

### City of Glendale - Review of Plans

Project Address: **4 Parkland Avenue**

Reviewer: **HR Green**

Project Type: **New Build**

Review Date: **3/20/2026**

Purpose of Review: To check if items #1-4 & 6 in the project's Application for Architectural Review Board have been complete, and provide additional comments/checks regarding the project's compliance with Section 4 of the ARB Guidelines, relevant ordinances of the City of Glendale, and general best practices for stormwater management.

Checklist Item	Acceptable	Needs to be Addressed	Not Applicable	Notes
<b>Existing Condition Site Survey</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan comments.
Paved areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trees/landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Servicing utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add linework for water service line and sewer lateral.
First-floor elevation for ex. buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Site Demolition Plan</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See comments on demo plan.
<b>Proposed Site Plan - Geometrics</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan comments.
Buildings, walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retaining walls (top/bottom elevs.), patios	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Covered back patio not shown on civil plans.
Pavement, walks, ground-based equipm.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show approximate location of AC unit.
Dimension buildings/structures to property line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add dimension from property line to back of building.
Label materials for paving/walks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Adjacent properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Full property for side adjoining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adjacent property info not shown on site plan (see Section 3 of ARB application requirements)
Up to building façade for rear adjoining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rear property info not shown on site plan (see Section 3 of ARB application requirements)
Property boundaries, setbacks, easements, R/W lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Incorrect terminology for building line (but line is drawn in correct spot)
Proposed site utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Existing and proposed trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed trees not shown. Existing trees shown on site plan, but unclear from demo plan whether existing trees will be remaining. If trees are remaining, need to show tree protection.
<b>Proposed Site Plan - Grading and Drainage</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan comments.
Existing and Proposed 1' Contours	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Downspout locations and flow paths	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All downspouts shall drain to BMP. Need to see roof plan to check if downspouts are in correct locations.
Drainage features and flow arrows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevations match architectural plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Covered back patio not shown on civil plans.
Erosion control and tree protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct the line style used for silt fence. Add more silt fence.
Differential discharge calcs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add area for covered back patio
No increase of stormwater discharge	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(Update calcs due to other comments)
Avoid pushing drainage to neighboring properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3:1 maximum slopes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
First floor elevation should fall between neighboring homes - no mounding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pop-up emitter locations - min. 10' from property line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add dimensions, or add note specifying 10 min. distance from property line
Pop-up emitters shall not discharge to flow over sidewalk	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add dimensions, or add note specifying 10 min. distance from sidewalk.
<b>Pervious-Impervious Area Coverage Plan</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Include legend of materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Show a schedule of areas by type of coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ratio of impervious area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(Update calcs due to other comments)
Total lot 55% impervious max.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Front yard setback 45% impervious max.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stormwater Mitigation Calcs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(Update calcs due to other comments)
For Building Addition projects - Differential (15-Year, 20-Minute)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
For New Building Projects - total building and garage to be captured	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Only part of the roof area is being captured. All roof runoff shall be captured according to ARB Guidelines, Section 4G
<b>Additional Review Comments</b>				
Need to show roof plan with downspout locations on arch plans so downspout loactions can be compared to civil plans.				