of the				
	individual or agency that prepared the Site Plan.				
	• Date prepared and job number.				
	• Scale				
5	The name, address, & telephone number of the				9.1.2.C.6
	Property Owner, Developer & the Surveyor,				
	Engineer, &/or Architect submitting the drawings				
<u> </u>	shall be provided on the drawing set.				0.1.0.0.0
6	Provide a table on the Coversheet with the				9.1.2.C.9
	following information:				
1	following information: a. existing zoning b. gross subdivision area in acres				
7	following information: a. existing zoning b. gross subdivision area in acres Provide a vicinity map showing the relationship of				91268
7	following information: a. existing zoning b. gross subdivision area in acres Provide a vicinity map showing the relationship of the proposed development to the nearest existing				9.1.2.C.8
7	following information: a. existing zoning b. gross subdivision area in acres Provide a vicinity map showing the relationship of the proposed development to the nearest existing and planned arterial and major collector streets and				9.1.2.C.8
7	following information: a. existing zoning b. gross subdivision area in acres Provide a vicinity map showing the relationship of the proposed development to the nearest existing and planned arterial and major collector streets and any other facility which might help to locate the site.				9.1.2.C.8
7	following information: a. existing zoning b. gross subdivision area in acres Provide a vicinity map showing the relationship of the proposed development to the nearest existing and planned arterial and major collector streets and any other facility which might help to locate the site. Review Zoning stipulations and any Development				9.1.2.C.8
7	following information: a. existing zoning b. gross subdivision area in acres Provide a vicinity map showing the relationship of the proposed development to the nearest existing and planned arterial and major collector streets and any other facility which might help to locate the site. Review Zoning stipulations and any Development Agreements to ensure Plat is in compliance.				9.1.2.C.8
7 8	following information: a. existing zoning b. gross subdivision area in acres Provide a vicinity map showing the relationship of the proposed development to the nearest existing and planned arterial and major collector streets and any other facility which might help to locate the site. Review Zoning stipulations and any Development Agreements to ensure Plat is in compliance. BU			SAI	9.1.2.C.8
7 8 1	following information: a. existing zoning b. gross subdivision area in acres Provide a vicinity map showing the relationship of the proposed development to the nearest existing and planned arterial and major collector streets and any other facility which might help to locate the site. Review Zoning stipulations and any Development Agreements to ensure Plat is in compliance. BL Access width and turning radius: a. 20(wide (mig) loga for Fire Development				9.1.2.C.8 ETY 8.1.5.B

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	 lane for Fire Dept access. Min 28' inside turning radius and 48' outside radius shown and label through the Fire Dept access path 				
2	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				8.1.5.C.1
3	A fire sprinkler system shall be installed per Fire Code requirements.				8.1.5.C.2
4	Vertical clearance shall be a min of 13.5'.				8.1.5.C.5
5	A min 10' setback from fire lanes.				8.1.5.C.6
6	Any roadway intended for fire Dept access shall not have a grade greater than 8%.				8.1.5.C.7
7	Fire lane signs shall be posted on Fire Department access roads perpendicular to the flow of traffic				8.1.5.C.9
8	The Fire Department does not allow speed bumps or any obstructions that may impede an emergency vehicle response on a Fire Department access roadway.				8.1.5.C.10
9	Multi-unit occupancy buildings shall post building numbers and / or directional signage when structures are located adjacent to the fire lane.				8.1.5.C.11
10	Check for fire hydrant spacing				5.1.6.B.2
11	Private security gates shall be equipped with a Pre- Emption Device approved by the Fire Department				8.1.5.D